

*Reunion East Community  
Development District*

*Agenda*

*September 10, 2020*

# AGENDA

# *Reunion East*

## *Community Development District*

---

219 E. Livingston Street, Orlando FL, 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

### REVISED AGENDA

September 3, 2020

Board of Supervisors  
Reunion East Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, September 10, 2020 at 1:00 p.m. via Zoom webinar: <https://zoom.us/j/91970330945>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the August 13, 2020 Meeting
4. Consideration of Amended Agreement for Parking and Towing Enforcement with Reunion Resort & Club of Orlando Master Association
5. Consideration of Amended Agreement for Towing Services with Bolton's Towing Service
6. Consideration of Proposal from Fausnight Stripe & Line to Install No Parking Signs
7. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2020
8. Consideration of Aquatic Management Agreement with Applied Aquatic Management
9. **Consideration of Resolution 2020-11 Authorizing District Staff to Commence Work Related to a Special Assessment Bond Issuance; Approving Developer Funding Agreement and Acquisition Agreement - Added**
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items Lists
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Status of Direct Bill Assessments
11. Other Business
12. Supervisor's Requests
13. Next Meeting Date
14. Adjournment

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

The third order of business is the approval of the minutes of the August 13, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the amended agreement for parking and towing enforcement with the Reunion Resort & Club of Orlando Master Association. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of the amended agreement for towing services with Bolton's Towing Service. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of proposal from Fausnight Stripe & Line to install No Parking signs on various roads. A copy of the proposal is enclosed for your review.

The seventh order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2020. A copy of the agreement is enclosed for your review.

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

The ninth order of business is the consideration of Resolution 2020-11 authorizing staff to commence the work related to a special assessment bond issuance and the approval of a developer funding agreement and acquisition agreement with the developer. A copy of the Resolution with the funding agreement and acquisition agreement exhibits are enclosed for your review.

The tenth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for your 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.

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

MINUTES OF MEETING  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, August 13, 2020 at 1:00 p.m. via Zoom video conferencing, , pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Don Harding	Vice Chairman
Trudy Hobbs	Assistant Secretary
Steven Goldstein	Assistant Secretary
John Dryburgh	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	CWS Security
John Cruz	CWS Security
Rob Stultz	Yellowstone Landscape
Tricia Adams	GMS
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: One member of the public is present by phone. She or he indicated that they would like to be heard. Please state your name and address and try to limit your comments to three minutes.

Ms. Adams: They did not raise their hand and I will keep them on mute in case they wish to speak.

Mr. Flint: Is there any public comment at this point in time? Hearing none,

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 9, 2020 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to the July 9, 2020 minutes?

Mr. Harding: I have two, but I don't know if we need to correct them. On Page 3, when we discussed getting a scanner to scan driver's licenses that wasn't me. I think it was Mr. Dryburgh.

Mr. Dryburgh: That's correct.

Mr. Harding: On Page 7, I discussed Bagley's building, not Mr. Goldstein. On Page 14, I mentioned finalizing the security of the pool gates, not Mr. Goldstein. Those are my corrections. Otherwise, I'm okay with the minutes.

Mr. Dryburgh: On Page 5, we discussed about Byron kicking around technological things again with the Master Association or the resort. Should that be on our Action Items List for discussion in the future? I didn't see it anywhere and didn't want it to get lost. This is the paragraph just before the third order of business.

Mr. Greenstein: As far as putting it on the Action Items List?

Mr. Dryburgh: Yes, that's correct.

Mr. Greenstein: We can discuss that.

Mr. Dryburgh: That's fine. I just wanted to bring it up so I don't forget it.

Mr. Greenstein: That's not a problem.

Mr. Dryburgh: The minutes are fine.

Mr. Flint: We can make the changes that Don mentioned.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the minutes of the July 9, 2020 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Rule Hearing**

**i. Consideration of Resolution 2020-08 Adopting Amendments to the Parking and Towing Rules**

Mr. Flint: The first public hearing is related to the parking and towing rules to incorporate the remainder of the roads within Reunion, the barest end, which are private. The Board previously adopted parking rules with a limited number of roads and subsequently, considered

rules for the remainder of the streets. We set the rule hearing for today and included the amended proposed rules in your agenda. Are any members of the public present at this point?

Ms. Adams: No members of the public are present.

Mr. Flint: Since no members of the public are present, we will bring it back to the Board for discussion and consideration of Resolution 2020-08. Is there any discussion from the Board?

Mr. Greenstein: Tricia, can you provide us with a brief summary of what we are accomplishing through this action today?

Ms. Adams: Yes of course. Supervisors are familiar with your parking rules that you adopted on December 19<sup>th</sup>. There were certain sections of Reunion East that were designated no parking zones. There has been an expansion of those proposed areas. Included in your agenda package are maps, which indicate which side of the street prohibit parking. Alan worked with Supervisor Hobbs to determine which areas should be designated no parking zones. The security team also reviewed the parking maps and has further input beyond what was proposed for no parking. Should the Board adopt this resolution, it will amend your current parking zones. The next step is to amend your agreements with your enforcement through the resort security team. It will also amend your Towing Agreement with Bolton's Towing to include these new areas. Part of the Fiscal Year 2020 budget includes the installation of additional no parking signs. I believe they cost \$320 per sign. Is that correct, Alan?

Mr. Scheerer: Correct.

Ms. Adams: At September's Board meeting, Supervisors will review the proposed no parking sign installation as well as proposed agreements related to the adoption of this rule. Staff is ready to answer any additional questions.

Ms. Hobbs: Have we had any feedback at all from residents, positive/negative?

Ms. Adams: Yes. For the streets that had parking rules adopted back in December, there was a gentle phase in period as well as a prolonged communication period, even prior to parking violations being issued. About four parking violations or so were issued per week at this time. There has not been a lot of feedback. We receive an occasional email regarding someone who prefers not to have parking designated on their side of the street, which is to be expected with this type of implementation enforcement.

Mr. Harding: I noticed that a number of residents I've spoken with, feel that the signs are far enough away that they can't visually see them easily. I also noticed that the sign that we selected is not well thought of. It is not the traditional European sign that says, "No Parking,"

with a circle and line through it. It just says, "No Parking," with arrows. I guess my question to Alan is, is there a sign that might cover more and/or what is the cost if we tighten it up a little and add some additional signage?

Mr. Scheerer: I will try to address that. I'm sure that we can get Fausnight to come between now and next month to come up with perhaps a different modified sign that would include what you are asking. I don't know what the sign cost will change, but I'll look into that. Before we bring it back to the Board, we will make sure that we get some examples of that sign. As far as the distance between the sign, I believe the original difference was 300 feet. When we installed them, we installed them every 150 feet. So, we actually added more signs and cut the distance down.

Mr. Dryburgh: Alan, it's a straight line. I think 150 feet may work fine, but when you are on a curved street, remember that renters may come in at night and will park, not necessarily where they are supposed to, because they don't see the signage. It's something to consider kicking around to find the cost. The sign could be something as simple as "No Parking this Side of the Street."

Ms. Adams: Supervisor Dryburgh, just to confirm. The option of this resolution doesn't tie the Board's hands in terms of the signage placement.

Mr. Dryburgh: Yes. I'm just trying to make a point here so that the Supervisors can think about this, because at some point, we may have to come back and say, "You're right, we need to have more signs." I'm just putting it on the record.

Mr. Scheerer: We can always add more signs after these are installed, if we have problematic areas. This was based on the original design that was adopted by the Board.

Mr. Dryburgh: Yes.

Mr. Scheerer: The footage was dropped from 300 feet to 150 feet to include more signs. As a starting point, I think this is a good place to start. We will look at some options as far as the language of the sign.

Mr. Dryburgh: That's fine. I just wanted to bring it up because as we expand this across both Reunion East and Reunion West, we want to be clear as we can for people so there isn't any confusion. If we have people towed, we don't hear, "I didn't know."

Mr. Scheerer: Yes, sir.

Mr. Harding: I'm not sure that we want to change all of the existing signs as far as the language and spend the money on it. Maybe for some of the future signs, we might want to have

some of what John is suggesting, but to go ahead and spend money on what we already installed, I don't think we want to do that.

Mr. Dryburgh: I agree Don.

Mr. Goldstein: I think we are using a standard "No Parking" sign, everywhere aren't we?

Mr. Scheerer: Pretty much.

Mr. Goldstein: It doesn't matter what we put up. Foreign people aren't going to understand them if they don't understand our traffic laws.

Mr. Harding: Maybe John Cruz or Victor might want to weigh in. Are there any issues as far as the signs are concerned from a security standpoint?

Mr. Cruz: There have been no issues. It's just a major improvement. We haven't had to actually tow anybody yet. We kind of taken the liberty to making contact and getting people to move. It's been working. We haven't had to tow anybody and it's been a smooth process. It's a little rocky in the beginning, but it's sound now.

Mr. Greenstein: Even though we will discuss this in detail at the next meeting, I think the only other thing we can do to improve awareness at the gatehouses, is that people need to be aware that we only have parking permitted on one side of the street and they should be aware of the sign. When you give somebody a pass that lets them enter the property, I think we need to let people know that we have restricted parking within the resort. They would look for signage because you really have to be blind if you can't see these signs.

Mr. Harding: Along those same lines, maybe we need to have Artemis put out a reminder to people that we now have parking on one side of the street and to pay particular attention to it.

Ms. Adams: We will enter into a community-wide campaign to let people know about the new "No Parking" zones because it will be inclusive of not only Reunion East, but also Reunion West.

Mr. Dryburgh: Sounds good.

Mr. Greenstein: I projected that it would be the summer of 2020 by the time that we were able to implement it resort wide. I guess that I was on target with that one. I think this has been a good project and it is successful. The number of violators we have relative to the total population here is miniscule.

Mr. Cruz: Mark, we will take a look at the passes that we hand out to guests and those who don't live here permanently and see how we can incorporate a note of some kind or visual to warn of parking on one side of the street.

Mr. Greenstein: That would be good. Thank you. With that being said, we need a motion to adopt this resolution.

On MOTION by Mr. Harding seconded by Ms. Hobbs with all in favor Resolution 2020-08 Adopting Amendments to the Parking and Towing Rules was adopted.

**B. Budget and Assessments Hearing**

**i. Consideration of Resolution 2020-09 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations**

Mr. Flint: At this time, we will open the public hearing. For the record, no members of the public are present to provide public, so I will bring it back to the Board. I apologize for the lateness, but I emailed a revised budget this morning for Reunion East. When the budget was prepared, the percentages for the cost share were entered incorrectly in the budget, so we revised that and distributed that to the Board this morning. The good news is that it reduced Reunion East's budget from 58% to 52% and moved "Transfer Out" to "Reserve & Maintenance (R&M)." The Reserve and Maintenance Fund transfer was increased as a result of the shared cost allocation in Reunion East. We re-balanced the budget based on the assessment level. The only difference between what was in your agenda and what was emailed out, the shared costs have not changed, just the percent that was allocated to Reunion East. Reunion West's percentages were correct. The percent that was allocated to Reunion West was correct. We just had the incorrect information in the Reunion East budget.

Mr. Greenstein: It's a good outcome.

Mr. Flint: Yes, thank you for bringing that to our attention, Mr. Chairman. Are there any questions or discussion on the budget?

Mr. Greenstein: Overall, assessments are level. That is always a good thing. We are putting more money into the R&M Fund. Each Supervisor looked at the budget for anything that they believed needed to be in the budget. The one item that is in there that I asked Alan about, because of the way it was captured in the budget in the R&M Fund, is for the resort only gate coming out of Reunion Village. The money is in there, just the way it was tied into access control, because that's one of the major areas of expense, but nonetheless, it is actually for that small island that we will create with the gates. That was one of the larger ones.

Mr. Dryburgh: Am I correct in assuming that these roadway, sidewalks and bridges would include the repair of the bridge going over I-4?

Mr. Greenstein: That’s happening this week.

Mr. Flint: The work will start tomorrow.

Mr. Scheerer: Correct.

Mr. Greenstein: If everybody is good with the budget from a planning standpoint, I recommend adoption of Resolution 2020-09.

Mr. Flint: As I stated earlier, we don’t have any members of the public here.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2020-09 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations was adopted.

**ii. Consideration of Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: This resolution takes the budget you just adopted and imposes the assessments related to that. The budget and Assessment Roll are attached to the resolution. For the record, no members of the public are present to provide comment on the public hearing related to this. Are there any questions on the resolution? If not, we need a motion to adopt it.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Flint: We will close the public hearings.

**FIFTH ORDER OF BUSINESS**

**Consideration of Pool, Spa & Fountain Maintenance Agreement with Roberts Pool Service, Inc.**

Mr. Flint: As we explained to the Board previously, Yellowstone Landscape (Yellowstone) made a business decision to get out of the pool maintenance business. They were previously providing that to the District. We anticipated a potential change when we were bidding landscaping. We received proposals and I think the Board decided at the last meeting to hire Roberts Pool Service and Repair, Inc. (Roberts), which was our recommendation. So, we are just bringing back the actual agreement for the Board to approve. Alan, do you want to mention what the costs are?

Mr. Scheerer: I’m sorry. I don’t have the costs with me, but I met with Roberts over the last two weeks in advance of their taking over the pools. The cost is \$7,200. I met with Roberts over the last two weeks. They start on Saturday, the 15<sup>th</sup>. Yellowstone’s last day will be tomorrow

and I had conversations with Yellowstone about finishing out the rest of this week. Roberts is excited to be here. We appreciate all of their hard work for the years they were maintaining the pools here. We never had any pools closed during their tenure as our pool care provider. We look for a lot of the same moving forward with Roberts. There was an increase of \$1,000 per month in the pool contract compared to what we are paying for Yellowstone. That was contemplated for your 2020/2021 budget as well. So that number is in the budget.

Mr. Flint: Even with that increase, the \$7,200 is very competitive.

Mr. Scheerer: Extremely competitive.

Mr. Flint: We obtained a couple of quotes and this was the lowest. This is for seven days a week service. Correct?

Mr. Scheerer: Correct. They will begin service at 6:00 a.m., seven days a week. They are very responsive. I think we are going to have a good experience with them as well. We will have a follow up meeting on Monday or Tuesday of next week to review any hiccups. We haven't chosen the date yet. Security provided us with three keys, in advance of Roberts taking over. Spies Pools who is providing the chemicals has been onsite several times on behalf of Yellowstone, checking all of the controllers, making sure that our ORPs are registering correctly and that we have everything in place for the transition. I don't see any issues. As usual, I'm on call any day, seven days a week. They have all of my contact information. So, I think we are going to have a good experience moving forward.

Mr. Stultz: Excellent.

Mr. Greenstein: Yes. Thank you, Rob. As Alan pointed out, rarely do we have an issue concerning pool water quality, operation and maintenance (O&M) of the pools under Yellowstone. We weren't looking forward to this day, but if that's what is in the plan, everybody has to move on. You are focusing on other aspects of business and that's fine.

Mr. Stultz: We fully want to focus on the landscape piece because that's what we do best. I think you are in good hands with Roberts. I've been in contact with JP over the last couple of weeks, trying to make sure that we can offer them any advice that they need. So, if there is anything we can do in the future, please let us know.

Mr. Greenstein: That's great. Thank you, Rob.

Mr. Scheerer: Thank you, Rob.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Pool, Spa & Fountain Maintenance Agreement with Roberts Pool Service and Repair, Inc. was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Management Services Agreement for Seven Eagles**

Mr. Flint: We've been communicating with the resort and trying to get a Management Services Agreement (MSA) for Seven Eagles. Since the prior one expired, we've been operating with no agreement in place. The resort indicated that they haven't had time to focus on the issue to be able to communicate with us on what changes they may want to see. In lieu of that, they agreed to enter into a month-to-month agreement, which we believe is better than having no agreement in place. So, we included a month-to-month agreement in your agenda about being the legal entity that the agreement is being entered into. I think we might have had the old information in there from the prior agreement, but we revised that agreement to include the Reunion Club of Orlando, LLC. The terms of the month-to-month agreement will be placed under the prior one. There are no expenses that the District would incur by entering into this agreement. What it does, is it protects us with the insurance provisions, indemnification provisions and other provisions that protect both parties. Right now, we have the resort operating with no formal agreement. So, our recommendation would be to enter into the agreement on a month-to-month basis, until such time as we can bring back a revised agreement reflecting any negotiated terms. Obviously, it would be subject to your approval. The Chair has been involved in the discussions we had with the resort up to this point.

Mr. Greenstein: I think this is what we need to do to cover ourselves from legal exposure. Hopefully, they will find the time to focus on it, but we were basically operating officially without an agreement in place. We will plug in a leak with this action now. Does anybody have any issues or questions concerning the MSA for Seven Eagles? If not, we need a motion to adopt the agreement as proposed on a month-to-month basis.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor entering into a Management Services Agreement for Seven Eagles on a month-to-month basis was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Installation of Camera System at Terraces Pool**

Mr. Flint: We had a request from residents and the HOA from the Terraces about the possibility of the District installing cameras at the Terraces pool. This was forwarded to the Board

for discussion today. I think we should discuss the installation of cameras at all of the pool facilities.

Mr. Harding: Exactly.

Mr. Flint: Not necessarily the Terraces. I intended for the agenda item to be worded differently, but it slipped past me. We communicated with security. I think Tricia or John and Victor may have information on the type of cameras they would recommend and the cost. There are some unknowns because the cameras would require power. We know what the cameras would cost, but we would have to do more research on the other costs depending on the Board's discussion and position.

Mr. Harding: So, we can put a plan together, an estimate of costs and what is involved and at least have it brought before the Board at some point down the road.

Ms. Adams: John has done some legwork to look at different vendors and he has a lot of experience with the cameras that do work well and don't work well at Reunion. There is a particular camera that the security team recommended. The cost of those cameras is \$720 each. We would be happy to bring a proposal to the Board, but we need to understand the scope, if it would include all of the pools. The general recommendation without a field visit from the security team is probably two cameras per pool area. In addition to the cost of the cameras, infrastructure is also required. There is a Licensing Agreement that needs to be renewed every three years. So those are some general pieces of information about the security cameras, but we would be happy to bring a formal proposal to the Board at a future meeting. John, did you have any further comments on that?

Mr. Harding: Just out of curiosity, where would they view what was going on? From the main guard shacks?

Ms. Adams: Yes. The security office has a pretty good setup and have the ability to monitor.

Mr. Harding: Okay.

Ms. Adams: John is unmuted right now, so if he wanted to speak to any particular details or operational issues, please feel free to jump in.

Mr. Dryburgh: Are you recording this information?

Ms. Adams: Yes.

Mr. Dryburgh: For how long?

Mr. Cruz: The average you are looking at is about 30 days' worth of footage. That could be adjusted as needed. If there is one pool that we would need longer recordings of, we can make those adjustments as needed. As far as viewing, the interface is web based. You pretty much pull up a browser and can view the cameras and configure the layouts as needed. There is even a mobile app that's available. There's also a feature where if we wanted to share certain camera views, we can do that quickly. So, there are a lot of good features with this particular vendor. I've had the opportunity to demo a few of their cameras over the past 60 days and I'm very impressed with what they have to offer with features like facial recognition. They even have a feature where you can type in a vehicle model or make and it will scan through everything you recorded. If you type in Toyota, it will show you every Toyota that have gone through the view of that camera. So, it's a pretty sophisticated system and highly recommended.

Ms. Hobbs: What was the request? What problem do they have?

Mr. Harding: Trudy, it started at the Terraces from a neighborhood watch standard. They were concerned with the Terraces because they are right on the edge of the community and people were seen hopping the fence coming into that area all the time. Maybe that's an area we should consider, depending on costs and so forth. That was one of the main concerns and where it started.

Ms. Hobbs: That was the question I was asking. I can understand having them at the Terrace pools, but whether we would need that expense for the rest of the pools, I would say that maybe we need to get a quote.

Mr. Dryburgh: Trudy, we used to have the same issue at Heritage Crossing where people would walk in and jump in the pools, or they would drive in saying that they were going to the park and would swing over. They knew the pools were there, so they would bring in five, six, eight or ten kids.

Ms. Hobbs: How is the camera going to stop them. You are going to see people turn up, but the cameras aren't going to take their photo.

Mr. Dryburgh: I thought that security had an agreement where they were going to be stopping and talking to people and asking to show their membership card. Am I wrong?

Mr. Cruz: Yes, that is the practice now when we patrol the pool areas. To circle back to what Trudy said, part of this request for the cameras is even though we have taken measures to lock out folks who aren't authorized to use the pools, people are still going to find methods around any system that you put in place. People will get creative. This is just another system to help us keep folks who don't belong in the pools out of our pools.

Mr. Harding: So, John, are you in favor of doing this?

Mr. Cruz: Yes. Currently at the water park, we have cameras and it gives us the opportunity to have more eyes out there. I am definitely in favor of having the cameras out there.

Mr. Harding: See what is involved with the cost and maybe we start with the Terraces and see where we go from there.

Mr. Greenstein: Let me just interject. When we ran through the minutes, Supervisor Dryburgh pointed out, "Let's not lose point," so I put a placeholder on the technological view that we want to do. This is a subset of that. I recommend that we include this item on the Action Items List. We can always catch up on Reunion West, but it should be a resort-wide technology review with emphasis on security and safety. If anybody wants to explain the bureaucratic language, they can, but the idea is that cameras are part of that. Capturing license information is part of the review process at the gatehouses. We can look at all of that and see what the real issues are. It would be helpful to know to be able to get a view, even if it's once an hour. You take a look and see what's going on at the pools. If any large groups come in, they can deal with them. We sent the resources to where they are needed rather than expected to be caught by patrolling, doing a sweep and driving around all over the place to find people. I want to expand the item from the cameras to a technology review for the entire CDD. Put it on the Action Items List and then we will put the proper parties on it, which would include security as well as somebody from the Board who wants to take an active role in working off of the clock as we do everything around here. They would volunteer their time to work on this.

Ms. Hobbs: I'm not against the cameras at all. I think they are a good idea. I just wanted to make sure, even in my own mind, I understood the problems we were addressing and what we were expecting from the system. So, I'm not against the cameras. I think they are a good idea.

Mr. Greenstein: There were security issues. I forgot the gentleman's name from Heritage Crossing.

Mr. Dryburgh: Was a cart broken into?

Mr. Greenstein: Yes. Anyway, security is not only at the pools and not only at the gates. It's everywhere. I'm not saying to have drones, but we need to do a review. We really haven't done it. In fact, George, I'm sure you see it and Tricia, from professional associations that support Special Districts, run webinars and are always asking. They usually engage Districts that are utilities running quasi municipalities, but nonetheless, the issues pertain to us as well. So, I think by doing a technology review and including this issue and any other security related concern, any

way that we can approve safety, welfare, the resident experience sort of speak, we can consider it. John, did I hear you say that you would like to help out?

Mr. Dryburgh: Yes. I would be happy to help out on that project. So, we can have you represent the eyes and ears of the Board and Tricia could represent GMS and discuss with George.

Ms. Tricia: I'm sure whatever the Board wants, George will agree is a fine plan. I will ask for clarification, Mr. Chairman. Are you thinking of a professional security assessment or an internal security assessment?

Mr. Greenstein: More internal. I think the information is available. We have John and Victor from the security company and they would recommend any additional resources that we would need. Just like reviewing these cameras. There is some time to get experience with it, hopefully, but I'm not looking to rack up big bills or use our newfound riches that we put into the replacement.

Mr. Harding: We could see what other communities are doing with regard to surveillance and neighborhood watch and all of that kind of stuff.

Mr. Greenstein: Right.

Ms. Adams: Just for the Board's information, recently I worked with another District that was able to engage the local law enforcement authority to do a security assessment. There was no cost to the District. It was an overview of what was in place and recommendations for additional security measures.

Mr. Harding: So, we can have the Osceola Sheriff's Department prepare an assessment. Right?

Ms. Adams: If they are amenable. Don, I think you have a contact with Osceola County.

Mr. Harding: I do. Joe Whiston is my contact.

Mr. Greenstein: Quite honestly, I was thinking that John would be the official designee and Don, being the Community Watch representative. I think we can show folks that we are alive and well and we are not just trying to get through COVID.

Ms. Adams: Staff will be cautious about keeping information between the Board and not imposing any violations.

Mr. Dryburgh: We never break any laws.

Mr. Greenstein: So, it's the community watch.

Ms. Carpenter: The Board has discretion when it comes to security issues, to have discussions outside of the Sunshine Law. So, if the Board ever needs to have an executive session

to discuss the security assessment that is produced or any other security issues, the Board has that ability.

Ms. Flint: I agree with Jan, but I wanted to mention that a provision was added to the Statutes and under the Sunshine Law, allowing the Board to meet out of the Sunshine on issues of security like this. So, my recommendation is if we are going to have a detailed discussion in the future, we do it under that provision. If you are starting to talk about where cameras are being located, this is all public record. You really don't want that, not only members of the public potentially, but it's in the minutes. That's why the legislature has that exemption. If you have to meet, you don't have to separately advertise it or have a Court Reporter or whatever else have to do when you have litigation. So, if work on a report with something, we probably want to meet outside of the Sunshine Law to discuss and present it.

Ms. Carpenter: Please stick with the Sunshine Rules.

Mr. Flint: That doesn't exempt you from talking to other Board Members, but you need to have a Board meeting.

Ms. Carpenter: We still need to go through a specific process and determine what we are going to talk about. Just as a warning. Sorry, but that's my job.

Mr. Flint: I'm not suggesting that you talk to each other. What I'm suggesting is that the Board can meet out of the Sunshine to discuss any report. I will work with Jan on the details.

Mr. Harding: I will send the information to Joe Whiston, requesting the Osceola County Sheriff's Department to make an assessment. It sounds like we want to do that.

Ms. Adams: I haven't worked with that particular law enforcement agency, but it's not unlikely that they would be willing to do that.

Mr. Harding: Okay. I will send you that information.

Mr. Flint: They may not come up with anything we haven't already talked about, but if it's free, you might as well ask. I haven't necessarily seen anything profound of those reviews or recommendations, if there is no cost.

Mr. Dryburgh: You are just dotting your "Is" and crossing your "Ts," George to make sure that everybody has a foot in the door. Tricia, would you just keep me up to date on whatever information you gather?

Ms. Adams: I will coordinate with you in terms of communication with our internal security team and with Osceola County if that is an opportunity.

Mr. Dryburgh: Okay. Thank you.

Mr. Greenstein: I would be remiss, if I did not say that for John Cruz and Alan's FYI, creating this technology review or commitment to conduct the technology, does not replace the need for basic security at the gates of these pools, to prevent people from reaching over and just opening the door. So, let's get that fixed as soon as possible, please. I'm not going to say anything else.

Mr. Harding: So that is being worked on.

Mr. Greenstein: Yes, it was a requirement. It continues to be a requirement and we are going to conduct a technology review. It should not have to include the subject of what kind of device you have to put on the gate or what do you have to do to the gate to prevent somebody from reaching over and opening the gate. There's no reason to have a lock on the gate, if you could reach over and open it.

Mr. Harding: Yes.

Mr. Dryburgh: John, how often are you having security stop and look at the staff and people that are in the pool. Do they actually walk into the pool and ask questions?

Mr. Cruz: As far as how often, varies on the activities of the day. We try to hit all of the communities at least three times in 24 hours. When they perform a community check on a community that has a pool, part of that check is to stop in and assess the situation at the pool, such as checking the emergency phone to make sure it is working. In addition, check the gates.

Mr. Dryburgh: Are they actually approaching whoever is in the pool and verify that they should be there?

Mr. Cruz: Yes. If there's a complaint or if we receive information that somebody may not be a resident or a guest, we will make that approach, but we try not to dance a fine line with that because we don't want to come off as harassing others, but yet we still want to make sure that people that are enjoying the pools belong in the pools.

Mr. Greenstein: That sounds good. It's a far, but fair policy. Okay, so we are going to set up a technology review action item and move forward on that. Great.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Jan?

Ms. Carpenter: We don't anything major. The one thing that I do want to report on is the irrigation issue. It had been several months since we heard from Kingwood's counsel. If you recall, I sent them a request saying that we needed more information before we could go forward.

I sent them somewhat of a terse email yesterday saying that it's been two months and we can't let this go as this is a serious issue of government property. Their counsel called and said they were gathering information to help support the rates and some of the other actions they have taken, and they are still very interested in negotiating a resolution. They gave me some detailed information verbally. I asked them to put the fees in writing, but it sounds like their counsel understands our concerns and where we are. So, I think it would be appropriate, at this point, to look at their proposed agreement to see if we can come up with something that might work for the CDD. It sounds like they are in the process of doing this and that they have gathered information and understand some of our concerns. So, I would like to move forward on an agreement to see if we can get this wrapped up. It will be a long process with setting rates.

Mr. Flint: Do you need action from the Board, Jan?

Ms. Carpenter: Probably authorizing us to spend the time going through the agreements, coming up with comments and getting a preliminary draft of what we think would work for the District. If the Board is okay with that, we don't need a motion, but if anyone objects, let me know.

Mr. Dryburgh: It makes sense.

Ms. Carpenter: If anyone has more questions or comments, please feel free to call Kristen or I anytime and we can talk with you individually since there could be litigation. I was pleased, because I was to the point of saying that we were going to have to tell the Board that we have to resort to litigation if we had not received a response. So that was good news. That's all we have rather than some minor issues getting the easement done and a few other things. Thanks.

Mr. Harding: Do you need a motion to go forward with this or could everyone just nod their heads?

Ms. Carpenter: Everyone nodding is okay. You will see it on the invoice and I just wanted to make sure you knew what it was and that no one objected to us going forward. Thanks.

Mr. Greenstein: Thank you.

## **B. Engineer**

Mr. Flint: Steve, do you have a report for the Board?

Mr. Boyd: Yes, just a quick update. As mentioned earlier in the meeting, the repair to Tradition Boulevard erosion on the east side of the I-4 overpass is scheduled to start tomorrow. Encore agreed and they are signing the Temporary construction Easement this afternoon. We look forward to seeing that work completed soon. That's all I have to report.

Mr. Flint: Are there any questions for Steve? Hearing none,

**C. District Manager's Report**

**i. Action Items Lists**

Mr. Flint: Jan discussed the irrigation turnover. Item 2 is on hold. Item 3 was completed with the public hearing today. We have the signage and the modification to the Towing Agreement. Item 4 is the playground shade structure, which I believe was delivered.

Mr. Scheerer: It's here. I received an email this morning indicating that we passed final certification, so we are going to do some initial cleanup today. I will communicate with Tricia. I know she wants community-wide communication about the playground being reopened. The current COVID signage is still in place. As soon as this meeting is over, I'm heading straight over there. We are having some delays with Toho on the water meter for the dog fountain. I engaged with another party at Toho who is above the person we are working with to try to get some legs to this so we can remove it from our list. We are good to go at the playground.

Mr. Harding: Alan, are we going to pour that pad and change the bench?

Mr. Scheerer: I will get with you on that. We just received it today, so if you don't mind, we will install it the first of next week.

Mr. Harding: Sounds good.

Mr. Scheerer: We will go over some preliminaries and get that resolved. The playground looks good.

Mr. Greenstein: That's a great accomplishment.

Mr. Flint: Item 5, access to Reunion Village, we have the design from the engineer and some cost estimates. We need to determine the timing and how we are going to approach the construction. Item 6, the washout work, Steve indicated that All Terrain will start work tomorrow in the easement. Item 7 is the amenity status during COVID-19. I don't think we have any recommendations for any changes, at this point, to the prior plan that the Board adopted. We will continue to keep the spas closed, but the pools will remain open at 50%.

Mr. Dryburgh: Is there supposed to be staffing there to monitor that?

Mr. Flint: No, initially we didn't open the pools, if you recall.

Mr. Dryburgh: I do recall that.

Mr. Flint: The direction was if we are going to open them, we should have them disinfected. As the restrictions ramped down, the Board made a decision to open them at 50% capacity, but there is no monitoring at this point. If we believe that capacity is a problem with

exceeding the 50%, we can take some steps to address that, but I have not heard that we had any issues with that.

Mr. Dryburgh: No. I was there yesterday and there was no one there at all, but there was also no seating marked off to meet the 50% capacity. There was no designation of where the chairs should be located. Again, with no one there is not an issue; however, if you see crowds coming in, someone is going to have to do something about marking off where people sit and where they don't sit.

Mr. Flint: Right. We put signage up. As you indicated, if we see that there's an issue, we can take additional steps.

Mr. Dryburgh: Regarding the fitness centers, I'm assuming both sides are open now.

Mr. Flint: We only have Seven Eagles and that is being operated by the resort. Tricia, is Seven Eagles open as far as you know?

Ms. Adams: Yes. Seven Eagles Fitness Center is 50% capacity. There is some equipment spread far apart to promote social distancing.

Mr. Flint: Is there anything else under COVID? If not, the access controls were installed. There was some tweaking on shields that we are continuing to work on. The Board approved the Seven Eagles MSA, on a month-to-month basis while we continue to try to engage the resort on a long-term agreement. We have not made any progress on the designation of a golf cart community. I need to get with Jan on the interpretation of Chapter 316. Hopefully we will have some progress on that by the next meeting.

Mr. Dryburgh: That's great, because I'm getting requests from residents wanting to know if they can park their golf carts on the street.

Ms. Carpenter: George, it's somewhat of a complex issue with CDD roads, as you probably know. We are running into an issue with Osceola County for another District on a similar issue. I'm trying to set up a call today with the county attorney on this just to go through with him what he thinks needs to be done. I will bring you up to speed, but it is not as simple as following the ordinance in this case.

Mr. Harding: Just out of curiosity, we see these carts going all over the place with little kids on the back, kids standing and small kids driving carts. If there was an accident, who would be liable?

Ms. Carpenter: They are responsible. Today the topic was that no one can operate carts unless it is a designated community. So, the traffic law is in enforced for driving an unauthorized vehicle on public roads.

Mr. Dryburgh: That is a daily occurrence.

Mr. Harding: I know for a fact that the resort is still allowing their rental carts to be driven on our roads.

Ms. Carpenter: Let me talk to the county attorney and the Sheriff's Department to see how we can best better enforced. Let's not discuss it right now. Let me get some direction and then George can give you some direction on what to do if you see it and how we can get it enforced.

Mr. Harding: It's just very frustrating.

Ms. Carpenter: I understand. It's scary. Thank you.

Mr. Flint: The Board approved the pool agreement today. They start on Saturday. What is the status of the signposts?

Mr. Scheerer: We did not have it in the 2020 budget to have those upgraded, so we added it to the 2021 budget to change out the remainder of the Terraces signs. That dollar amount, the \$17,700, is listed under the comment section. That will replace about 10 signs, the street ID markers and backplates. We will have that going as soon as we get into 2020/2021.

Mr. Greenstein: Thanks, Alan.

Mr. Flint: We will add the discussion of technology review for security safety in conjunction with Supervisor Dryburgh, to the Action Items List. Is there anything else that the Board wanted to discuss? Hearing none,

**ii. Approval of Check Register**

Mr. Flint: You have the July Check Register for the General Fund, R&M and payroll totaling \$862,253.66. Were there any questions on the Check Register? Hearing none,

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Check Register for the month of July was approved as presented.

**iii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through June 30<sup>th</sup>. No action is required of the Board, but if you have any questions, we can discuss those.

**iv. Status of Direct Bill Assessments**

Mr. Flint: All direct bills are up to date.

**v. Approval of Fiscal Year 2021 Meeting Schedule**

Mr. Flint: Each year, the Board has to approve an annual meeting schedule. In the past, the Board met on the 2nd Thursday of each month at 1:30 p.m. in this location. We prepared a schedule with those dates. If the Board chooses to keep the same dates, you can adopt the schedule. If you want to change it, we can do that as well.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor, the Fiscal Year 2021 Meeting Schedule, was approved.

**vi. Presentation of Arbitration Rebate Calculation Reports**

Mr. Flint: You have the Arbitration Rebate Calculation Reports for the Series 2005, 2015A, 2015-1, 2015-2 and 2015-3 bonds. These calculations are required by the Internal Revenue Service to ensure that the District is not earning more interest than it is paying. All of the reports indicate a negative rebate requirement, meaning there are no arbitrage issues. Are there any questions on the reports? If not, we would just be looking for a motion to accept them.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Arbitrage Rebate Calculation Reports were approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda? Hearing none,

**TENTH ORDER OF BUSINESS**

**Supervisor’s Request**

Mr. Flint: Are there any Supervisor’s requests?

Mr. Dryburgh: I have a request. Perhaps we can invest in larger coils. Pieces are coming apart. It’s a future investment.

Mr. Goldstein: George, I was noticing yesterday that we don’t have any kind of marker at the entrance of the resort on Spine Road. It is our only entrance and we don’t have any kind of monument. Is there any reason why decided not to put one there?

Mr. Greenstein: You mean a Reunion Resort sign at the resort entrance? We never considered Spine Road being an official entrance.

Mr. Dryburgh: It would be nice to have a sign that's larger. Excellent point.

Mr. Boyd: I believe the developer actually put in the original signs. At the time, they had plans to enhance that entrance in the future, but never did.

Mr. Greenstein: Because we had the project on the community monuments on the west side, which is deferred, we included the gatehouse entrance sign in that package. This would stand alone. By the way, talking about the signage, if you haven't gone through the west side entrance, you haven't seen the signage we added to make sure visitors go to the left and residents stay to the right. When we have an issue, we will see how well people follow the signs. To build and install that sign is \$1,800.

Mr. Scheerer: A couple grand.

Mr. Greenstein: It's not cheap and the monument we are talking about is probably \$2,500.

Mr. Scheerer: Yes.

Mr. Greenstein: So, we are not talking about pennies here. We can look at it. There are no real answers to that question because we never considered the Spine Road entrance, even though it has a staffed gatehouse.

Mr. Dryburgh: Yet, we are getting a lot of traffic through there.

Mr. Greenstein: We can look at the traffic and discuss it with the resort. It may be a shared cost matter. I don't know, but it never came up before. It's a good question, Steve.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Flint: The next meeting is on September 10<sup>th</sup>.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

If there is nothing further, we need a motion to adjourn.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**LATHAM, LUNA, EDEN & BEAUDINE, LLP**  
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
MICHAEL G. CANDIOTTI  
JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
JOSHUA D. GROSSHANS  
JOSHUA L. HAWES  
BRUCE D. KNAPP

---

111 NORTH MAGNOLIA AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

PETER G. LATHAM  
MARC L. LEVINE  
\*JUSTIN M. LUNA  
MOLLY A. MAGGIANO  
PATRICIA R. MCCONNELL  
LORI T. MILVAIN  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ  
\*FRANK M. WOLFF

September 4, 2020

\* BOARD CERTIFIED  
BUSINESS BANKRUPTCY ATTORNEY

**U.S. Certified Mail Return Receipt Requested**

Reunion Resort & Club of Orlando Master Association, Inc.  
8390 Champions Gate Boulevard., Suite 304  
Championsgate, Florida 33896

***Re: Notice Regarding Parking and Towing Enforcement Agreement  
Reunion East Community Development District***

Dear Sir/Madam:

Please be advised that our office represents the Reunion East Community Development District (the "District"). The District entered into a Parking and Towing Enforcement Agreement with the Reunion Resort & Club of Orlando Master Association, Inc., effective February 13, 2020 (the "Agreement"). A copy of the Agreement is enclosed for reference.

The District's Board of Supervisors recently amended the *Reunion East Community Development Parking and Towing Rules* on August 13, 2020 to add areas that the District's parking and towing rules apply to (the "Amended Parking and Towing Rules"). A copy of the Amended Parking and Towing Rules is attached. Appendix 5.0 of the Amended and Parking and Towing Rules provides a map of the additional areas that the District's parking and towing rules apply to (the "Additional Areas").

Pursuant to paragraph 7 of the Agreement, this letter provides notice of the Additional Areas for which the Services under the Agreement should be provided on. Please contact the undersigned with any questions, concerns or objections to this notice and/or the Additional Areas.

Sincerely,

/s/ *Kristen E. Trucco*

Kristen E. Trucco

JAC/KET  
Enclosures

cc: George Flint, Governmental Management Services- Central Florida, LLC – District Manager

**PARKING AND TOWING ENFORCEMENT AGREEMENT**  
**(Reunion East)**

**THIS PARKING AND TOWING ENFORCEMENT AGREEMENT** (this “Agreement”) is effective as of the 13th day of February, 2020, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Orlando, Florida (the “District”), and **REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.** a Florida not-for-profit corporation (the “HOA”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended.

**WHEREAS**, the HOA is the homeowner’s association responsible for enforcement of certain covenants, restrictions and conditions within the Reunion East development; and

**WHEREAS**, the District owns certain real property within the Reunion East development (collectively, the “**District Property**”), a map of which is attached hereto and incorporated herein as “**Exhibit A**”; and

**WHEREAS**, the District has, as authorized by Chapter 190, Florida Statutes, adopted certain rules and policies relating to parking and towing (“**Parking and Towing Rules**”) pursuant to Resolution 2020-04, approved after a public hearing conducted on December 19, 2019, attached hereto and incorporated herein as **Exhibit “B”**; and

**WHEREAS**, the District’s residents and guests benefit from the enforcement of the Parking and Towing Rules within the District.

**WHEREAS**, the District desires the benefit from the enforcement of the District’s Parking and Towing Rules as set forth in this Agreement, and the HOA is willing to provide such enforcement of the District’s Parking and Towing Rules directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid 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 agree as follows:

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

2. Term of Agreement. This Agreement shall be for an initial term beginning on February 10, 2020 and ending on September 31, 2023. At the end of this initial term, the Agreement shall be extended automatically for a period of three (3) years; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.
3. Acceptance of Parking and Towing Enforcement Responsibility. The District hereby retains the HOA to render the enforcement of Parking and Towing Rules herein stated in accordance with the standards set forth herein, and the HOA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The HOA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District, including, but not limited to, public access requirements.
4. Specific Authority. The District hereby grants to the HOA the power and authority to provide, either directly or through a sub-operator(s), the District's Parking and Towing Rules, which shall include, but is not limited to, surveillance, monitoring and patrolling of, the District Property.
5. Delegation. The HOA may retain a sub-operator(s), such as a professional towing company or other qualified operator, including, without limitation, an affiliate of the HOA, to perform some or all of its duties with respect to the District Property and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the HOA and any sub-operator(s) (as applicable, the "Sub-Operator"). It shall be the responsibility of the HOA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the HOA under this Agreement. Should the HOA elect to retain a Sub-Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the HOA hereunder, then any reference, where applicable, to the HOA in this Agreement shall automatically refer to the Sub-Operator. Any towing operator contracted hereunder shall comply with all authorization, notice and procedural requirements contained in Section 715.07, *Florida Statutes*. Further, selection of the towing operator must be from the approved list of towing operators maintained by the City of Orlando, or other local government having jurisdiction over the District property.
6. No Compensation. The District and HOA acknowledge that both parties benefit from the enforcement of Parking and Towing Enforcement. Therefore, there shall be no compensation hereunder for the Services (as defined below) provided by the HOA.
7. Services Provided by the HOA. The HOA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the District Property are provided with the Parking and Towing enforcement ("Services"), in accordance with the District's parking and towing rules, as adopted by Resolution 2020-04 and as may be amended from time to time.
8. Employees: Independent HOA Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the

HOA, including the Sub-Operator, are the sole responsibility of such entities retained by the HOA. Any entity retained by the HOA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the HOA shall be an independent contractor and not an employee of the District, and any Sub-Operator(s) or entity retained by the HOA to perform the Services shall only have contractual privity with the HOA and shall not be an employee or an independent contractor of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the HOA. The HOA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

9. Insurance.

(a) In the event the HOA undertakes to directly provide the Services to the District, the HOA shall obtain and keep in force at HOA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the District. The HOA shall furnish certificates of insurance to the District prior to the commencement of the Services, naming the District as an additional insured, and the HOA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the HOA has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the District. Insurance coverages shall be as follows:

- (i) Worker's Compensation: The HOA shall provide worker's compensation coverage for all employees and require any Sub-Operator to provide the same to its employees. The limits shall be the statutory limits for worker's compensation and \$1,000,000 for employer's liability.
- (ii) Comprehensive General Liability: The HOA shall provide coverage for all operations including, but not limited to, Contractual, Products and complete Operations and Personal Injury, in an amount of at least \$1,000,000 combined single limit.
- (iii) Other Insurance: The HOA agrees to acquire and maintain such other insurance as may be reasonably required by the District during the term of this Agreement.

In the event the HOA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the HOA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 9; however, the HOA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 10 and comply with all other requirements of this paragraph.

(b) The District shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the HOA or a Sub-Operator. Acceptance by the District of any evidence of insurance submitted by the HOA does not relieve or decrease in any manner the liability of the HOA for performance of the Services in accordance with the terms and conditions hereof.

(c) The District hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

10. Licenses, Transfers. The HOA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the HOA, if possible. In the event the HOA is in default under this Agreement and/or this Agreement is terminated by the District, the HOA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the District's expense, all permits and licenses which may be held by the HOA as are necessary to provide the Services, to the District or, at the District's sole option, to the District's nominee.

11. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days' prior written notice to the other party. This Agreement may be terminated by the District upon a material breach of this Agreement by the HOA, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

12. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

**District:** Governmental Management Services, L.L.C.  
RE: Reunion East Community Development District  
219 E. Livingston Street  
Orlando, FL 32801  
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine.  
111 N. Magnolia Ave, Suite 1400  
Orlando, Florida 32801  
Attention: District Counsel

**HOA:** Reunion Resort & Club of Orlando Master Association,  
Inc.

8390 ChampionsGate Blvd. Sk-304  
ChampionsGate, FL 32896

and a copy to:

---

---

---

13. **Indemnification.** Except for matters specified in Section 15, the HOA agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the HOA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the HOA, its agents, employees or subcontractors, in the performance of this Agreement.

14. **Compliance with All Laws, Regulations, Rules and Policies.** Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the HOA and any Sub-Operator(s) the HOA may retain to provide the Services.

(a) At all times, the HOA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the authorization, notice and procedural requirements of Section 715.07, *Florida Statutes*, and the Parking and Towing Rules, a copy of which is attached hereto as Exhibit "B", as may be amended from time to time.

(b) The HOA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Property are located, at the HOA's sole cost and expense, and the HOA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the HOA, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the HOA shall not comply with the same. The HOA shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days, of any such orders or requirements upon receipt of same.

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

(d) The HOA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the District Property except in quantities reasonably necessary to carry out its duties under this Agreement. The HOA shall hold the District harmless from any fines, penalties, costs and damages resulting from the HOA's failure to do so. The HOA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the HOA shall be responsible for the payment of any associated fines or penalties.

(e) The HOA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the District shall be solely responsible for such compliance in respect of the improvements constituting the District Property.

15. Ownership of Books and Records & Public Records.

(a) HOA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, HOA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. HOA acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently GMS – Central Florida (the "Public Records Custodian"). HOA shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the HOA does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF HOA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HOA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT [GFLINT@GMSOFL.COM](mailto:GFLINT@GMSOFL.COM) OR BY**

**REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO,  
FLORIDA 32801, ATTN: DISTRICT PUBLIC RECORDS CUSTODIAN.**

16. Maintenance of District Property. The District shall be responsible for the maintenance of all District Property. However, the HOA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items as deemed necessary or desirable for the HOA or Sub-Operator to provide the Services contemplated hereunder. In addition, the HOA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the HOA or the Sub-Operator which are installed, placed or stored on District Property, but these items and assets shall at all times remain the property of the HOA or the Sub-Operator, as the case may be.

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

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

19. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

20. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

21. Miscellaneous.

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

(b) Except as set forth herein, the HOA may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

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

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

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

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

(g) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

***[SIGNATURES ON FOLLOWING PAGE]***

**SIGNATURE PAGE TO  
PARKING AND TOWING ENFORCEMENT AGREEMENT**

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:**

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Print: \_\_\_\_\_  
  
Print: Tricia L. Adams

By:   
\_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

**WITNESSES:**

**REUNION RESORT & CLUB OF  
ORLANDO MASTER ASSOCIATION,  
INC. a Florida not-for-profit corporation**

\_\_\_\_\_  
Print: \_\_\_\_\_  
  
\_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

**SIGNATURE PAGE TO  
PARKING AND TOWING ENFORCEMENT AGREEMENT**

**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.

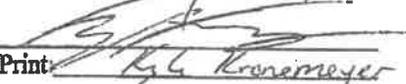
**WITNESSES:**

  
Print: George E. Smith  
  
Print: Tisha L. Adams

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Print: Mark Greenstein  
Title: Chairman

**WITNESSES:**

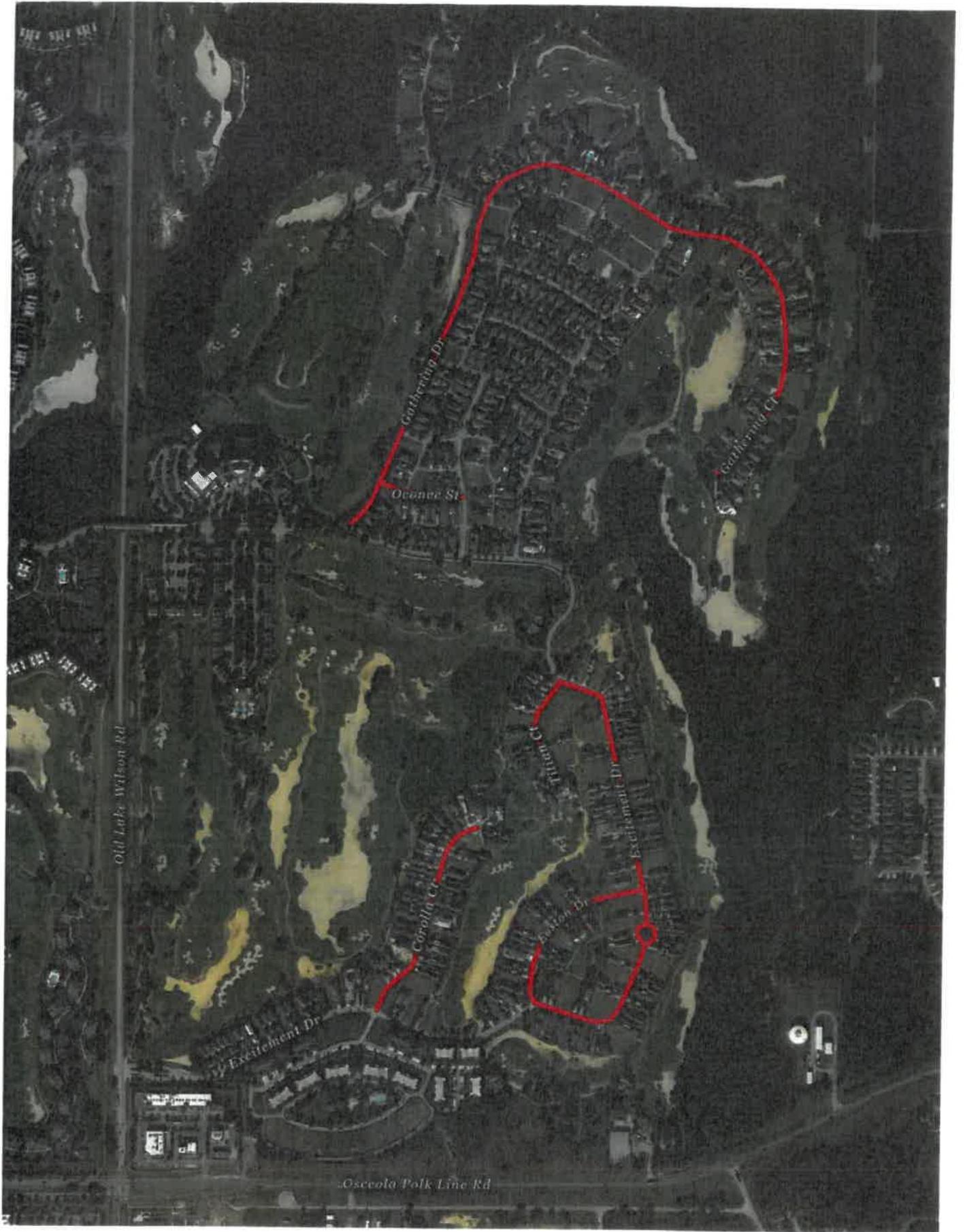
  
Print: Anthony Corli  
  
Print: Kyle Kronmeyer

**REUNION RESORT & CLUB OF  
ORLANDO MASTER ASSOCIATION,  
INC. a Florida not-for-profit corporation**

By:   
Print: RICHARD NASSER  
Title: Pres

**EXHIBIT "A"**

**MAP OF DISTRICT PROPERTY**



**EXHIBIT "B"**

**PARKING AND TOWING RULES**

# REUNION EAST COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted December 19, 2019 (Resolution 2020-04)

- 1.0 **Parking and Towing.** The rules and regulations of this Section 1.0 are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 **Applicability.** The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 **District Parking Lots or Areas.** Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 **On-Street Parking.**
- 1.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:
- (a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.
- (b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible

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

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

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

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

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

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

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

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

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

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

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

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

1.5 Enforcement

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

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

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

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

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

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

**Appendix 1.0**

**District Parking and Towing Map**

[ATTACHED BELOW]

**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**  
**CHAPTER V**  
**PARKING AND TOWING RULES**

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04  
Revised as of August 13, 2020 by Resolution 2020-08

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules"
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District right-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised August 13, 2020**"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised August 13, 2020**, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 5.5 Enforcement

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

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

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

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

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

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

Effective Date: August 13, 2020

**Appendix 5.0**

**District Parking and Towing Maps – Revised August 13, 2020**

[ATTACHED ON FOLLOWING PAGE(S)]



1.00  
SHEET NO.  
OF 1

**REUNION EAST CDD**  
 BRONKHORST  
 ORANGE COUNTY, FLORIDA  
**AREAS OF NO PARKING OVERALL**

NO.	DATE	DESCRIPTION	CHK BY


**BOYD CIVIL**  
 ENGINEERING  
 10000 Highway 19, Suite 200  
 Orlando, Florida 32837  
 Office: (407) 484-2882  
 Cell: (407) 484-2883



**LEGEND**

— AREAS OF NO PARKING

0 50' 100' 200' 400' 800' FEET

<p><b>SHEET NO.</b> 1.01</p>	<p><b>REUNION EAST CDD</b> REUNION CDD OSWEGO COUNTY, FLORIDA</p> <p><b>NO PARKING DETAIL 1 OF 3</b></p>	<p>CAD Engineer <b>STEVEN H. BOYD, P.E.</b></p>	<p><b>BOYD CIVIL</b> ENGINEERING</p> <p>611 S. Hanger House Road Orlando, Florida 32807 Office: (407) 994-2001 Certificate of Auth. 25771</p>																																											
<p>DATE: 7/13/2020 DRAWN BY: A.J. BOYD CHECKED BY: T. BOYD DATE: 10/20/20 PROJECT: CDD DRAWING: CDD DRAWING: CDD DRAWING: CDD</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV.</th> <th style="width: 10%;">DATE</th> <th style="width: 50%;">DESCRIPTION</th> <th style="width: 30%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY																																									<p>License No. 43228</p>
REV.	DATE	DESCRIPTION	BY																																											



**LEGEND**

— NO PARKING

1" = 200'

0' 100' 200'

0' 100' 200'

0' 100' 200'

SHEET NO. <b>1.02</b>	REUNION EAST CDD REUNION CDD CHARLIE COUNTY, NC 28524	Civil Engineer STEVEN H. BOYD, P.E.	<b>BOYD CIVIL</b> ENGINEERING 6814 Hanging Moss Road Charlotte, North Carolina 28217 Office: (803) 996-2000 Cell: (803) 996-2001 Fax: (803) 996-2002												
	2/15/2020 A.L. BOYD PROJECT MANAGER J. BOYD PROJECT ENGINEER S. BOYD PROJECT ENGINEER S. BOYD PROJECT ENGINEER	License No. 43325													
<b>NO PARKING DETAIL 2 OF 3</b>		<table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Checked By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Description	Checked By										License No. 43325
Date	Description	Checked By													



**LEGEND**  
 AREAS OF NO PARKING



SHEET NO.  
**1.03**

7/15/2024  
 JANDRY  
 A.S. BOYD  
 CIVIL ENGINEERING, INC.  
 2110  
 2110

**REUNION EAST CDD**  
 ORANGE CDD  
 ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 3 OF 3**

Rev.	Date	Description	Drawn By

PE Engineer  
**STEVEN D. BOYD, P.E.**  
 License No. 43326

**BOYD CIVIL**  
 ENGINEERING  
 2816 Herring Place Road  
 Orlando, Florida 32827  
 Office (407) 944-3473  
 Certificate of Public Health 22741

# SECTION V

**LATHAM, LUNA, EDEN & BEAUDINE, LLP**  
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
MICHAEL G. CANDIOTTI  
JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
JOSHUA D. GROSSHANS  
JOSHUA L. HAWES  
BRUCE D. KNAPP

---

111 NORTH MAGNOLIA AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

PETER G. LATHAM  
MARC L. LEVINE  
\*JUSTIN M. LUNA  
MOLLY A. MAGGIANO  
PATRICIA R. MCCONNELL  
LORI T. MILVAIN  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ  
\*FRANK M. WOLFF

September 4, 2020

\* BOARD CERTIFIED  
BUSINESS BANKRUPTCY ATTORNEY

**U.S. Certified Mail Return Receipt Requested**

Bolton's Towing Service, Inc.  
2690 Ave. E, SW  
Winter Haven, Florida 33880

***Re: Notice Regarding Agreement for Towing Services  
Reunion East Community Development District***

Dear Sir/Madam:

Please be advised that our office represents the Reunion East Community Development District (the "District"). The District entered into an Agreement for Towing Services with Bolton's Towing Service, Inc. ("Bolton's"), effective February 13, 2020 (the "Agreement"). A copy of the Agreement is enclosed for reference.

The District's Board of Supervisors recently amended the *Reunion East Community Development Parking and Towing Rules* on August 13, 2020 to add areas that the District's parking and towing rules apply to (the "Amended Parking and Towing Rules"). A copy of the Amended Parking and Towing Rules is attached. Appendix 5.0 of the Amended and Parking and Towing Rules provides a map of the additional areas that the District's parking and towing rules apply to (the "Additional Areas").

Pursuant to the Agreement, this letter provides notice of the Additional Areas for which Bolton's services should be provided on under the Agreement. Please contact the undersigned with any questions, concerns or objections to this notice and/or the Additional Areas.

Sincerely,

*/s/ Kristen E. Trucco*

Kristen E. Trucco

Enclosures

cc: George Flint, Governmental Management Services- Central Florida, LLC – District Manager

**AGREEMENT FOR TOWING SERVICES**  
**(Reunion East CDD)**

**THIS AGREEMENT FOR TOWING SERVICES** (the “**Agreement**”) is effective as of the 13th day of February, 2020, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and 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 (the “**District**”), and **BOLTON’S TOWING SERVICE, INC.** a Florida corporation, whose principal address and mailing address is 2690 Ave. E, SW, Winter Haven, Florida 33880 (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended;

**WHEREAS**, the District adopted the *Reunion East Community Development District Parking and Towing Rules* on December 19, 2019 by Resolution 2020-04, a copy of which is attached hereto as **Exhibit “A,”** as may be amended from time to time by the District’s Board of Supervisors (hereinafter, the “**Towing Policies**”);

**WHEREAS**, the District owns real property within the Reunion East development (collectively, the “**District Property**”);

**WHEREAS**, in accordance with Section 715.07, *Florida Statutes*, the District desires engage an independent contractor to provide vehicle towing/removal services on the District Property in accordance with the Towing Policies (the “**Services**”);

**WHEREAS**, the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

**WHEREAS**, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties, and obligations of the parties relative to same.

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

**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 Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle towing and/or removal services of prohibited parked or abandoned vehicles the District

Property in accordance with the Towing Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

A. This Agreement grants to Contractor the right to enter the District Property for those purposes described herein and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.

B. Upon towing/removing of a vehicle, such vehicle shall be stored by the Contractor within a ten (10) mile radius of the point of removal, and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.

C. This Agreement grants to Contractor the right to enter the District Property for the purposes set forth herein, and Contractor agrees to comply with all applicable laws, rules, ordinances, and regulations affecting Services.

**SECTION 3. COMPENSATION.** The Contractor acknowledges and agrees that it is not receiving compensation from the District for the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles as determined by the Department of Motor Vehicles.

**SECTION 4. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above, and shall remain in effect unless terminated with written notice to the other party.

**SECTION 5. INSURANCE.**

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$300,000.00
<i>Property Damage (including contractual)</i>	\$300,000.00
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$300,000.00

B. The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

**SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.**

A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal, and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless, and indemnify the District and its supervisors, officers, staff, representatives, and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgements, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs.

**SECTION 8. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**SECTION 9. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 10. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 11. REPRESENTATIONS, WARRANTIES, AND COVENANTS.**

A. Contractor hereby represents to District that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed to observe and perform the terms, covenants, conditions, and other provisions on its part to be observed or performed under this Agreement; (iii) it has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be

performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

#### **SECTION 12. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.**

A. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises.

B. Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

#### **SECTION 13. COMPLIANCE WITH LAWS, REGULATIONS, RULES, AND POLICIES.**

A. At all times, Contractor is expected to operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

B. Contractor hereby covenants and agrees to comply with all rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

C. The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public

Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

**SECTION 14. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.**

A. Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, currently Governmental Management Services-CF, LLC (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

- (i) Keep and maintain public records required by District to perform the Services;
- (ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;
- (iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
- (iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE CUSTOMER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT 407-841-5521, OR BY E-MAIL AT [GFLINT@GMSCFL.COM](mailto:GFLINT@GMSCFL.COM) OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FL 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.**

**SECTION 15. NOTICES.** Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

**District:** Governmental Management Services, L.L.C.  
RE: Reunion East Community Development District

219 E. Livingston Street  
Orlando, FL 32801  
Attention: District Manager

with a copy to: Latham, Luna, Eden & Beaudine.  
111 N. Magnolia Ave, Suite 1400  
Orlando, Florida 32801  
Attention: District Counsel

**SECTION 16. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Osceola County, Florida.

**SECTION 17. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of the Agreement.

**SECTION 18. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 19. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation, other than the parties hereto, any right remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions contained herein shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 20. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any provisions of this Agreement.

**SECTION 21. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete express of the Agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF,** the parties execute this Agreement effective as of the day and year first written above.

*[SIGNATURES ON FOLLOWING PAGE]*

**SIGNATURE PAGE TO  
AGREEMENT FOR TOWING SERVICES**

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:**

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_

Print: \_\_\_\_\_

  
\_\_\_\_\_

Print: Tricia L. Adams

By:   
\_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**WITNESSES:**

**BOLTON'S TOWING SERVICE, INC, a  
Florida corporation**

\_\_\_\_\_  
Print: \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_



**EXHIBIT "A"**

**PARKING AND TOWING RULES**

# Exhibit "A"

## REUNION EAST COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted December 19, 2019 (Resolution 2020-04)

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 On-Street Parking.
  - 1.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:
    - (a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.
    - (b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible

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

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

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

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

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

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

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

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

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

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

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

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

1.5 Enforcement

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

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

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

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

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

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

# Appendix 1.0



**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**  
**CHAPTER V**  
**PARKING AND TOWING RULES**

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04  
Revised as of August 13, 2020 by Resolution 2020-08

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules"
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District right-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised August 13, 2020**"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised August 13, 2020**, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 5.5 Enforcement

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

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

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

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

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

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

Effective Date: August 13, 2020

**Appendix 5.0**

**District Parking and Towing Maps – Revised August 13, 2020**

[ATTACHED ON FOLLOWING PAGE(S)]



001  
SHEET NO.

**REUNION EAST CDD**  
 REUNION CDD  
 OCEAN COUNTY, GEORGIA

**AREAS OF NO PARKING OVERALL**

NO.	DATE	DESCRIPTION	BY

Civil Engineer  
 STEVEN R. BOYD, P.E.  
 License No. 36323

**BOYD CIVIL**  
 ENGINEERING

8848 Hanging Pine Road  
 Orlando, Florida 32837  
 Office: (407) 494-2290  
 Cell: (407) 494-2291  
 Certificate of Auth. 29791



**LEGEND**

— AREAS OF NO PARKING

0 200' 400' 800' SCALE 1"=80'

**SHEET NO.**  
1.01

**REUNION EAST CDD**  
SEBONCH CDD  
ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 1 OF 3**

REV	DATE	DESCRIPTION	CHK BY	ISSUED NO.

CHK BY: STEVEN M. BOYD, P.E.  
 License No. 43226

**BOYD CIVIL**  
ENGINEERING

6816 Hampton Place Road  
Orlando, Florida 32807  
Office: (407) 996-5893  
Certificate of Acct. 25791





**LEGEND**  
 AREAS OF NO PARKING



**SHEET NO.**  
**1.03**

271520000  
 REUNION EAST CDD  
 AS SHOWN  
 (00.00)

**REUNION EAST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 3 OF 3**

REV.	DATE	DESCRIPTION	DATE BY

Civil Engineer  
**STEVEN H. BOYD, P.E.**  
 License No. 63226

**BOYD CIVIL**  
**ENGINEERING**  
 616 Heritage Way Road  
 Orlando, Florida 32807  
 Office: (407) 941-2444  
 Certificate of Auth. 2593

## SECTION VI



# PROPOSAL

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

PHONE	FAX	DATE
		06/18/20
PROPOSAL #		20-0437
JOB NAME/LOCATION		
Reunion East CDD No Parking Signs Linkside Loop, Fairview Cir, Greens Ln, Watson Ct, Sparkling Ct, Radiant St, Soiree Way, Devereaux St Velleux St, Malona St, Astina St		

**TO** Reunion East CDD  
 c/o GMS

Attention: Alan Scheerer  
 ascheerer@gmscfl.com

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	No Parking Signs <-->	52	EA	\$ 320.00	\$ 16,640.00
	No Parking Signs -->	33	EA	\$ 320.00	\$ 10,560.00
	No Parking Signs <---	33	EA	\$ 320.00	\$ 10,560.00
<b>Sign Notes:</b>					
Sign Posts: 3" Round Aluminum Powdercoated Black					
Buried Footer with Anti-spin soil plate					
No Decorative Finial, No Decorative Base					
Standard MUTCD Signs(unpainted backs) mounted directly to post					

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

will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

<b>Total:</b>	<b>\$ 37,760.00</b>
<b>Terms:</b>	<b>Net 30</b>
Authorized Signature	Proposal Valid for 90 Days

Phillip J Fausnight  
 Digitally signed by Phillip J Fausnight  
 Date: 2020.06.18 15:53:22 -04'00'

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_

<b>CONTACTS:</b>	Estimating Department Phil Fausnight, President/Contracts Administrator John Bruce, Project Coordinator/Scheduling Cris Mercedes, Gen Admin, Insurance, Submittals	<a href="mailto:estimating@fausnight.com">estimating@fausnight.com</a> <a href="mailto:phil@fausnight.com">phil@fausnight.com</a> <a href="mailto:john.bruce@fausnight.com">john.bruce@fausnight.com</a> <a href="mailto:cris@fausnight.com">cris@fausnight.com</a>
------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

# SECTION VII



**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

August 24, 2020

Board of Supervisors  
Reunion East Community Development District  
c/o GMS, LLC  
219 E. Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Reunion East Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion East Community Development District as of and for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

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

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

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

**Audit Objectives**

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

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

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

### **Examination Objective**

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

### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

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

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

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

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

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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

#### **Audit Procedures—General**

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

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

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

#### **Audit Procedures—Internal Control**

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

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

#### **Audit Procedures—Compliance**

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

#### **Engagement Administration, Fees, and Other**

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

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

Our fee for these services will not exceed \$5,600 for the September 30, 2020 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



---

Antonio J. Grau

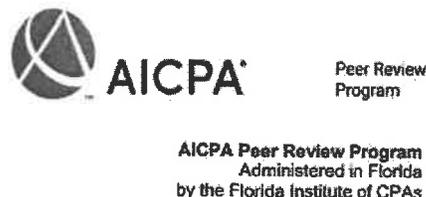
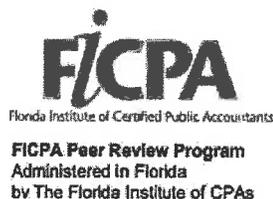
**RESPONSE:**

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

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,  
*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

## SECTION VIII



Renewal

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

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2020

Reunion C.D.D.

Name c/o GMS Central Florida  
Address 1408 Hamlin Avenue, Unit E  
City St. Cloud, FL 34771  
Phone 407.841.5524

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

Reunion C.D.D.

The parties hereto agree as follows

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

One (1) Pond @ Patriots Landing  
Reunion, Florida

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

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

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

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

The terms of this agreement shall be: 10/1/20 thru 9/30/21  
Agree will automatically renew as per Term and Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$129.00	Due	monthly as billed x 12.
Total Annual Cost	\$1,548.00		

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

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: 	Date: 9/1/2020	Accepted	Date:
AAM		Customer	

## Terms and Conditions

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

# SECTION IX

**RESOLUTION NO. 2020-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO COMMENCE WORK RELATED TO A SPECIAL ASSESSMENT BOND ISSUANCE; APPROVING A DEVELOPER FUNDING AGREEMENT AND AN ACQUISITION AGREEMENT WITH THE DEVELOPER, AND OTHER MATTERS RELATING TO THE FOREGOING AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act") and by Ordinance No. 01-31 of Osceola County, Florida, and expanded by Ordinance No. 05-26 of Osceola County, Florida (collectively, the "Ordinance") for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

**WHEREAS**, the District has been asked by EHO ACQUISITIONS II BORROWER, LLC, a Delaware limited liability company and EHO II SPECTRUM, LLC, a Delaware limited liability company (collectively, the "Developer") of certain undeveloped lands in the District (collectively, "Developer"), to issue Reunion East Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2020 (the "Series 2020 Bonds") to provide financing and/or refinancing for certain capital improvements, facilities, and services to benefit certain lands within the District and has authorized its staff to begin work pursuant to this Resolution; and

**WHEREAS**, Developer owns certain undeveloped lands within the District and has agreed to fund the costs authorized by this Resolution; and

**WHEREAS**, the District is authorized by the provisions of Chapter 190, *Florida Statutes*, (the "Act") and the Ordinance, subject to the limitations set forth in the Act and in the Ordinance, if any, to issue its bonds and other evidence of indebtedness for the purpose, among other things, of constructing and/or acquiring public improvements and community facilities set forth in Section 190.012, *Florida Statutes*; and

**WHEREAS**, the District desires to commence preliminary work, including validation proceedings if necessary, to authorize the issuance of its Series 2020 Bonds.

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

SECTION 1. Authorization. There is hereby authorized staff to begin work related to the issuance of the Series 2020 Bonds, with terms, trust documents and further proceedings to be undertaken, as approved by this Board by appropriate later action or resolution.

SECTION 2. Engineering and Assessment Proceedings. The District Manager and the District Engineer are hereby authorized and directed to begin preparation of reports and analyses as deemed necessary or appropriate, to allow the District to impose assessments and issue the Bonds.

SECTION 3. Developer Funding Agreement. Developer has agreed to execute the Developer

Funding Agreement, in substantially the form attached hereto as “**Exhibit A**”, to provide for the payment of costs associated with the preparation for the issuance of the Series 2020 Bonds and the work contemplated by this Resolution. The Chairman and Vice Chairman of the District are hereby authorized to execute and to approve the final form of the Developer Funding Agreement; the execution of the Developer Funding Agreement by the Chairman or Vice Chairman shall constitute evidence of such approval.

SECTION 4. Acquisition Agreement. Developer has agreed to execute an Agreement by and Between the District and the Developer Regarding the Acquisition of Certain Work Product and Infrastructure (the “Acquisition Agreement,”) in substantially the form attached hereto as “**Exhibit B,**” to provide intent and procedures for the District’s acquisition of certain improvements should the Series 2020 Bonds be issued.

SECTION 5. Open Meetings. It is hereby found and determined that all acts of the Board concerning and relating to adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public in compliance with all legal requirements, including, but not limited to, the requirements of Section 286.011, *Florida Statutes*.

SECTION 6. Inconsistent Resolutions and Motions. All prior Resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform to the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 7. Approval of Prior Actions. All actions taken to date by the members of the Board and the staff of the District in furtherance of the issuance of the Bonds, are hereby approved, confirmed and ratified.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

**ADOPTED** this 10th day of September 2020.

**DISTRICT:**

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

**Attest:**

\_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman / Vice Chairman

**EXHIBIT A**

**FORM OF BOND ISSUE FUNDING AGREEMENT  
BETWEEN  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
AND DEVELOPER**

*[SEE ATTACHED]*

**BOND ISSUE FUNDING AGREEMENT  
BETWEEN  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
AND DEVELOPER**

**THIS BOND ISSUE FUNDING AGREEMENT** (this "Agreement") is made and entered into this 10<sup>th</sup> day of September, 2020, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801 (the "District") and , jointly and severally, **EHO ACQUISITION II BORROWER, LLC**, a Delaware limited liability company, and **EHO II-SPECTRUM, LLC**, a Delaware limited liability company, both with mailing addresses of One Town Center Road, Suite 600, Boca Raton, Florida, 33486 (collectively, the "Developer;" and together with the District, the "Parties").

**RECITALS**

**WHEREAS**, the District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 01-31 of Osceola County, Florida, and expanded by Ordinance No. 05-26 of Osceola County, Florida (collectively, the "Ordinance") for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

**WHEREAS**, the District has been asked by Developer to issue the Reunion East Community Development District Special Assessment Bonds, Series 2020 (the "2020 Bonds") to provide financing for certain capital improvements, facilities and services to benefit certain undeveloped lands within the District (hereinafter, collectively, the "2020 Assessment Area") and has authorized its staff to begin work pursuant to Resolution 2020-07; and

**WHEREAS**, Developer owns those undeveloped lands within the 2020 Assessment Area; and

**WHEREAS**, Developer and the District desire to enter into this Agreement to provide funds to enable the District to commence work related to the issuance of the 2020 Bonds.

**NOW THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.
- 2. Provision of Funds.** Developer agrees to make available to the District such monies as are necessary to proceed with the issuance of the 2020 Bonds as follows:

- A. Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds, as invoiced pursuant to an agreement or engagement letter approved by the District. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. Developer authorizes the District to direct District staff, including the District Engineer, District Manager, Methodology Consultant, if applicable, the District Counsel and Bond Counsel and other professional assistance as may be necessary, to proceed with the work contemplated by this Agreement.
- B. Developer and the District agree that all fees, costs or other expenses incurred by the District for the services of the District Engineer, District Manager, Methodology Consultant, if applicable, District Counsel and Bond Counsel or other professionals for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement. Developer may be reimbursed for monies paid, as costs of issuance for the 2020 Bonds, to the extent allowable under the 2020 Bond documents and tax law.
- C. Developer agrees to provide funds within fourteen (14) days of receipt of written notification from the District Manager of the need for such funds.
- D. In the event that Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work. The District may, in its discretion, place a lien on property (requiring payment as additional assessments) in the District owned by Developer, if such funds are not paid within ninety (90) days of the demand therefor.

3. **Termination.** Any of the Parties hereto may terminate this Agreement without cause by providing ten (10) days written notice of termination. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received.

4. **Default.** A default by any party under this Agreement shall entitle the other parties to all remedies available at law or in equity, which may include, but not be limited to, the right of damages.

5. **Enforcement of Agreement.** In the event that any of the parties is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

8. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

9. **Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Reunion Community Development District  
c/o Governmental Management Services- Central Florida  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP  
111 N. Magnolia Avenue, Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, Esq.

If to Developer: EHOFF Acquisitions II Borrower, LLC  
EHOFF II- Spectrum, LLC  
One Town Center Road, Suite 600  
Boca Raton, FL 33486  
Attention: \_\_\_\_\_

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice

period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**10. Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

**11. Assignment.** None of the parties hereto may assign this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any purported assignment without such prior written approval shall be void.

**12. Controlling Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Osceola County, Florida.

**13. Effective Date.** The Agreement shall be effective after execution by all Parties hereto and shall remain in effect unless terminated by any of the Parties hereto.

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

**15. Public Records.** The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR BOND ISSUE  
FUNDING AGREEMENT BETWEEN REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT AND DEVELOPER**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

**DISTRICT:**

Attest:

REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary/Asst. Secretary

By:\_\_\_\_\_

Name:\_\_\_\_\_  
Chairman / Vice Chairman

**COUNTERPART SIGNATURE PAGE FOR BOND ISSUE  
FUNDING AGREEMENT BETWEEN REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT AND DEVELOPER**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

**DEVELOPER:**

**EHOFF ACQUISITION II BORROWER, LLC,**  
A Delaware limited partnership

By: EHOFF ACQUISITIONS II, LLC,  
a Delaware limited liability company  
its sole member

By: Encore Housing Opportunity Fund II  
General Partner, LLC, a Delaware limited  
Liability company, its Manager

By: AF Encore Management, LLC, a  
Florida limited liability company,  
Executive Managing Member

By: \_\_\_\_\_  
Arthur J. Falcone, Manager

**COUNTERPART SIGNATURE PAGE FOR BOND ISSUE  
FUNDING AGREEMENT BETWEEN REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT AND DEVELOPER**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

**DEVELOPER:**

**EHOFF II - SPECTRUM, LLC**, a Delaware limited liability company

By: EHOFF Acquisitions II, a Delaware limited liability company, its sole member

By: Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Valerie Garazi,  
Authorized Representative

:

**EXHIBIT B**

**FORM OF  
AGREEMENT BY AND BETWEEN THE  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
AND THE DEVELOPER REGARDING  
THE ACQUISITION OF CERTAIN  
WORK PRODUCT AND INFRASTRUCTURE**

*[SEE ATTACHED]*

**AGREEMENT BY AND BETWEEN THE  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
AND THE DEVELOPER REGARDING  
THE ACQUISITION OF CERTAIN  
WORK PRODUCT AND INFRASTRUCTURE**

**(SERIES 2020 BONDS)**

**THIS AGREEMENT BY AND BETWEEN THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE** (the “Acquisition Agreement”) is made and entered into as of the 10th day of September, 2020 by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida (the “District”) with offices located at 219 E. Livingston Street, Orlando, Florida 32801, and, jointly and severally, **EHOV ACQUISITION II BORROWER, LLC**, a Delaware limited liability company and **EHOV II-SPECTRUM, LLC**, a Delaware limited liability company with a mailing address One Town Center Road, Suite 600, Boca Raton Florida 33486 (collectively, the “Developer;” together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District was established by Ordinance No. 01-32, and expanded by Ordinance No. 05-27 enacted by the Board of County Commissioners of Osceola County, Florida (collectively, the “Ordinance”), for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

**WHEREAS**, the portion of the Reunion Resort & Club of Orlando within the District boundaries (the "Development") is being developed in phases and the Developer is the developer and majority owner of certain property located within the boundaries of the area designated as the 2020 Assessment Area further described as (3) areas known or to be known as “Reunion Village – Reunion Phase 2, Parcels 4, 5, 6 &7)” and “Spectrum at Reunion” (collectively referred to as “2020 Assessment Area Five”); and

**WHEREAS**, the District plans to issue its Reunion East Community Development District Special Assessment Bonds, Series 2020 (the “Series 2020 Bonds”), the proceeds of which will be applied, together with other legally available Funds: (i) for the payment of the Costs of acquiring a portion of the 2020 Assessment Area Project (as defined below), (ii) to pay the interest on the Series 2020 Bonds, (iii) to fund the Series 2020 Reserve Account in an amount equal to the Series 2020 Reserve Requirement; (iv) to pay the costs of issuance of the Series 2020 Bonds; and other costs as determined appropriate; and

**WHEREAS**, the District plans to acquire certain completed public infrastructure improvements within 2020 Assessment Area (the "2020 Assessment Area Project"), as will be more specifically described and identified in a Supplemental Engineer’s Cost Report for Reunion

East Community Development District Osceola County, Florida, with such categories of improvements as generally described in the Engineer's Cost Report for the Reunion East Community Development District dated February 27, 2002 and revised from time to time (together, the "Engineer's Report"); and

**WHEREAS**, the Developer agrees that the Development will benefit from the timely completion and acquisition of the 2020 Assessment Area Project; and

**WHEREAS**, the Developer and the District acknowledge that the funds available through the Series 2020 Acquisition and Construction Account may not be sufficient to complete the design, construction and/or acquisition of the 2020 Assessment Area Project; and

**WHEREAS**, the Developer has agreed to commence development of the lands within the 2020 Assessment Area Project, in an expeditious and timely manner, some of which development requires or includes some of the improvements or times as described herein; and

**WHEREAS**, in order to permit the commencement of the construction of infrastructure, the Developer has advanced, funded, commenced, and completed and will complete certain work to enable the District to expeditiously provide the infrastructure of the 2020 Assessment Area Project, to be more specifically described in the Engineer's Report and listed generally in Exhibit "A" (the "Improvements"); and

**WHEREAS**, the District has not had sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents which would allow the timely commencement and completion of construction of the infrastructure improvements, facilities, and services contemplated in Exhibit "B" (the "Work Product"); and

**WHEREAS**, the Developer has under contract to create or has created the Improvements and Work Product for the District and wishes to convey certain elements thereof, as it is completed, to the District; and

**WHEREAS**, the Developer acknowledges that upon its conveyance, the District will have the right to use and rely upon the Work Product for any and all purposes and further desires to release to the District all of its right, title, and interest in and to the Work Product (except as provided for in this Acquisition Agreement); and

**WHEREAS**, the District desires to acquire ownership of the completed Work Product as well as the unrestricted right to use and rely upon the Work Product for any and all purposes; and

**WHEREAS**, in order to allow the District to avoid delay as a result of the lengthy process incident to the sale and closing on the District's proposed Series 2020 Bonds, the Developer has under contract, under construction, or is obligated to convey to certain governmental entities, certain portions of the District Improvements; and

**WHEREAS**, the Developer agrees to convey to the District all right, title, and interest in the portion of the Improvements as of the Acquisition Date (as hereinafter defined), or as soon thereafter as practicable; and

**WHEREAS**, the District wishes to acquire the Improvements from the Developer as of each applicable Acquisition Date with a portion of the proceeds of the Series 2020 Bonds; and

**WHEREAS**, in conjunction with the acquisition of the Improvements, the Developer desires to convey, or cause to be conveyed, to the District, interests in certain real property sufficient to allow the District to own, operate, maintain, construct, or install the Improvements, as described in Exhibit “A” and “B”, to the extent that any such conveyances are appropriate, and whether such conveyances shall be in fee simple, perpetual easement, or other interest as may be in the best interests of the District or required by permits or development plans (the “Real Property”); and

**WHEREAS**, the Developer agrees to convey, or cause to be conveyed, any such real property interests to the District and in a form satisfactory to the District and subject to the conditions set forth herein; and

**WHEREAS**, the District and the Developer are entering into this Acquisition Agreement to ensure the timely completion and operation of the Improvements.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Acquisition Agreement.

**2. WORK PRODUCT.** The District agrees to pay, but only to the extent funds are available for such purpose from the net proceeds of the Series 2020 Bonds, the actual reasonable cost incurred by the Developer in preparation of the Work Product in accordance with the provisions of this Acquisition Agreement. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for the Work Product. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Acquisition Agreement on such date or dates as the parties may jointly agree upon, but all must be no later than the date of the third anniversary of the issuance of the Series 2020 Bonds (“Acquisition Date”). The parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Acquisition Agreement. The District Engineer shall review all evidence of cost and shall certify to the District Board the total actual amount of cost, which in the District Engineer’s sole opinion is reasonable for the Work Product. The District Engineer’s opinion as to cost shall be set forth in an Engineer’s Certificate which shall accompany the requisition for the funds from the District’s bond trustee. In the event that the Developer disputes the District Engineer’s opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the parties. Such a decision by a third

party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for the funds from the District's bond trustee. The parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction of the Improvements.

- A. The Developer agrees to convey to the District the Work Product upon payment of the sums determined to be reasonable by the District Engineer and approved by the District's Board of Supervisors pursuant to and as set forth in this Acquisition Agreement.
- B. The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided in a timely manner in the reasonable discretion of the District.
- C. The Developer acknowledges the District's right to use and rely upon the Work Product for any and all purposes.
- D. The Developer hereby agrees to indemnify and hold the District harmless from any cost, judgment, claim or other action arising as a result of Developer's negligence or willful misconduct relating to the Work Product which renders such Work Product unfit for the uses intended by the District, which uses the Developer hereby acknowledges and understands.
- E. The Developer agrees to use good faith and commercially reasonable efforts to cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the parties hereto, a warranty that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Engineer's Report. The District agrees to seek primary recovery for any loss from any person or entity who has provided an applicable warranty that has been assigned to the District.
- F. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Developer agrees to pay such cost or expense.

**3. ACQUISITION OF DISTRICT IMPROVEMENTS.** The Developer has constructed, is constructing, or has under contract to construct and complete, the Improvements described in Exhibit “A” and “B”. When a portion of the Improvements is complete and is ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. Any real property interests necessary for the functioning of the Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of section 4. The District Engineer, in consultation with counsel, shall determine in writing whether or not the infrastructure to be conveyed is a part of the Improvements contemplated by the Engineer’s Report and, if so, shall provide Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the engineering review and certification process described in section 2. The District Manager shall determine, in writing, whether the District has, based on the Developer’s estimate of cost, sufficient unencumbered funds to acquire the improvement.

- A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-built, evidence of costs, deeds or easements, etc.) shall be to the satisfaction of the District. If any item acquired is to be further conveyed to a third party governmental body, then the Developer agrees to cooperate and provide such certifications or documents as may be required by that governmental body, if any.
- B. The District Engineer shall certify as to the actual cost of any improvement built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.
- C. The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Acquisition Agreement.

**4. CONVEYANCE OF REAL PROPERTY.**

- A. Conveyance. The Developer agrees that it will convey, or cause to be conveyed by others, to the District at or prior to the applicable Acquisition Date, and as determined solely by the District by a special warranty deed, easement or other instrument acceptable to the District’s Board of Supervisors together with a metes and bounds or platted legal description, the Real Property upon which the Improvements are constructed or which are necessary for the operation and maintenance of, and access to the Improvements or required to be further conveyed to Osceola County or any other governmental entity. The parties agree that in no event shall the purchase price for the Real Property exceed the lesser of the costs basis or the value of an appraisal or similar third-party report (prepared by a qualified appraiser or appraisal company) or other evidence acceptable to Bond Counsel and District staff, obtained by the Developer or the District

for this purpose. The parties agree that the purchase price shall not include amounts attributable to the value of improvements on the Property and other improvements serving the Property that have been, or will be, funded by the District. The District may determine in its reasonable discretion that fee title is not necessary and, in such cases, shall accept such other interest in the lands upon which the Improvements are constructed as the District deems acceptable. If requested and necessary, such special warranty deed or other instrument shall be subject to a temporary reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof. The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed, including costs, if any, for the further conveyance by the District to Osceola County or any other governmental entity. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner's title insurance policy in a form satisfactory to the District (or title search, if the District determines, in its sole discretion, a title policy is not necessary). In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such lands, the Developer shall cure, or cause to be cured, such defects at no expense to the District.

- B. Boundary or Other Adjustments. Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order to accurately describe lands conveyed to the District and lands which remain in Developer's ownership. The parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs. Developer agrees that if a court or other governmental entity determines that a replatting of the lands within the District is necessary, Developer shall pay all costs and expenses associated with such actions. Any transfer of Real Property or Improvements acquired with Series 2020 Bond proceeds back to the Developer pursuant to this section shall require an opinion from the District's bond counsel stating that such transfer shall not adversely affect the tax status of the Series 2020 Bonds, unless certified by the District Engineer as a corrective conveyance to correct or clarify a legal description.

**5. INDEMNIFICATION.** For all actions or activities which occur prior to the date of the acquisition of the relevant real property, improvement or work product hereunder, the Developer agrees to indemnify and hold harmless the District and its officers, staff, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or claims of any nature arising out of, or in connection with, this Acquisition Agreement, including litigation or any appellate proceedings with respect thereto, irrespective of the date of the initiation or notice of the claim, suit, etc.; provided, however, that the Developer shall not indemnify the District for a default by the District under this Acquisition Agreement.

**6. DEFAULT.** A default by either party under this Acquisition Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

If the Developer fails to keep, observe or perform any of the agreements, terms, covenants or representations, or otherwise is in default of this Acquisition Agreement, the District shall give written notice to Developer (at the address listed in the first paragraph of this Acquisition Agreement), and the Developer shall have thirty (30) days to cure such default (which time may be extended by the District in its sole discretion), unless a shorter time to cure is mandated by applicable law or regulation.

**7. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Acquisition Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other, its reasonable attorneys' fees and costs incurred for trial, alternative dispute resolution, or appellate proceedings.

**8. AGREEMENT.** This instrument shall constitute the final and complete expression of this Acquisition Agreement between the District and the Developer relating to the subject matter of this Acquisition Agreement.

**9. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Acquisition Agreement may be made only by an instrument in writing which is executed by all parties hereto and, if such amendment will materially affect the payment of the Series 2020 Bonds, the Acquisition Agreement may not be amended without the prior written consent of the Trustee acting at the direction of the Series 2020 Bondholders owning a majority of the aggregate principal amount of the Series 2020 Bonds then outstanding.

**10. AUTHORIZATION.** The execution of this Acquisition Agreement has been duly authorized by the appropriate body or official of the District and the Developer. The District and the Developer have complied with all the requirements of law. The District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

**11. ARM'S LENGTH TRANSACTION.** This Acquisition Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. All parties participated fully in the preparation of this Acquisition Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Acquisition Agreement, all

parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

**12. NOTICES.** All notices, requests, consents and other communications under this Acquisition Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

1. If to District: Reunion East Community Development District  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: District Manager  
Tel: (407) 841-5524  
Email: [gflint@gmscfl.com](mailto:gflint@gmscfl.com)

With a copy to: Latham, Luna, Eden & Beaudine, LLP  
111 North Magnolia Avenue, Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, Esq.  
Tel: (407) 481-5800  
Email: [jcarpenter@lseblaw.com](mailto:jcarpenter@lseblaw.com)

2. If to Developer: EHOFF Acquisitions II Borrower, LLC  
One Town Center Road, Suite 600  
Boca Raton, FL 33486  
Attention: \_\_\_\_\_  
Tel: (561)961-1000  
Email: \_\_\_\_\_

EHOFF II-Spectrum, LLC  
One Town Center Road, Suite 600  
Boca Raton, FL 33486  
Attention: \_\_\_\_\_  
Tel: (561)961-1000  
Email: \_\_\_\_\_

Except as otherwise provided in this Acquisition Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Acquisition Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address

to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**13. THIRD PARTY BENEFICIARIES.** This Acquisition Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Acquisition Agreement. Nothing in this Acquisition Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Acquisition Agreement or any of the provisions or conditions of this Acquisition Agreement; and all of the provisions, representations, covenants, and conditions contained in this Acquisition Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective successors and assigns. Notwithstanding the foregoing, nothing in this paragraph shall be construed as impairing or modifying the rights of any holders of bonds issued by the District for the purpose of acquiring any Work Product, real property, or portion of the Improvements, and the Trustee for the Series 2020 Bonds, on behalf of the owners of the Series 2020 Bonds, shall be a direct third party beneficiary of the terms and conditions of this Acquisition Agreement and shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee has not assumed any obligation hereunder.

**14. ASSIGNMENT.** This Acquisition Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld and upon the written consent of the Trustee acting at the direction of Series 2020 Bondholders owning a majority of the outstanding aggregate principal amount of the outstanding Series 2020 Bonds. Such consent shall not be required in the event of a sale of the majority of the lands within Assessment Area Five of the District then owned by the Developer pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of the Developer under this Acquisition Agreement.

**15. CONTROLLING LAW.** This Acquisition Agreement and the provisions contained in this Acquisition Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**16. EFFECTIVE DATE.** This Acquisition Agreement shall be effective upon its execution by the District and the Developer.

**17. TERMINATION.** The Developer agrees and acknowledges that the District may not issue the 2020 Bonds and the decision to issue, or not issue, the 2020 Bonds is the District's decision, in its sole discretion. This Acquisition Agreement may be terminated by the District without penalty, and without any payments or other consideration whatsoever, in the event that the District does not issue its proposed Series 2020 Bonds.

**18. PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Acquisition Agreement may be public records and will be treated as such in accordance with Florida law.

**19. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Acquisition Agreement shall not affect the validity or enforceability of the remaining portions of this Acquisition Agreement, or any part of this Acquisition Agreement not held to be invalid or unenforceable.

**20. SOVEREIGN IMMUNITY.** The Developer agrees that nothing in this Acquisition Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or laws.

**21. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Acquisition Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Acquisition Agreement.

**22. COUNTERPARTS.** This Acquisition Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE TO  
AGREEMENT BY AND BETWEEN THE  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
AND THE DEVELOPER, REGARDING  
THE ACQUISITION OF CERTAIN  
WORK PRODUCT AND INFRASTRUCTURE**

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

WITNESSES:

DEVELOPER:

EHO ACQUISITIONS II BORROWER, LLC, a Delaware limited liability limited partnership

\_\_\_\_\_  
Print: \_\_\_\_\_

By: EHO ACQUISITIONS II, LLC,  
a Delaware limited liability company,  
its sole member

\_\_\_\_\_  
Print: \_\_\_\_\_

By: Encore Housing Opportunity  
Fund II General Partner, LLC,  
A Delaware limited liability  
company, its Manager

By: AF Encore Management,  
LLC, a Florida limited  
liability company,  
Executive Managing  
Member

\_\_\_\_\_  
Arthur J. Falcone, Manager

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical presence or by \_\_\_\_ on-line notarization this \_\_\_\_ day of September 2020, by Arthur J. Falcone as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company Manager of EHOFF Acquisitions II, LLC, a Delaware limited liability company the sole member of EHOFF ACQUISITIONS II BORROWER, LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is personally known to me or has produced a valid driver's license as identification.

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

EHOF II-SPECTRUM, LLC, a Delaware limited liability limited partnership

Print: \_\_\_\_\_

By: EHOF AQCUSISTIONS II, LLC, a Delaware limited liability company, its sole member

Print: \_\_\_\_\_

By: Encore Housing Opportunity Fund II General Partner, LLC, A Delaware limited liability company, its Manager

By: \_\_\_\_\_  
Valerie Garazi,  
Authorized Representative

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or by \_\_\_ on-line notarization this \_\_\_ day of September 2020, by Valerie Garazi, as Authorized Representative of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company the sole member of EHOF II- SPECTRUM, LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is personally known to me or has produced a valid driver’s license as identification.

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

**COUNTERPART SIGNATURE PAGE TO  
AGREEMENT BY AND BETWEEN THE  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
AND THE DEVELOPER, REGARDING  
THE ACQUISITION OF CERTAIN  
WORK PRODUCT AND INFRASTRUCTURE**

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

ATTEST:

DISTRICT:

REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT, a local unit of  
special purpose government

By: \_\_\_\_\_  
George Flint, Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman / Vice Chairman

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical presence or by \_\_\_\_ on-line notarization this \_\_\_\_ day of \_\_\_\_\_ 2020, by John Chiste, as Chairman of the Board of Supervisors, and by George Flint, Secretary of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT a community development district organized under the laws of the State of Florida, on behalf of the community development district. Said persons' are both personally known to me or have each produced a valid driver's license as identification.

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

## **EXHIBIT “A”**

### **Improvements to be Acquired**

1. Mass Grading<sup>1</sup> and Stormwater
2. Public Roadways
3. Potable Water, Wastewater and Effluent Reuse Systems
4. Electrical, Communication and Lighting
5. Landscape, Hardscape and Irrigation
6. Parks, Recreation and Entrance Gatehouse
7. Professional Design, County, Legal and Bond Fees

together with all real property underlying the Improvements.

1. Mass grading will only occur within the public right-of-ways and CDD stormwater ponds; mass grading of lots, or other private areas, is not included.

**EXHIBIT “B”**

**Work Product**

All architectural, engineering, landscape design, construction and other professional work product related to the Improvements including but not limited to plans, specifications, designs, drawings, permit applications and permits, surveys, and the like.

# SECTION X

# SECTION C

# SECTION 1

**Reunion East Community Development District**

<b>Item #</b>	<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
1	3/14/11	Irrigation Turnover	Kingwood / Carpenter	<b>In Process</b>	August 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	3/16/17	Allocation of 532 Costs	Carpenter	<b>On Hold</b>	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	<b>First Phase implemented Second Phase Underway</b>	No Parking Zones expanded community wide 08.13.2020; Towing and towing enforcement agreements need to be amended and more No Parking Signs need to be installed.
4	4/11/19	Playground Shade Structure	Scheerer	<b>Completed</b>	Shade structure now installed. Playground opened 08.14.2020
5	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint / Boyd	<b>On Hold</b>	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.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
6	5/14/20	Remediate washout under I4 Reunion East/West Bridge	Boyd	Completed	All Terrain scheduled to begin work August 14 which is now complete. District Engineer and District Counsel coordinating and finalizing the construction easement and future maintenance easement.
7	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carll	In Process	Pools Open; Spas Closed; Dog Park Open, Fitness Center Open, Playground Open as of August 2020.
8	5/14/20	Seven Eagles MSA	Flint/Carll	In Process	Month to month MSA approved at 08.13.2020 RECDD BOS Meeting.
9	5/14/20	Golf Cart Community Status	Flint	In Process	Communication with OC has taken place to determine the steps to be a designated Golf Cart Community.
10	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Upgrade sign posts to decorative fluted posts with finial. Proposal for \$17,700 received and included in the RECDD FY2021 budget.
<b>Reunion West Community Development District</b>					
Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
1	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	In Process	August 2020 - All Terrain awarded the bid. Cost \$40,195

Reunion Resort & Club  
Seven Eagles Cove CDD Action Items Punch List

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Landscaping around building is overgrown	21-Mar	Yellowstone	Landscaping needs to be replaced in several areas		On Hold

## SECTION 2

# Reunion East

## Community Development District

### Summary of Check Register

August 1, 2020 to August 31, 2020

Fund	Date	Check No.'s	Amount
General Fund	8/4/20	4727-4730	\$ 76,226.66
	8/5/20	4731-4732	\$ 650.81
	8/7/20	4733	\$ 8,135.31
	8/13/20	4734	\$ 2,794.30
	8/20/20	4735-4740	\$ 7,629.97
	8/26/20	4741	\$ 5,486.57
	8/28/20	4743-4745	\$ 3,918.01
		\$	104,841.63
Replacement & Maintenance	8/4/20	106	\$ 2,288.00
	8/5/20	107	\$ 23,047.00
	8/20/20	108	\$ 13,581.50
	8/28/20	109-110	\$ 19,051.32
		\$	57,967.82
Payroll	<u>August 2020</u>		
	Donald Harding	50548	\$ 184.70
	John Dryburgh	50549	\$ 184.70
	Mark Greenstein	50550	\$ 184.70
	Steven Goldstein	50551	\$ 184.70
	Trudy Hobbs	50552	\$ 184.70
		\$	923.50
			\$ 163,732.95

CHECK DATE	VEND#	INVOICE DATE	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.#
8/04/20	00011	7/29/20	20130	202007	310-51300-31400				*	600.00	
					ARBITRAGE SERIES 2015A						
7/29/20	20130	202007	310-51300-31400						*	600.00	
					ARBITRAGE SERIES 2015-1						
7/29/20	20130	202007	310-51300-31400						*	600.00	
					ARBITRAGE SERIES 2015-2						
7/29/20	20130	202007	310-51300-31400						*	600.00	
					ARBITRAGE SERIES 2015-3						
----- GRAU & ASSOCIATES -----											
8/04/20	00054	8/01/20	2020AUG	202008	320-53800-34500				*	6,533.33	
					SECURITY SERVICES- AUG20						
8/01/20	2020AUG	202008	300-13100-10100						*	5,133.33	
					SECURITY SERVICES- AUG20						
----- REUNION RESORT & CLUB MASTER ASSOC. -----											
8/04/20	00117	7/27/20	5814920	202007	310-51300-32300				*	4,000.00	
					TRUSTEE FEE SER. 2015-1						
7/27/20	5814920	202007	310-51300-32300						*	4,000.00	
					TRUSTEE FEE SER. 2015-2						
7/27/20	5814920	202007	310-51300-32300						*	4,000.00	
					TRUSTEE FEE SER. 2015-3						
----- USBANK -----											
8/04/20	00030	8/01/20	REU 1329	202008	320-53800-47300				*	28,089.60	
					MNTHLY LNDSCP MAINT AUG20						
8/01/20	REU 1329	202008	300-13100-10100						*	22,070.40	
					MNTHLU LNDSCP MAINT AUG20						
----- YELLOWSTONE LANDSCAPE -----											
8/05/20	00074	7/31/20	187281	202007	320-53800-47000				*	72.24	
					AQUATIC PLANT MGMT JUL20						
7/31/20	187281	202007	300-13100-10100						*	56.76	
					AQUATIC PLANT MGMT JUL20						
----- APPLIED AQUATIC MANAGEMENT, INC. -----											
8/05/20	00161	7/31/20	2298	202006	320-53800-53000				*	171.44	
					LANDSCAPE STONES/22BLOCKS						
7/31/20	2298	202006	300-13100-10100						*	134.71	
					LANDSCAPE STONES/22BLOCKS						
7/31/20	2304	202006	320-53800-46200						*	120.77	
					RPLC EMERGENCY LIGHT						
7/31/20	2304	202006	300-13100-10100						*	94.89	
					RPLC EMERGENCY LIGHT						
----- HERITAGE SERVICE SOLUTIONS LLC -----											
										521.81	004732

REUE REUNION EAST TVISCARRA

REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
8/07/20	00049	8/01/20	501	202008	310-51300-34000			MANAGEMENT FEES AUG20	*	3,689.58	
8/01/20	501	202008	310-51300-35100				INFORMATION TECH AUG20	*	183.33		
8/01/20	501	202008	310-51300-31300				DISSEMINATION FEE AUG20	*	833.33		
8/01/20	501	202008	310-51300-51000				OFFICE SUPPLIES	*	16.35		
8/01/20	501	202008	310-51300-42000				POSTAGE	*	22.50		
8/01/20	501	202008	310-51300-42500				COPIES	*	50.70		
8/01/20	502	202008	320-53800-12000				FIELD MANAGEMENT AUG20	*	3,320.92		
8/01/20	502	202008	310-51300-51000				STAPLES	*	18.60		
GOVERNMENTAL MANAGEMENT SERVICES											
8/13/20	00134	8/11/20	02717	202007	310-51300-31100			SITE VISIT/PREP FOR MTG	*	2,794.30	8,135.31 004733
BOYD CIVIL ENGINEERING											
8/20/20	00095	7/29/20	S164173	202007	320-53800-57400			RPLC BATTERY BACKUP UNITS	*	716.82	2,794.30 004734
7/29/20	S164173	202007	300-13100-10100				RPLC BATTERY BACKUP UNITS	*	563.21		
ACCESS CONTROL TECHNOLOGIES, INC.											
8/20/20	00106	8/13/20	332-4726	202008	320-53800-53200			6 STOP SIGN W/REFLECT VINYL	*	336.00	1,280.03 004735
8/13/20	332-4726	202008	300-13100-10100				6 STOP SIGN W/REFLECT VINYL	*	264.00		
FASTSIGNS SOUTH ORLANDO											
8/20/20	00172	8/06/20	3167	202008	320-53800-57500			500 PARKING VIOLATIONS	*	25.20	600.00 004736
8/06/20	3167	202008	300-13100-10100				500 PARKING VIOLATIONS	*	19.80		
NEW CHAPTER DIGITAL CORP.											
8/20/20	00002	7/31/20	23177313	202007	310-51300-48000			NOT. MEETING 7/09/20	*	530.01	45.00 004737
7/31/20	23177313	202007	310-51300-48000				NOT. OF RULE DEVELOPMENT	*	322.65		
7/31/20	23177313	202007	310-51300-48000				NOT. RULEMAKING HEARING	*	582.42		

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	AMOUNT
8/20/20	00060	7/31/20	23177313	202007	310-51300-48000			ORLANDO SENTINEL COMMUNICATION	*	1,114.26	2,549.34	004738
					FY20 BDGT/COVID/BOS MTG							
8/04/20	355154	202008	320-53800-46200						*	94.61		
					CARTRIDGE 150 SQFT PLM							
8/04/20	355154	202008	300-13100-10100						*	74.34		
					CARTRIDGE 150 SQFT PLM							
8/20/20	00030	8/01/20	REU 1330	202008	320-53800-46200			SPIES POOL LLC	*	1,672.52	168.95	004739
					AQUATIC MAINTENANCE AUG20							
8/01/20	REU 1330	202008	300-13100-10100						*	1,314.13		
					AQUATIC MAINTENANCE AUG20							
8/26/20	99999	8/26/20	VOID	202008	000-00000-00000			YELLOWSTONE LANDSCAPE	C	.00	2,986.65	004740
					VOID CHECK							
8/26/20	00092	7/13/20	DUKE-DUK	202006	320-53800-43000				*	760.49	.00	004741
					DUKE ENERGY #40845 34210							
7/13/20	DUKE-DUK	202006	320-53800-43000						*	219.99		
					DUKE ENERGY #43303 35141							
7/31/20	DUKE-DUK	202005	320-53800-43000						*	845.83		
					DUKE ENERGY #40845 34210							
7/31/20	DUKE-DUK	202005	320-53800-43000						*	331.98		
					DUKE ENERGY #43303 35141							
7/31/20	RECDDREE	202007	320-53800-46200						*	1,848.00		
					POOL CLEANING SERVS JUL20							
7/31/20	RECDDREE	202007	300-13100-10100						*	1,452.00		
					POOL CLEANING SERVS JUL20							
8/24/20	082420	202005	320-53800-41000						*	34.62		
					HC PHONE LINE 4574 MAY20							
8/24/20	082420	202005	300-13100-10100						*	27.20		
					HC PHONE LINE 4574 MAY20							
8/24/20	082420	202005	320-53800-41000						*	34.62		
					CP PHONE LINE 2365 MAY20							
8/24/20	082420	202005	300-13100-10100						*	27.20		
					CP PHONE LINE 2365 MAY20							
8/24/20	082420A	202006	320-53800-41000						*	34.62		
					HC PHONE LINE 4574 JUN20							
8/24/20	082420A	202006	300-13100-10100						*	27.20		
					HC PHONE LINE 4574 JUN20							
8/24/20	082420A	202006	320-53800-41000						*	34.62		
					CP PHONE LINE 2365 JUN20							

\*\*\*\*\*INVALID VENDOR NUMBER\*\*\*\*\*

REUE REUNION EAST TVISCARRA

REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.#	AMOUNT
8/24/20		082420A	202006	300	13100	10100			*	27.20		
		CP PHONE LINE	2365	JUN20								
8/24/20		082420B	202007	320	53800	41000			*	34.62		
		HC PHONE LINE	4574	JUL20								
8/24/20		082420B	202007	300	13100	10100			*	27.20		
		HC PHONE LINE	4574	JUL20								
8/24/20		082420B	202007	320	53800	41000			*	34.62		
		CP PHONE LINE	2365	JUL20								
8/24/20		082420B	202007	300	13100	10100			*	27.20		
		CP PHONE LINE	2365	JUL20								
8/26/20		082620	202005	330	53800	41000			*	123.36		
		HC/HS CENTURYLINK CREDIT										
8/26/20		082620A	202006	330	53800	41000			*	123.64		
		HC/HS CENTURYLINK CREDIT										
8/26/20		082620B	202004	320	53800	41000			*	26.78		
		CENTURYLINK 9325 PRORATE										
8/26/20		082620B	202004	300	13100	10100			*	21.04		
		CENTURYLINK 9325 PRORATE										
8/26/20		082620B	202004	320	53800	41000			*	26.78		
		CENTURYLINK 9385 PRORATE										
8/26/20		082620B	202004	300	13100	10100			*	21.04		
		CENTURYLINK 9385 PRORATE										
REUNION RESORT												
8/28/20	00095	8/20/20	S164648	202008	320	53800	57400		*	73.92		5,486.57 004742
			CLN/TGHTN WIRE/CHK SETTING									
8/28/20		8/20/20	S164648	202008	300	13100	10100		*	58.08		
			CLN/TGHTN WIRE/CHK SETTING									
ACCESS CONTROL TECHNOLOGIES, INC.												
8/28/20	00010	8/18/20	7-097-76	202008	310	51300	42000		*	186.01		132.00 004743
			DELIVERY 08/11/20									
FEDEX												
8/28/20	00175	8/16/20	6208	202008	320	53800	46200		*	2,016.00		186.01 004744
			POOL MAINTENANCE AUG20									
8/16/20		6208	202008	300	13100	10100			*	1,584.00		
			POOL MAINTENANCE AUG20									
ROBERTS POOL SERVICE AND REPAIR INC												
										3,600.00	004745	
TOTAL FOR BANK A										104,841.63		
TOTAL FOR REGISTER										104,841.63		

REVE REUNION EAST TVISCARRA

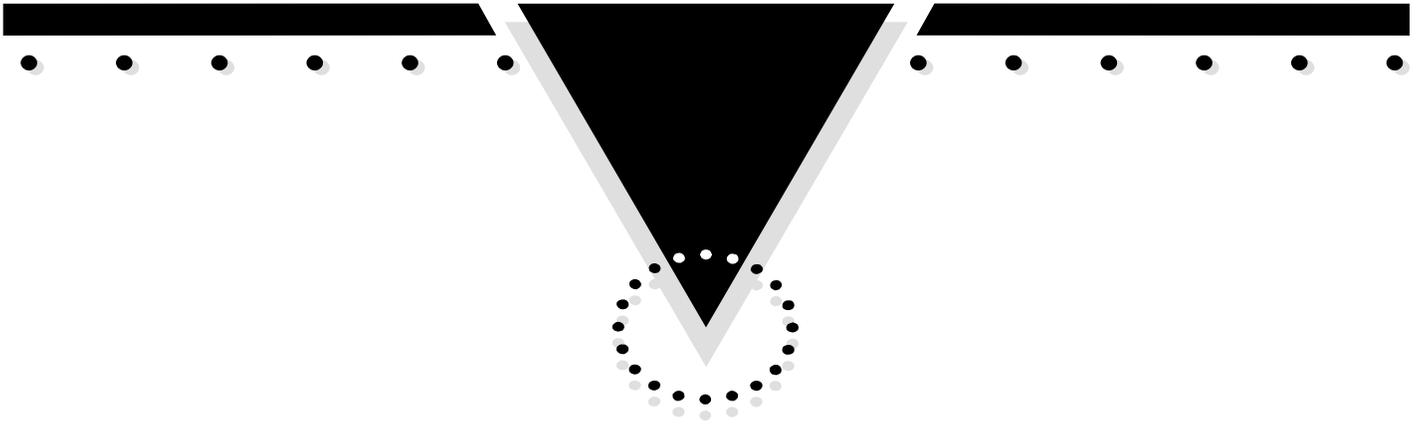
REUNION EAST-R&M  
 BANK C REUNION EAST R&M

CHECK DATE	VEND#	INVOICE DATE	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
8/04/20	00022	7/29/20	20	58A	202007	300-13100-10100		FURNISH/INST/STACKASSEMBLE	*	2,288.00	
8/05/20	00024	8/04/20	11	90310	202008	320-53800-60000		COMPLETE PARTITIONS & EQUIPMENT LLC	*	5,214.16	2,288.00 000106
8/04/20		8/04/20	11	90310	202008	300-13100-10100		INSTALL SHADE STRUCTURE	*	4,096.84	
8/04/20		8/04/20	11	90310	202008	320-53800-60000		INSTALL SHADE STRUCTURE	*	6,572.16	
8/04/20		8/04/20	11	90310	202008	300-13100-10100		CUSTSHADE/ENGR/MISC	*	5,163.84	
8/04/20		8/04/20	11	90310	202007	320-53800-60000		CUSTSHADE/ENGR/MISC	*	1,120.00	
8/04/20		8/04/20	11	90310	202007	300-13100-10100		WOOD FIBER 54 CUBIC YARDS	*	880.00	
8/20/20	00007	6/04/20	REU	1196	202006	320-53800-47300		PLAYCORE GROUP, INC & SUBSIDIARIES	*	2,435.86	23,047.00 000107
6/04/20		6/04/20	REU	1196	202006	300-13100-10100		PLANT INSTALL BLDG F,G,H	*	1,913.89	
6/04/20		6/04/20	REU	1196	202006	320-53800-47300		PLANT INSTALL BLDG F,G,H	*	5,169.78	
6/04/20		6/04/20	REU	1196	202006	300-13100-10100		PLANT INSTALL ROUNDABOUT	*	4,061.97	
8/28/20	00024	7/24/20	11	90310	202007	320-53800-60000		YELLOWSTONE LANDSCAPE	*	1,212.18	13,581.50 000108
7/24/20		7/24/20	11	90310	202007	300-13100-10100		LICENSED GC/PERMIT APP.	*	952.42	
8/28/20	00025	8/19/20	20	-1737	202008	320-53800-53000		PLAYCORE GROUP, INC & SUBSIDIARIES	*	9,456.56	2,164.60 000109
8/19/20		8/19/20	20	-1737	202008	300-13100-10100		D INLET/ENDWALL/SOD/MOT	*	7,430.16	
		8/19/20	20	-1737	202008	300-13100-10100		D INLET/ENDWALL/SOD/MOT	*		16,886.72 000110

TOTAL FOR BANK C 57,967.82  
 TOTAL FOR REGISTER 57,967.82

REUE REUNION EAST TVISCARRA

# SECTION 3



**Reunion East**  
**Community Development District**

**Unaudited Financial Reporting**

**July 31, 2020**



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement &amp; Maintenance Income Statement</u>
4	<u>Debt Service Series 2002A-2 Income Statement</u>
5	<u>Debt Service Series 2005 Income Statement</u>
6	<u>Debt Service Series 2015A Income Statement</u>
7	<u>Debt Service Series 2015-1 Income Statement</u>
8	<u>Debt Service Series 2015-2 Income Statement</u>
9	<u>Debt Service Series 2015-3 Income Statement</u>
10	<u>Capital Projects Series 2005 Income Statement</u>
11-12	<u>Month to Month</u>
13-14	<u>FY20 Assessment Receipt Schedule</u>

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**July 31, 2020**

	<u>General</u>	<u>Replacement &amp; Maintenance</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2020</u>
<b>ASSETS:</b>					
CASH	\$1,346,677	\$303,312	---	---	\$1,649,989
CUSTODY ACCOUNT	\$450,534	---	---	---	\$450,534
STATE BOARD OF ADMINISTRATION	---	\$3,065,781	---	---	\$3,065,781
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM OTHER	\$750	---	---	---	\$750
DUE FROM REUNION WEST	\$463,257	\$84,944	---	---	\$548,201
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,930	---	\$100,930
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$214,386	---	\$214,386
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$918,903	---	\$918,903
Prepayment	---	---	\$24	---	\$24
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$205,241	---	\$205,241
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$225,033	---	\$225,033
SERIES 2015-3					
Revenue	---	---	\$101,519	---	\$101,519
<b>TOTAL ASSETS</b>	<b><u>\$2,261,217</u></b>	<b><u>\$3,454,038</u></b>	<b><u>\$2,665,329</u></b>	<b><u>\$10</u></b>	<b><u>\$8,380,594</u></b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$30,027	\$20,034	---	---	\$50,061
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$60,723	---	---	---	\$60,723
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,020,000	---	\$3,020,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$2,815,148	---	\$2,815,148
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,110,560	---	\$2,110,560
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$2,525,000	---	\$2,525,000
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,434,004	---	---	\$3,676,756
UNASSIGNED	\$1,921,393	---	---	---	\$1,921,393
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$5,734,216)	---	(\$5,734,216)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$4,421,170)	---	(\$4,421,170)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,098,926	---	\$1,098,926
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$550,516	---	\$550,516
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$599,046	---	\$599,046
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$101,519	---	\$101,519
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b><u>\$2,261,217</u></b>	<b><u>\$3,454,038</u></b>	<b><u>\$2,665,329</u></b>	<b><u>\$10</u></b>	<b><u>\$8,380,594</u></b>

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$1,417,679	\$1,417,679	\$1,471,618	\$53,939
Special Assessments - Direct	\$600,993	\$600,993	\$577,242	(\$23,751)
Interest	\$750	\$625	\$383	(\$242)
Miscellaneous Income	\$0	\$0	\$2,481	\$2,481
<b>TOTAL REVENUES</b>	<b>\$2,019,422</b>	<b>\$2,019,297</b>	<b>\$2,051,724</b>	<b>\$32,427</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$10,000	\$8,800	\$1,200
FICA	\$918	\$765	\$673	\$92
Engineering	\$15,000	\$12,500	\$8,257	\$4,243
Attorney	\$35,000	\$29,167	\$32,763	(\$3,596)
Trustee Fees	\$17,500	\$12,000	\$12,000	\$0
Arbitrage	\$3,600	\$3,000	\$3,000	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$8,333	\$9,333	(\$1,000)
Property Appraiser Fee	\$1,000	\$502	\$502	\$0
Property Taxes	\$400	\$400	\$295	\$105
Annual Audit	\$5,200	\$5,578	\$5,578	\$0
District Management Fees	\$44,275	\$36,896	\$36,896	\$0
Information Technology	\$3,400	\$2,833	\$1,833	\$1,000
Telephone	\$300	\$250	\$7	\$244
Postage	\$3,500	\$2,917	\$1,090	\$1,826
Printing & Binding	\$2,500	\$2,083	\$615	\$1,468
Insurance	\$14,800	\$14,800	\$13,789	\$1,011
Legal Advertising	\$1,500	\$1,250	\$5,903	(\$4,653)
Other Current Charges	\$600	\$500	\$0	\$500
Office Supplies	\$500	\$416	\$133	\$283
Travel Per Diem	\$500	\$417	\$0	\$417
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$177,668</b>	<b>\$149,782</b>	<b>\$146,642</b>	<b>\$3,139</b>
<b>MAINTENANCE-SHARED EXPENSES:</b>				
Field Management	\$39,851	\$33,209	\$33,209	\$0
Facility Lease Agreement	\$22,884	\$19,070	\$19,070	\$0
Telephone	\$4,760	\$3,967	\$4,039	(\$72)
Electric	\$341,600	\$284,667	\$262,533	\$22,134
Water & Sewer	\$44,800	\$37,333	\$28,846	\$8,487
Gas	\$43,120	\$35,933	\$19,150	\$16,784
Pool & Fountain Maintenance	\$100,800	\$84,000	\$93,953	(\$9,953)
Environmental	\$5,600	\$4,667	\$3,376	\$1,291
Property Insurance	\$25,620	\$25,620	\$24,950	\$670
Irrigation Repairs	\$8,400	\$7,000	\$8,130	(\$1,130)
Landscape Contract	\$434,722	\$362,268	\$355,559	\$6,709
Landscape Contingency	\$28,000	\$23,333	\$12,087	\$11,246
Landscape Consulting	\$21,840	\$18,200	\$10,785	\$7,415
Gate and Gatehouse Expenses	\$17,920	\$14,933	\$7,714	\$7,220
Roadways/Sidewalks	\$28,000	\$23,333	\$6,893	\$16,440
Lighting	\$5,600	\$4,667	\$1,124	\$3,542
MSA Building Repairs	\$14,000	\$11,667	\$1,512	\$10,155
Pressure Washing	\$19,600	\$16,333	\$20,020	(\$3,687)
Maintenance (Inspections)	\$980	\$817	\$418	\$399
Repairs & Maintenance	\$11,200	\$9,334	\$2,556	\$6,778
Pest Control	\$406	\$338	\$0	\$338
Signage	\$4,480	\$3,733	\$24,535	(\$20,802)
Security	\$78,400	\$65,333	\$65,333	\$0
Parking Violation Tags	\$0	\$0	\$15	(\$15)
<b>COMMUNITY CENTER:</b>				
Landscape	\$16,000	\$13,333	\$6,131	\$7,202
Telephone	\$1,500	\$1,250	\$726	\$524
Electric	\$25,000	\$20,833	\$10,961	\$9,873
Water & Sewer	\$2,500	\$2,083	\$1,023	\$1,060
Gas	\$350	\$292	\$165	\$127
Contract Cleaning	\$10,000	\$8,333	\$4,675	\$3,658
Maintenance (Inspections)	\$1,250	\$1,042	\$968	\$73
<b>MAINTENANCE-DIRECT EXPENSES:</b>				
Irrigation System Operations	\$100,000	\$83,333	\$0	\$83,333
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$382,571	\$382,571	\$382,571	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,841,754</b>	<b>\$1,602,827</b>	<b>\$1,413,027</b>	<b>\$189,800</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,019,422</b>	<b>\$1,752,609</b>	<b>\$1,559,670</b>	<b>\$192,939</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$492,055</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,672,090</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2,164,145</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**REPLACEMENT & MAINTENANCE FUND**

Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Transfer In	\$382,571	\$382,571	\$382,571	\$0
Interest	\$25,000	\$25,000	\$31,579	\$6,579
<b>TOTAL REVENUES</b>	<b>\$407,571</b>	<b>\$407,571</b>	<b>\$414,150</b>	<b>\$6,579</b>
<b>EXPENDITURES:</b>				
Building Improvements	\$117,600	\$98,000	\$13,756	\$84,244
Fountain Improvements	\$14,000	\$11,667	\$0	\$11,667
Gate/Gatehouse Improvements	\$5,600	\$4,667	\$0	\$4,667
Landscape Improvements	\$140,000	\$116,667	\$50,611	\$66,056
Lighting Improvements	\$4,480	\$3,733	\$0	\$3,733
Monument Improvements	\$14,000	\$11,667	\$21,661	(\$9,994)
Pool Furniture	\$8,400	\$7,000	\$7,918	(\$918)
Pool Repair & Replacements	\$47,600	\$39,667	\$9,796	\$29,871
Roadways/Sidewalks Improvement	\$8,680	\$7,233	\$21,077	(\$13,843)
Signage	\$28,000	\$23,333	\$0	\$23,333
Contingency	\$0	\$0	\$38,895	(\$38,895)
<b>TOTAL EXPENDITURES</b>	<b>\$388,360</b>	<b>\$323,633</b>	<b>\$163,714</b>	<b>\$159,920</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$19,211</b>		<b>\$250,437</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$2,934,206</b>		<b>\$3,183,567</b>	
<b>FUND BALANCE - Ending</b>	<b>\$2,953,417</b>		<b>\$3,434,004</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2002A-2**

Statement of Revenues & Expenditures  
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$935	\$935
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$935</b>	<b>\$935</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$4,514)	(\$4,514)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,514)</b>	<b>(\$4,514)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,578)</b>	<b>(\$3,578)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$5,730,637)</b>	<b>(\$5,730,637)</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$5,734,216)</b>	<b>(\$5,734,216)</b>

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,970	\$1,970
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,970</b>	<b>\$1,970</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$8,710)	(\$8,710)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$8,710)</b>	<b>(\$8,710)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6,739)</b>	<b>(\$6,739)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,414,431)</b>	<b>(\$4,414,431)</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,421,170)</b>	<b>(\$4,421,170)</b>

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015A**

Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$2,568,595	\$2,568,595	\$2,605,307	\$36,712
Interest	\$1,000	\$833	\$10,048	\$9,215
<b>TOTAL REVENUES</b>	<b>\$2,569,595</b>	<b>\$2,569,428</b>	<b>\$2,615,355</b>	<b>\$45,927</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$641,025	\$641,025	\$641,025	\$0
Principal Expense 05/01	\$1,320,000	\$1,320,000	\$1,320,000	\$0
Interest Expense 05/01	\$641,025	\$641,025	\$641,025	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$2,602,050</b>	<b>\$2,602,050</b>	<b>\$2,602,050</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$32,455)</b>		<b>\$13,305</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$891,203</b>		<b>\$1,085,621</b>	
<b>FUND BALANCE - Ending</b>	<b>\$858,748</b>		<b>\$1,098,926</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-1**

Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$28,771	\$28,771	\$32,677	\$3,906
Special Assessments - Direct Billed	\$196,599	\$196,599	\$196,599	\$0
Interest	\$1,000	\$833	\$15,170	\$14,337
<b>TOTAL REVENUES</b>	<b>\$226,370</b>	<b>\$226,203</b>	<b>\$244,446</b>	<b>\$18,243</b>
<b>EXPENDITURES:</b>				
Special Call 11/01	\$4,150,000	\$4,150,000	\$4,150,000	\$0
Interest Expense 11/01	\$204,105	\$204,105	\$204,105	\$0
Principal Expense 05/01	\$90,000	\$90,000	\$90,000	\$0
Interest Expense 05/01	\$67,155	\$67,155	\$67,155	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$4,511,260</b>	<b>\$4,511,260</b>	<b>\$4,511,260</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$4,284,890)</b>		<b>(\$4,266,814)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$4,470,778</b>		<b>\$4,817,330</b>	
<b>FUND BALANCE - Ending</b>	<b>\$185,888</b>		<b>\$550,516</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-2**

Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$10,225	\$10,225	\$6,534	(\$3,691)
Special Assessments - Direct Billed	\$583,215	\$583,215	\$583,216	\$1
Interest	\$1,000	\$833	\$8,117	\$7,283
<b>TOTAL REVENUES</b>	<b>\$594,440</b>	<b>\$594,273</b>	<b>\$597,866</b>	<b>\$3,593</b>
<b>EXPENDITURES:</b>				
Special Call 11/01	\$1,550,000	\$1,550,000	\$1,550,000	\$0
Interest Expense 11/01	\$250,470	\$250,470	\$250,470	\$0
Principal Expense 05/01	\$200,000	\$200,000	\$200,000	\$0
Interest Expense 05/01	\$199,320	\$199,320	\$199,320	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$2,199,790</b>	<b>\$2,199,790</b>	<b>\$2,199,790</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,605,350)</b>		<b>(\$1,601,924)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,825,115</b>		<b>\$2,200,970</b>	
<b>FUND BALANCE - Ending</b>	<b>\$219,765</b>		<b>\$599,046</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-3**

Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$6,769	\$6,769	\$2,924	(\$3,845)
Special Assessments - Direct Billed	\$329,496	\$329,496	\$329,496	(\$1)
Interest	\$500	\$417	\$528	\$111
<b>TOTAL REVENUES</b>	<b>\$336,765</b>	<b>\$336,682</b>	<b>\$332,947</b>	<b>(\$3,734)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$100,485	\$100,485	\$100,485	\$0
Principal Expense 05/01	\$135,000	\$135,000	\$135,000	\$0
Interest Expense 05/01	\$100,485	\$100,485	\$100,485	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$335,970</b>	<b>\$335,970</b>	<b>\$335,970</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$795</b>		<b>(\$3,023)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$104,353</b>		<b>\$104,541</b>	
<b>FUND BALANCE - Ending</b>	<b>\$105,148</b>		<b>\$101,519</b>	

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$10</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10</b>	

**Reunion East CDD  
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Roll	\$0	\$178,323	\$761,743	\$100,320	\$67,432	\$48,576	\$101,566	\$25,238	\$188,382	\$37	\$0	\$0	\$1,471,618
Special Assessments - Direct	\$0	\$113,330	\$125,764	\$64,445	\$119,547	\$2,386	\$0	\$56,665	\$0	\$95,105	\$0	\$0	\$577,242
Interest	\$68	\$59	\$57	\$59	\$59	\$49	\$22	\$4	\$4	\$2	\$0	\$0	\$383
Miscellaneous Income	\$0	\$2,400	\$0	\$0	\$56	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$2,481
<b>Total Revenues</b>	<b>\$68</b>	<b>\$294,112</b>	<b>\$887,564</b>	<b>\$164,824</b>	<b>\$187,093</b>	<b>\$51,011</b>	<b>\$101,614</b>	<b>\$81,907</b>	<b>\$188,386</b>	<b>\$95,145</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,051,724</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$1,000	\$2,000	\$800	\$1,000	\$0	\$0	\$1,000	\$1,000	\$1,000	\$0	\$0	\$8,800
FICA	\$77	\$77	\$153	\$61	\$77	\$0	\$0	\$77	\$77	\$77	\$0	\$0	\$673
Engineering	\$252	\$150	\$252	\$324	\$150	\$0	\$0	\$1,942	\$2,394	\$2,794	\$0	\$0	\$8,257
Attorney	\$2,913	\$1,406	\$2,164	\$2,086	\$4,403	\$3,487	\$6,434	\$3,873	\$3,571	\$2,426	\$0	\$0	\$32,763
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$12,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$2,400	\$0	\$0	\$3,000
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$1,833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$9,333
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$502	\$0	\$0	\$0	\$0	\$0	\$0	\$502
Property Taxes	\$0	\$295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295
Annual Audit	\$1,500	\$78	\$0	\$0	\$1,000	\$0	\$0	\$2,000	\$1,000	\$0	\$0	\$0	\$5,578
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$36,896
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$1,833
Telephone	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$108	\$44	\$16	\$20	\$105	\$198	\$49	\$63	\$254	\$233	\$0	\$0	\$1,090
Printing & Binding	\$53	\$76	\$76	\$109	\$83	\$99	\$15	\$5	\$28	\$73	\$0	\$0	\$615
Insurance	\$13,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,789
Legal Advertising	\$0	\$381	\$185	\$553	\$193	\$200	\$0	\$775	\$1,068	\$2,549	\$0	\$0	\$5,903
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$17	\$16	\$16	\$1	\$3	\$16	\$0	\$0	\$133
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
	<b>\$30,595</b>	<b>\$8,230</b>	<b>\$9,567</b>	<b>\$8,674</b>	<b>\$11,733</b>	<b>\$9,207</b>	<b>\$11,220</b>	<b>\$14,441</b>	<b>\$14,700</b>	<b>\$28,275</b>	<b>\$0</b>	<b>\$0</b>	<b>\$146,642</b>

**Reunion East CDD  
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance</b>													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$0	\$0	\$33,209
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$0	\$0	\$19,070
Telephone	\$407	\$416	\$413	\$413	\$410	\$422	\$368	\$420	\$420	\$351	\$0	\$0	\$4,039
Electric	\$29,216	\$28,533	\$24,925	\$23,804	\$25,017	\$25,913	\$27,851	\$24,639	\$27,385	\$25,249	\$0	\$0	\$262,533
Water & Sewer	\$3,157	\$2,553	\$6,559	\$2,437	\$2,246	\$2,254	\$1,713	\$1,857	\$2,466	\$3,604	\$0	\$0	\$28,846
Gas	\$524	\$1,161	\$1,659	\$3,945	\$3,799	\$3,526	\$2,647	\$1,608	\$118	\$163	\$0	\$0	\$19,150
Pool & Fountain Maintenance	\$7,844	\$8,492	\$10,037	\$14,927	\$9,470	\$12,054	\$6,234	\$9,558	\$7,865	\$7,473	\$0	\$0	\$93,953
Environmental	\$146	\$146	\$784	\$146	\$784	\$146	\$784	\$146	\$146	\$146	\$0	\$0	\$3,376
Property Insurance	\$24,054	\$870	\$0	\$0	\$0	\$0	\$0	\$27	\$0	\$0	\$0	\$0	\$24,950
Irrigation	\$1,967	\$0	\$521	\$550	\$556	\$1,313	\$592	\$2,631	\$0	\$0	\$0	\$0	\$8,130
Landscape Contract	\$30,347	\$60,501	\$39,056	\$30,347	\$30,347	\$38,584	\$29,184	\$29,555	\$39,549	\$28,090	\$0	\$0	\$355,559
Landscape Contingency	\$6,787	\$0	\$2,968	\$0	\$0	\$0	\$336	\$0	\$1,996	\$0	\$0	\$0	\$12,087
Landscape Consulting	\$1,820	\$2,496	\$2,402	\$2,247	\$1,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,785
Gatehouse and Gatehouse Expenses	\$277	\$371	\$0	\$1,184	\$75	\$2,085	\$627	\$1,140	\$737	\$1,218	\$0	\$0	\$7,714
Roadways/Sidewalks	\$384	\$0	\$0	\$0	\$277	\$770	\$2,758	\$0	\$927	\$1,777	\$0	\$0	\$6,893
Lighting	\$0	\$0	\$0	\$0	\$0	\$1,124	\$0	\$0	\$0	\$0	\$0	\$0	\$1,124
MSA Building Repairs	\$282	\$64	\$475	\$0	\$131	\$0	\$560	\$0	\$0	\$0	\$0	\$0	\$1,512
Pressure Washing	\$196	\$0	\$0	\$7,851	\$5,334	\$6,639	\$0	\$0	\$0	\$0	\$0	\$0	\$20,020
Maintenance (Inspections)	\$87	\$0	\$73	\$54	\$0	\$36	\$0	\$168	\$0	\$0	\$0	\$0	\$418
Repairs & Maintenance	\$425	\$0	\$1,263	\$106	\$0	\$448	\$21	\$167	\$0	\$126	\$0	\$0	\$2,556
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$2,386	\$504	\$6,888	\$353	\$13,728	\$0	\$210	\$243	\$91	\$132	\$0	\$0	\$24,535
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$0	\$0	\$65,333
Parking Violation Tags	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
<b>Community Center</b>													
Landscape	\$881	\$881	\$881	\$881	\$881	\$881	\$844	\$0	\$0	\$0	\$0	\$0	\$6,131
Telephone	\$118	\$123	\$121	\$121	\$119	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$726
Electric	\$2,363	\$1,947	\$1,535	\$1,470	\$987	\$1,295	\$1,365	\$0	\$0	\$0	\$0	\$0	\$10,961
Water & Sewer	\$165	\$157	\$171	\$188	\$171	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$1,023
Gas	\$24	\$24	\$24	\$22	\$24	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$165
Contract Cleaning	\$875	\$700	\$825	\$750	\$700	\$825	\$0	\$0	\$0	\$0	\$0	\$0	\$4,675
Maintenance (Inspections)	\$155	\$618	\$130	\$0	\$0	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$968
<b>Maintenance-Direct</b>													
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	\$0	\$0	\$0	\$0	\$382,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,571
	<b>\$126,646</b>	<b>\$122,319</b>	<b>\$113,471</b>	<b>\$103,557</b>	<b>\$491,223</b>	<b>\$110,463</b>	<b>\$87,878</b>	<b>\$83,920</b>	<b>\$93,462</b>	<b>\$80,089</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,413,027</b>
<b>Total Expenditures</b>	<b>\$157,241</b>	<b>\$130,548</b>	<b>\$123,038</b>	<b>\$112,231</b>	<b>\$502,956</b>	<b>\$119,670</b>	<b>\$99,098</b>	<b>\$98,361</b>	<b>\$108,162</b>	<b>\$108,364</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,559,670</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$157,173)</b>	<b>\$163,563</b>	<b>\$764,526</b>	<b>\$52,594</b>	<b>(\$315,862)</b>	<b>(\$68,659)</b>	<b>\$2,516</b>	<b>(\$16,454)</b>	<b>\$80,224</b>	<b>(\$13,220)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$492,055</b>

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2020**

**TAX COLLECTOR**

	Gross Assessments	\$ 4,279,742	\$ 1,507,319	\$ 2,728,299	\$ 34,219	\$ 6,842	\$ 3,062
	Net Assessments	\$ 4,022,957	\$ 1,416,880	\$ 2,564,601	\$ 32,166	\$ 6,432	\$ 2,878

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015A					Total 100%
							General Fund 35.22%	Debt Svc Fund 63.75%	Debt Svc Fund 0.80%	Debt Svc Fund 0.16%	Debt Svc Fund 0.07%	
11/12/19	ACH	\$ 39,708.50	\$ 2,108.96	\$ 751.99	\$ -	\$ 36,847.55	\$ 12,977.65	\$ 23,490.00	\$ 294.62	\$ 58.91	\$ 26.36	\$ 36,847.55
11/22/19	ACH	\$ 499,006.54	\$ 19,959.97	\$ 9,580.92	\$ -	\$ 469,465.65	\$ 165,345.12	\$ 299,280.36	\$ 3,753.70	\$ 750.57	\$ 335.90	\$ 469,465.65
12/6/19	ACH	\$ 2,027,772.44	\$ 81,110.22	\$ 38,933.25	\$ -	\$ 1,907,728.97	\$ 671,899.35	\$ 1,216,161.01	\$ 15,253.61	\$ 3,050.01	\$ 1,364.99	\$ 1,907,728.97
12/9/19	ACH	\$ 3,622.47	\$ 40.97	\$ 71.63	\$ -	\$ 3,509.87	\$ 1,236.17	\$ 2,237.51	\$ 28.06	\$ 5.61	\$ 2.51	\$ 3,509.87
12/23/19	ACH	\$ 266,757.29	\$ 10,038.63	\$ 5,134.36	\$ -	\$ 251,584.30	\$ 88,607.62	\$ 160,382.85	\$ 2,011.59	\$ 402.22	\$ 180.01	\$ 251,584.30
1/10/20	ACH	\$ 271,480.47	\$ 8,180.47	\$ 5,266.02	\$ -	\$ 258,033.98	\$ 90,879.19	\$ 164,494.47	\$ 2,063.16	\$ 412.54	\$ 184.62	\$ 258,033.98
1/13/20	ACH	\$ 27,057.18	\$ 629.41	\$ 528.55	\$ -	\$ 25,899.22	\$ 9,121.67	\$ 16,510.53	\$ 207.08	\$ 41.41	\$ 18.53	\$ 25,899.22
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 906.81	\$ 906.81	\$ 319.38	\$ 578.08	\$ 7.25	\$ 1.45	\$ 0.65	\$ 906.81
2/12/20	ACH	\$ 1,226.94	\$ 36.81	\$ 23.81	\$ -	\$ 1,166.32	\$ 410.78	\$ 743.52	\$ 9.33	\$ 1.86	\$ 0.83	\$ 1,166.32
2/12/20	ACH	\$ 198,243.80	\$ 4,067.16	\$ 3,883.51	\$ -	\$ 190,293.13	\$ 67,020.96	\$ 121,310.25	\$ 1,521.52	\$ 304.23	\$ 136.16	\$ 190,293.13
3/9/20	ACH	\$ 140,368.26	\$ 1,451.56	\$ 2,778.34	\$ -	\$ 136,138.36	\$ 47,947.73	\$ 86,787.05	\$ 1,088.52	\$ 217.65	\$ 97.41	\$ 136,138.36
3/9/20	ACH	\$ 1,819.70	\$ -	\$ 36.40	\$ -	\$ 1,783.30	\$ 628.08	\$ 1,136.84	\$ 14.26	\$ 2.85	\$ 1.28	\$ 1,783.30
4/13/20	ACH	\$ 183,157.11	\$ 60.00	\$ 3,661.94	\$ -	\$ 179,435.17	\$ 63,196.80	\$ 114,388.40	\$ 1,434.71	\$ 286.87	\$ 128.39	\$ 179,435.17
4/13/20	ACH	\$ 17,561.76	\$ -	\$ 351.23	\$ -	\$ 17,210.53	\$ 6,061.52	\$ 10,971.57	\$ 137.61	\$ 27.52	\$ 12.31	\$ 17,210.53
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 241.37	\$ 241.37	\$ 85.01	\$ 153.87	\$ 1.93	\$ 0.39	\$ 0.17	\$ 241.37
5/12/20	ACH	\$ 68,792.41	\$ -	\$ 1,375.84	\$ -	\$ 67,416.57	\$ 23,744.02	\$ 42,977.49	\$ 539.04	\$ 107.78	\$ 48.24	\$ 67,416.57
5/12/20	ACH	\$ 4,329.75	\$ -	\$ 86.60	\$ -	\$ 4,243.15	\$ 1,494.43	\$ 2,704.97	\$ 33.93	\$ 6.78	\$ 3.04	\$ 4,243.15
6/9/20	ACH	\$ 51,900.29	\$ -	\$ 1,038.02	\$ -	\$ 50,862.27	\$ 17,913.62	\$ 32,424.27	\$ 406.68	\$ 81.32	\$ 36.39	\$ 50,862.27
6/9/20	ACH	\$ 481.65	\$ -	\$ 9.63	\$ -	\$ 472.02	\$ 166.24	\$ 300.91	\$ 3.77	\$ 0.75	\$ 0.34	\$ 472.02
6/16/20	ACH	\$ 493,409.40	\$ -	\$ 9,868.19	\$ -	\$ 483,541.21	\$ 170,302.51	\$ 308,253.41	\$ 3,866.24	\$ 773.07	\$ 345.98	\$ 483,541.21
7/9/20	ACH	\$ 26.99	\$ -	\$ 0.53	\$ -	\$ 26.46	\$ 26.46	\$ -	\$ -	\$ -	\$ -	\$ 26.46
7/17/20	ACH	\$ -	\$ -	\$ -	\$ 30.68	\$ 30.68	\$ 10.81	\$ 19.56	\$ 0.25	\$ 0.05	\$ 0.02	\$ 30.68
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 4,296,722.95	\$ 127,684.16	\$ 83,380.76	\$ 1,178.86	\$ 4,086,836.89	\$ 1,439,395.12	\$ 2,605,306.93	\$ 32,676.86	\$ 6,533.85	\$ 2,924.13	\$ 4,086,836.89

Ehof II - Spectrum LLC \$626,425.00      \$117,704.00    \$191,546.00    \$219,350.00    \$97,825.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/6/20	11/1/19	WIRE	\$ 313,212.00	\$ 313,212.00	\$ 58,852.00	\$ 95,773.00	\$ 109,675.00	\$ 48,912.00
4/8/20	2/1/20	WIRE	\$ 156,606.00	\$ 156,606.00	\$ 29,426.00	\$ 47,886.50	\$ 54,837.50	\$ 24,456.00
7/15/20	5/1/20	WIRE	\$ 156,607.00	\$ 156,607.00	\$ 29,426.00	\$ 47,886.50	\$ 54,837.50	\$ 24,457.00
			<b>\$ 626,425.00</b>	<b>\$ 626,425.00</b>	<b>\$ 117,704.00</b>	<b>\$ 191,546.00</b>	<b>\$ 219,350.00</b>	<b>\$ 97,825.00</b>

Ehof II - Spectrum LLC \$815,040.00      \$219,504.00    \$363,865.00    \$231,671.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-2	SERIES 2015-3
12/13/19	11/1/19	WIRE	\$ 407,520.00	\$ 407,520.00	\$ 109,752.00	\$ 181,933.00	\$ 115,835.00
2/18/20	2/1/20	1108	\$ 203,760.00	\$ 203,760.00	\$ 54,876.00	\$ 90,966.25	\$ 57,917.75
7/15/20	5/1/20	WIRE	\$ 203,760.00	\$ 203,760.00	\$ 54,876.00	\$ 90,966.25	\$ 57,917.75
			<b>\$ 815,040.00</b>	<b>\$ 815,040.00</b>	<b>\$ 219,504.00</b>	<b>\$ 363,865.50</b>	<b>\$ 231,670.50</b>

Orlando Reunion Development LLC \$7,439.00      \$2,386.00    \$5,053.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
3/28/20	11/1/19	128256	\$ 3,720.00	\$ 3,720.00	\$ 1,193.00	\$ 2,527.00
3/28/20	2/1/20	128256	\$ 1,859.50	\$ 1,859.50	\$ 596.50	\$ 1,263.00
3/28/20	5/1/20	128256	\$ 1,859.50	\$ 1,859.50	\$ 596.50	\$ 1,263.00
			<b>\$ 7,439.00</b>	<b>\$ 7,439.00</b>	<b>\$ 2,386.00</b>	<b>\$ 5,053.00</b>

EHOF Acquisitions II, LLC \$32,024.00      \$32,024.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/13/19	11/1/19	WIRE	\$ 16,012.00	\$ 16,012.00	\$ 16,012.00
2/18/20	2/1/20	1108	\$ 8,006.00	\$ 8,006.00	\$ 8,006.00
7/15/20	5/1/20	WIRE	\$ 8,006.00	\$ 8,006.00	\$ 8,006.00
			<b>\$ 32,024.00</b>	<b>\$ 32,024.00</b>	<b>\$ 32,024.00</b>

EHOF Acquisitions II, LLC \$11,186.00      \$11,186.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/6/20	11/1/19	WIRE	\$ 5,593.00	\$ 5,593.00	\$ 5,593.00
4/8/20	2/1/20	WIRE	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
7/15/20	5/1/20	WIRE	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
			<b>\$ 11,187.00</b>	<b>\$ 11,187.00</b>	<b>\$ 11,187.00</b>

Orlando Health Inc \$226,660.00      \$226,660.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
11/27/19	11/1/19	1001300346	\$ 113,330.00	\$ 113,330.00	\$ 113,330.00
2/10/20	2/1/20	1001313042	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
5/19/20	5/1/20	1001326317	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			<b>\$ 226,660.00</b>	<b>\$ 226,660.00</b>	<b>\$ 226,660.00</b>

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$609,464.00	\$196,599.00	\$583,215.00	\$329,496.00
TOTAL RECEIVED	\$ 609,465.00	\$ 196,599.00	\$ 583,215.50	\$ 329,495.50
VARIANCE	\$ 1.00	\$ -	\$ 0.50	\$ (0.50)

# SECTION 4

**Reunion East/West CDD Direct Billed Assessments for FY 2020**

District	Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid		
Reunion East	Orlando Health 34-25-27-4936-0001-0040										
			Nov			\$113,330	\$0	\$113,330	Paid 11/27/19		
			Feb			\$56,665	\$0	\$56,665	Paid 2/10/20		
			May		\$226,659	\$56,665	\$0	\$56,665	Paid 5/22/20		
			Total	\$226,659	\$0	\$226,659	\$0	\$226,659			
	Orlando Reunion Development LLC 35-25-27-4885-PRCL-0C30	4 MIF									
			Nov	\$2,386	\$5,053	\$7,439	\$1,193	\$2,527	\$3,720	Paid 3/29/20	
			Feb			\$597	\$1,263	\$1,860	Paid 3/29/20		
			May			\$597	\$1,263	\$1,860	Paid 3/29/20		
			Total	\$2,386	\$5,053	\$7,439	\$2,386	\$5,053	\$7,439		
Reunion East	EHOF/SPECTRUM 11-1-15 Interest										
	27-25-27-2985-TRAC-FD20/FD30	296 Condos									
			Nov	\$117,704	\$504,480	\$622,184	\$191,231	\$550,009	\$741,240	Paid	
	34-25-27-4936-0001FD10	276 SF		\$219,504	\$595,527	\$815,031	\$95,616	\$275,004	\$370,620	Paid	
	34-25-27-4936-0001- 0010/0020/0050/0031	Commercial		\$45,254	\$0	\$45,254	\$95,616	\$275,004	\$370,620	Paid	
			May	\$45,254	\$0	\$45,254	\$95,616	\$275,004	\$370,620	Paid	
			Total	\$382,462	\$1,100,017	\$1,482,479	\$382,462	\$1,100,017	\$1,482,479		
	Reunion West	Reunion West Dev. Partners 27-25-27-4927-0001-WC10									
				Dec	\$133,920	\$392,813	\$526,733	\$66,960	\$196,407	\$263,367	Paid 10/31/19
		27-25-27-3150-000A-0030					\$33,480	\$98,203	\$131,683	Paid 1/23/20	
27-25-27-4927-0001-SF20						\$33,480	\$98,203	\$131,683	Paid 1/23/20		
			Total	\$133,920.00	\$392,813.00	\$526,733.00	\$133,920	\$392,813	\$526,733		