

*Reunion East Community
Development District*

Agenda

December 10, 2020

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

December 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, December 10, 2020 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Election of Officers
 - C. Consideration of Resolution 2021-06 Electing Officers
4. Approval of the Minutes of the November 12, 2020 Meeting
5. Consideration of Resolution 2021-05 Bond Delegation Resolution
6. Consideration of Proposal from Reserve Advisors to Prepare Reserve Study
7. Consideration of License Agreement with Seven Eagles Condominium Association Regarding Mail Kiosks
8. Consideration of Proposal for Seven Eagles Fitness Equipment Maintenance
9. Consideration of Proposal for Seven Eagles Fitness Equipment Replacement
10. Ratification of Agreements for Services at Seven Eagles Amenity Facility
 - A. Landscape Maintenance Agreement Amendment
 - B. Pool Services Agreement Amendment
 - C. Janitorial Services Agreement Amendment
11. 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
12. Other Business

13. Supervisor's Requests
14. Next Meeting Date
15. 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 Organizational Matters. Section A is the administration of the Oaths of Office to the newly elected Board members. There is no back-up material. Section B is the election of officers and Section C is the consideration of Resolution 2021-06 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the November 12, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-05 bond delegation resolution. A copy of the Resolution is enclosed for your review and the exhibits will be available at the meeting for reference.

The sixth order of business is the consideration of the proposal from Reserve Advisors to prepare a reserve study. A copy of the proposal is enclosed for your review.

The seventh order of business is the consideration of the license agreement with the Seven Eagles Condominium Association regarding the mailbox kiosks. A copy of the agreement is enclosed for you review.

The eighth order of business is the consideration of the proposal from Fitness Services of Florida for Seven Eagles fitness equipment maintenance. A copy of the proposal is enclosed for your review.

The ninth order of business is the is the consideration of the proposal for Seven Eagles fitness equipment replacement. A copy of the proposal will be provide under separate cover.

The tenth order of business is the ratification of the maintenance service amendments for the Seven Eagles amenity facility. The landscape, pool and janitorial agreement amendments are enclosed under Sections A - C for your review.

The eleventh 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,

A handwritten signature in black ink, appearing to read "G. S. Flint". The signature is fluid and cursive, with a large initial "G" and a distinct "S".

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2021-06

**A RESOLUTION ELECTING OFFICERS OF THE
REUNION EAST COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Reunion East Community Development District at a regular business meeting held on December 10, 2020 desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER, 2020.

Chairman / Vice Chairman

Secretary / Assistant Secretary

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, November 12, 2020 at 10:30 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

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
Tricia Adams	Assistant District Manager
Jan Carpenter	District Counsel
Molly Maggiano	District Counsel
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
John Cruz	Reunion Security
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 10:30 a.m. and called the roll. All Supervisors were present.

Mr. Flint: The way we have the meeting set up is we have two call in lines; one for staff and Board Members to the extent any Board Member would be participating remotely, which we don't have. Then we have a separate call-in number for members of the public. We have a Bluetooth speaker. Hopefully anyone on the line can hear the discussion. We are working our way through these issues. We don't have WiFi in this building and the ability to have a Zoom call. The people on the phone will be muted until we have public comments and then Tricia will unmute the Bluetooth. If there are any members of the public on the phone or any members in the audience that want to provide comment, we will take them at that time.

SECOND ORDER OF BUSINESS**Public Comment Period**

Mr. Flint: This is an opportunity for any members of the public to provide comment on any CDD business that is either on the agenda or not on the agenda that you would like to bring to the Board's attention. If you do, please state your name and address and try to keep your comments to three minutes.

Mr. Richard Holmes (Grand Traverse Pkwy): I want to thank you all for the service you give to the community. A few weeks ago, we all received a Public Service Announcement (PSA) that discussed a Florida Statute on golf carts. There are thousands of Florida Statutes, Ordinances and regulations. I'm trying to figure out why in the world, what the motivation was and the desired outcome of this Board by sending out that particular PSA. As a follow up to that, I would like for whoever promoted it to tell us if there was any request by any member of this Board for law enforcement to come to Reunion and actually enforce that particular statutory law. So, we all understand what the motivation was, desired result and whether something had been done to get law enforcement to come in here and bother members of the community about something the vast majority of us enjoy and is vital to the operation of the Resort. I would love to have an answer to those questions.

Mr. Flint: Okay. We have that item on our Action Items List. Do you want to address those issues when we get to that on the agenda?

Mr. Greenstein: Yes, it would make sense.

Mr. Flint: Are there any other comments from the public and the audience?

Mr. George Coghlan (Watson Court): We had discussions and follow up on the no parking designation zones on Watson Court. Tricia and I had conversations back and forth. I just wanted to know if a decision was made.

Mr. Flint: We also have that item on our Action Items List. So, we will address that at that point. Are there any other public comments from the audience? Hearing none,

THIRD ORDER OF BUSINESS**Approval of the Minutes of the October 8, 2020 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to the October 8, 2020 minutes?

Mr. Harding: Comments were misquoted, but the information is accurate.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the minutes of the October 8, 2020 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

Consideration of Proposals from Central Florida Wiring for Security Camera Installation

Mr. Flint: The Board discussed this issue at prior meetings. You were presented three different proposals or options and selected Central Florida Wiring (CFW) with a not-to-exceed amount of \$33,833. Subsequent to that, security met with Resort IT and the contractor. There may be some changes to the scope and cost as a result of that. We have members of security here and also someone from IT on the phone. Do you want to address the issue?

Mr. Cruz: Yes. There was an increase from the original proposal for about \$1,000. That was due to the particular hardware that was quoted in the first quote. After further discussion and looking into the needs of the property further, they decided to go with a different style and model camera that better suits what we are looking for. I know there were some features from one of the other companies we were interested in, so CSW found somebody that had a lot more to offer, given that we wanted to make sure that this was something we could utilize for a long period of time, without being outdated quickly. So that's why we have the increase. There was a change in software that would allow us to incorporate everything altogether, instead of having multiple systems.

Mr. Dryburgh: Which systems are you quoting for the pool?

Mr. Cruz: Currently we are using two different camera systems. We wanted to make sure that we could use everything on one platform instead of having multiple different programs. If you go into the security office, we currently have three different monitors running two different programs. Part of the increase was to have one system that can integrate everything.

Mr. Harding: John, wasn't this recommended when Osceola came and did their assessment?

Mr. Cruz: Yes.

Mr. Dryburgh: We asked them to come in and do an assessment on our security here and provide recommendations. I think the cameras was one of them. These cameras are at the Sinclair, Spine and main gates.

Mr. Cruz: There are two different proposals; one for the pools and one for the gates.

Mr. Dryburgh: There is already discussion on the camera quoted for the gates, which have a 30% accuracy for the license plates versus 80% accuracy for a License Plate Reader (LPR) camera.

Mr. Cruz: This new proposal would include the LPR cameras.

Mr. Dryburgh: What is the storage for those license plates?

Mr. Cruz: To store the actual license plate numbers, you typically have to have a separate program for that. It gets a little more complicated, but what we can store is the actual video, but as far as the individual license plate cameras, you must have a separate program.

Mr. Dryburgh: Assuming a crime occurs and you need to go from the police back to your database, you will be able to pull up that a video. From that video, can you read their license plate?

Mr. Cruz: Yes. We can type in the license plate number and search for the owner based off of that information.

Mr. Harding: All of your systems you will be able to access remotely I'm assuming?

Mr. Cruz: Yes. We can access the video footage. I can login from home.

Mr. Harding: You can bring up whatever you want on your iPad.

Mr. Cruz: Yes. There's an App and everything.

Mr. Dryburgh: So, the cost of \$8,740 would be for LPR cameras at the Sinclair, Spine and main gates,

Mr. Cruz: Yes.

Mr. Greenstein: I went through the material. I'm impressed with the wealth of the product that the vendor supplies. It is definitely not, "One Size Fits All." I appreciate that and the fact that on the spreadsheet, there must have been 10 or 12 different models. So, I'm just curious where they are within that 10 or 12 spread. Of course, the price went up as you went to the right. Where are we pricewise and is this a mid-priced solution? Is this the Cadillac, Rolls Royce to the high-end solution? Did we originally look at very basic bare notes, the minimal needed that we thought to get the job done solution? Just a general understanding.

Mr. Cruz: You are not top of the line, but it is a higher tier.

Mr. Goldstein: It's not going to be obsolete in three years, right?

Mr. Cruz: No. I believe they offer updates as technology approves. That's included with that.

Mr. Goldstein: I don't think we want to be top of the line.

Mr. Dryburgh: Where is the manufacturing done for this? As we all recall, one of my issues has been when we historically had a system that we could not update, we would swap with this.

Mr. Cruz: Part of that problem was there was no local company. There are no issues that I can see of getting any parts or anything for a perfect system.

Mr. Flint: Are there any other questions from the Board? We have two proposals. The first one is for the Sinclair, Spine and main gates in the amount of \$8,640. The second proposal is to install cameras at the Terrace, Homestead, Carriage Point and Heritage Crossings pools totaling \$33,833.

Mr. Cruz: Just so you know, Heritage Crossing has two pools even though it says Heritage Crossing.

Mr. Flint: Other than Several Eagles, those are the other five pools of the District.

Mr. Greenstein: Correct.

Mr. Flint: Seven Eagles already has a system.

Mr. Goldstein: So, we would be completely covered adding a different system.

Mr. Flint: Correct.

Mr. Greenstein: I think security is an important item. The first proposal is to enhance existing capability and the second one is basically to put in security at the pools based upon our study.

Mr. Flint: Right.

Mr. Greenstein: That didn't exist before.

Mr. Flint: Which was recommended.

Mr. Greenstein: Right. I just want to make it clear to everyone that is what we are doing here. It's what we are proposing. So, we need a motion to approve both proposals.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Proposals from Central Florida Wiring for the installation of LPR cameras at the Pine, Sinclair and Main gates in the amount of \$8,740 and to install cameras at the Terrace, Homestead, Carriage Point and Heritage Crossings pools in the amount of \$33,833 were approved.

FIFTH ORDER OF BUSINESS

Seven Eagles Amenity Facility

A. Letter of Termination of Seven Eagles MSA by Kingwood

Mr. Flint: These items are related to the Seven Eagles Community facility. As the Board is aware, we received communication from the Resort that they are exercising their right to terminate the Management Services Agreement between the District and Kingwood for operation of the Seven Eagles pool and related amenities. You also may recall that we are operating under a month-to-month agreement. With 30 days' notice, we have the ability to terminate that agreement. That email is in your agenda. I don't believe any action is necessary to approve the termination. It is their right under that current agreement. As a result, there are a number of items that the Board needs to consider.

B. Discussion of Draft Seven Eagles Budget and Transition Items

Mr. Flint: We put together a preliminary budget that reflects the anticipated expenses the District would incur in the operation of the Seven Eagles facility. We also put together some transition tasks on that same spreadsheet. For some of the main expenses, you have pool clearing and maintenance. There are blanks dealing with capital expenses, not recurring annual expenses. The pool furniture, fitness equipment and fitness equipment maintenance would be ongoing expenses. The Resort indicated that they owned the pool furniture and fitness equipment, but would be happy to convey that at no cost to the CDD; however, if we don't want it, they would be willing to dispose of it. They don't have any plan to use either the furniture or the equipment elsewhere. So, we are in the process of having the pool furniture evaluated. Over time, there has been some attrition. Some furniture has not been replaced. There are condition issues. We are working with a vendor to get some proposals on that. We are having the fitness center equipment evaluated. Some of that equipment can no longer be repaired if parts are not available. The only way you can repair that is to scavenge parts off of other pieces of equipment. So, we are in the process of looking at those two items. It is not something that has to be decided on today, but we would like to get a Preventative Maintenance Agreement in place. There are certain companies that come in periodically to grease the machines, check the cables, repair the pads, all sorts of things. It was something that we would recommend be in place as we have that in Fitness Centers in other communities we are involved in. So other than that, you will see that we have electric, water, sewer, gas and telephone. One caveat to those items is we are working through the way that the systems are set up because they are not cleanly divided between the restaurant bar and the rest of the facilities. So, to the extent we have shared meters, we are going to have to come up with some basis of allocating those utilities or looking at the ability to separate those meters out. So that's something we will have to look at fairly closely.

Mr. Goldstein: Do we know why they terminated the agreement? Did we do something that caused them to terminate it? It seems like we are absorbing a lot of costs here that we weren't before and I'm just curious.

Mr. Flint: I spoke to Anthony and I think his termination email speaks for itself. From a business perspective, they decided that they weren't receiving the benefit and it was not in their best interest to continue to pay for the operation and maintenance (O&M) of that facility.

Mr. Goldstein: But they are going to continue with the bar in the kitchen.

Mr. Greenstein: Right.

Mr. Harding: Why did they decide to all of a sudden not do this when they have been doing it for so long?

Ms. Hobbs: They are going to operate the kitchen. Are we getting rent for that?

Mr. Flint: They own the bar and the kitchen.

Ms. Hobbs: I didn't realize that.

Mr. Flint: The next issue is the seating area.

Mr. Goldstein: That was set up that way, Trudy, to begin with so they could serve alcohol.

Ms. Hobbs: Right. I just didn't realize, so thank you.

Mr. Goldstein: Do you want to talk about the game room?

Mr. Greenstein: No. We will get to that in a second.

Mr. Dryburgh: I would like to know why we feel the need to have a workout facility there. That's quite an expensive process.

Mr. Flint: That's the Board's call. One comment I would make on that is that facility is available to all landowners and residents within the CDD, whether they are a member of the Club or not.

Mr. Dryburgh: On the west side, are there also facilities available to us?

Mr. Flint: That's a club amenity, so you have to be a member of the Resort to use that. This is an amenity that the CDD operates to benefit everybody, whether you are a member of the Club or not. This is the only facility that everybody can use. You also have the game room equipment, which is actually under a lease with the Resort. It's one of those leases where there is a minimum threshold of revenue if the games are used. For anything above that threshold, if there is a sharing of revenue, the Resort actually gives money back. With everything that is going on, you can imagine in the last six months the Resort actually had to pay under the lease arrangement. We have the information for the company. The Resort can terminate that agreement. I'm assuming

it can be assigned to us if it's something that we want to continue with or we can enter into a new agreement. I'm looking at December 1 and what we have to have done by then. The landscaping, pool cleaning and janitorial are at the top of the list.

Mr. Greenstein: I just want to take a moment to give you some history and get back to Steve's point, which I think is important for everybody to understand. The agreement that we had in place expired at the beginning of the year or late last year. I can't remember exactly what the date was. With the expiration, there was immediate discussion or feedback from Kingwood that they wanted to review the arrangement. It is a valid request that they made. When COVID hit, neither party, especially Kingwood, had their focus on crunching numbers for the costs of the single Eagles operation. We approved a month-to-month arrangement so we were legal with them operating the space legally; however, there was an intent early on in the year to review the expense side of the equation. So, I think with everything that transpired as a result of COVID, and as a result of not having any meaningful revenue coming out of that operation, they could still operate with a shared cost arrangement for those things that can be associated with the restaurant and kitchen bar area, to turn the overall operation of the overall complex back over to the CDD. So, there weren't any good pro quos or any evidence that this event took place. But I think it does give us, as we move forward in the months to come, some options for what to do with the space that is there, that has been traditionally used in a certain way. It doesn't mean it has to continue being used in that way. We can compress, expand and do whatever we want. So, it would be further discussed, but as George said, we need to be able to support the facility effective December 1st, as far as the essentials.

Mr. Goldstein: How would we manage the facility in the future?

Mr. Flint: One of the biggest costs in here is they have a janitorial position, but there is somebody there eight hours per day/seven days a week. That's the only staff associated with that facility, but it would be managed under us, by Alan and Tricia, as far as any issues that might come up. So, I don't foresee any issues with the operations of that facility. I'm confident that we can operate that. With changes to some of the fitness equipment and the pool furniture, I think we can improve on what you have there.

Mr. Goldstein: The Management Services Agreement also includes a one-year part too, right?

Mr. Flint: The issue with the linear park was prior to the month-to-month. We waived any cost for holding special events in linear park. Prior to that waiver, they were paying \$258 if they

held weddings or anything like that and we would need to go back to that arrangement, because there's no benefit that we are receiving that would justify us waiving their payment of some fee. At the bottom under "Transitional Tasks," the linear park rental program will build that back in, so to the extent they have any events, they would have to pay.

Mr. Goldstein: \$250 sounds like a minimal amount. We should consider raising that.

Mr. Harding: We gave them a bargain basement price because they were assisting with the management of this. Now that they decided to walk away from it, they should pay the same rates as everyone else.

Mr. Flint: That's one of our tasks here. We are going to have to amend our Amenity Policy. So, if there is any desire to use the Seven Eagles facility for any special events, we would need to have a rate approved by the Board. So, we would handle those issues together.

Ms. Hobbs: Since we are taking over maintenance of the facility on December 1st, will we have to pay for the landscaping, etc.?

Mr. Flint: No. The dollar amounts you have here don't require you to bid. We know about the pool cleaning, but I don't know if we got a price from anyone other than Roberts, but Roberts is doing all of the other CDD pools.

Ms. Hobbs: That's okay. I was just thinking it will probably be December before we get the bids.

Mr. Flint: There's a 30-day termination provision in all of your contracts, so if you approve amending Robert's agreement to include Seven Eagles and later we decide to bid it out, you would have the option to do that. We are pretty comfortable with their price. We bid out all of the other community pools and they were the low cost bidder. They were not only the low cost bidder, they were our preferred provider of services.

Ms. Hobbs: Okay.

Mr. Greenstein: That was just done a few months ago.

Ms. Hobbs: Yes.

Mr. Greenstein: So, it's a recent award.

Mr. Harding: George, where are we on the fitness equipment? I heard there are a lot of problems. I see that as a priority, for safety reasons, if for nothing else.

Mr. Floyd: Alan or Tricia, do you want to give an update on that?

Ms. Adams: Yes. We have a vendor scheduled to come in during the month of November to assess the equipment, determine what's useful and get the useful equipment set up under a Preventative Maintenance Program.

Mr. Harding: Isn't that putting the horse before the cart? We have to decide whether we want to have it there at all.

Mr. Dryburgh: I think we should look at possibly re-doing all of the equipment, at least the maintenance of it, rather than trying to keep up with old equipment we might not even want.

Mr. Flint: I think our plan is on an interim basis, the stuff that is still useful and serviceable, we have an ability to maintain that, but obviously the first question is do you want to continue to operate a Fitness Center? Our immediate step was to have our current equipment evaluated and get a proposal for replacement of those pieces that are updated.

Mr. Dryburgh: Can we try to do that quickly?

Mr. Flint: We will bring it to the December meeting.

Mr. Dryburgh: Okay.

Mr. Greenstein: For what's it's worth, I don't see why we would not continue to operate the Fitness Center out of that location.

Mr. Dryburgh: We are talking about evaluating it.

Mr. Greenstein: The equipment issue is secondary. Whether we use what we have and manage with that or buy new, is a secondary issue. It's clear that the Fitness Center is the only amenity available to property owners within Reunion. I just want to make it clear that I am not recommending anything. Everyone can vote the way they want to vote, but it shouldn't be an issue about how we operate it. We have a game room, which we are not in the business of having arcade games generally. The other thing that I mentioned to George earlier, is that we need to discuss or contact Seven Eagles Condo Association regarding the mail facility. There is a room on the other side of the wall from the game room that is their mail facility. That was basically worked out some time in the past. It was when the MSA was in place and just happened. I don't even know whether or not we were involved in that.

Mr. Flint: It was early on. It was a decision by the developer when they controlled those facilities. We reached out to the Condo Association to give them a heads up that at a minimum, we are going to need an agreement in place to train the CDD and the Condo Association allowing us to be there, just like with the mail kiosks and facilities we have everywhere else in Reunion.

So, if there is a desire to move those, that can also be a discussion. We can look at where they originally were. They used to be on the back side.

Mr. Scheerer: They were outside exposed to everything.

Mr. Dryburgh: George, we look at all sources of revenue, now that we are being asked to spend \$170,000 that we haven't budgeted and haven't spent in the past. We need to make sure wherever we have an opportunity to make recommendations, that they kick in. Nothing is going to stay the same.

Mr. Flint: We probably want to be consistent. We are not charging the Master Association anywhere else for mailboxes.

Mr. Dryburgh: But their original location was by the bocce ball court. We decided to put the shelter over there.

Mr. Greenstein: We are going to evaluate the space that's now available. The game room is available and the mail facility is available. We can see if it will be re-purposed. It could be an expansion of the Fitness Center. Maybe a meeting space for the game room. Whatever we decide.

Mr. Goldstein: Most hotels have game rooms. Not owners in a Resort. If they want a game room, let them find the space in the hotel for a game room.

Mr. Dryburgh: I agree.

Mr. Greenstein: Just to be clear, I'm talking about for the CDD, for all property owners. The Club has nothing to do with this. Of course, it was marketed. It was featured in every promotional video you will find because it's a lovely facility and the developer constructed it using CDD funding.

Mr. Dryburgh: We have a handful of kids that live here that are the children of owners and property owners. I don't think a game room is something we need to have.

Mr. Greenstein: No.

Mr. Dryburgh: There aren't many buying to live here.

Mr. Greenstein: I only brought up the issue with the mail facility because it impacts the Condo association. The boxes were outside by the bocce court originally. Just for historical purposes, John, I don't know how far back we go, but I was sitting in those seats and I was on the ARB Committee. The CDD was paying the Resort about \$200,000 per year.

Mr. Dryburgh: It was \$180,000.

Mr. Greenstein: \$180,000. We felt that it was not in the CDDs best interest to pay that fee based upon the success of the facility and the benefits derived therefrom. Over a three-year period,

we knocked it down to zero. We have been living with zero for a number of years, but there was a point when we were paying for it. So, it's not like we are in uncharted territory here. Just for clarity.

Mr. Flint: The Board will have an opportunity in December to flesh out some of these issues and we will bring back some additional proposals and information. Through the things that we would like the Board to consider today, you have the ability to terminate with 30 days' notice.

- C. Consideration of Proposal for Seven Eagles Landscape Maintenance Services**
- D. Consideration of Proposal for Pool Cleaning Services**
- E. Consideration of Proposal for Janitorial Services**

Mr. Flint: The proposal for landscape maintenance would be effective December 1st for pool cleaning services. We had a number of hours from the Resort for the janitorial. We don't have a formal proposal, but those would be incorporated into an agreement. If the Board approves it, the Chair would be authorized to execute it. The proposal for pool maintenance services is with Roberts Pool Service and Repair (Roberts Pool) as well as the chemicals provided by Spies. For the janitorial, they have somebody there eight hours a day, seven days a week, 56 hours a week at \$17 an hour. That is a very cost-effective rate. They are not paying \$17,000. You have to remember, they also have to payroll taxes, benefits and everything else on top of whatever the person is being paid. So, \$17 an hour is not a bad rate. We will have the ability to justify it if we decide that you only want to staff it five days a week or six or change the hours. I think that would all be negotiated down the road.

Mr. Goldstein: Do they clean the bathrooms on a daily basis?

Mr. Flint: Yes. My guess is it would be the same person. You wouldn't see a change in that, but we would be more actively and monitoring those 56 hours.

Mr. Greenstein: Could we make one motion for all three or one at a time?

Mr. Flint: Jan said you can make a motion approving all three.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Letter of Termination of Seven Eagles MSA by Kingwood and the proposals with Yellowstone for Seven Eagles landscape maintenance services, with Roberts Pool Service and Repair for pool cleaning services and with Kingwood for janitorial services were approved.

Mr. Flint: We will continue to discuss these issues, I'm sure, for the next several meetings.

Mr. Dryburgh: George, you don't see those costs as being any kind of impact on our future assessments, do you?

Mr. Flint: No. I looked at the budget. You have \$100,000 in your budget right now, associated with operating the irrigation system with no expenses. It's not clear to us that we are going to be operating that system. We are still working on the legal agreement between us and the Resort on how that would be operated, but there is \$100,000 there. Our electric expense is coming under budget. You have a fairly large budget. I'm not saying that you can absorb \$180,000, but we can evaluate it as part of the budget process.

Mr. Dryburgh: Good.

Mr. Flint: You also have \$3.5 million in capital reserve funding and \$1.9 million in Fund Balance in your General Fund.

Mr. Dryburgh: I just didn't want people to be concerned.

Mr. Flint: At this point there is no pressure, but we would obviously look at it when you are doing your budget for Fiscal Year 2022.

SIXTH ORDER OF BUSINESS

Consideration of Underwriting Agreement & G-17 Disclosure with FMSBonds, Inc.

Mr. Flint: This is what is called a G-17 Disclosure Underwriting Agreement with FMSBonds. They are required under the securities laws to make certain disclosures, prior to giving the Board any advice or feedback on bond issues. FMSBonds is the company that has been involved in the recent bond issues. They would serve as Underwriter. They only get paid if bonds are issued out of the proceeds of the bonds. The fee that's in their agreement is standard. There are only two main Underwriters for CDD bonds. This company does between 60% and 70% of the CDD bond issues in Florida. The fee that is in their agreement is consistent with what they charged before.

Ms. Carpenter: The G-17 letters specify that they are not a Municipal Advisor or Financial Advisor to the District. So, it's a disclosure that they are underwriting the bonds. They are not acting as advisor to the District. That is the important qualification in these letters. It's a requirement to accept the letter to acknowledge receipt, but it doesn't impose any burdens. FMSBonds issued the bonds for Reunion West. A different Underwriter did the original ones for both Reunion East and West.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Underwriting Agreement & G-17 Disclosure with FMSBonds, Inc. were approved.

SEVENTH ORDER OF BUSINESS

Financing Matters

Mr. Flint: This is associated with the proposed bond issue for Reunion Village in the Spectrum project, dealing with the assessment process. You will adopt a resolution declaring your intent to impose or levy assessments and another resolution setting the public hearing. You are not actually imposing assessments today or placing a lien on this property. All you are doing is saying that you are going to consider levying assessments and are going to set the public hearing where you would consider final action. So, until you take action at the public hearing, you are not actually imposing a lien and have flexibility.

A. Consideration of First Supplemental Engineer's Report

Mr. Flint: Steve must have forgotten the time change for today's meeting. The Engineer's Report is dated November 3, 2020 and defines the type of improvements and the estimated costs that are eligible to be funded by the bond issue. As shown in Table 2, the improvements include:

- Mass Grading & Stormwater Facilities.

We do mass grading on CDD roads and stormwater on private lots.

- Public Roadways
- Potable Water, Wastewater & Effluent Reuse
- Electrical Communication & Lighting
- Landscape, Hardscape & Irrigation
- Western Connector Offsite Obligation
- Parks, Recreation and Entrance Security Gatehouse
- Professional Design, County, Legal & Bond Fees. These are soft costs.

All of those together total \$23,735,095. Section III, on the next page, indicates who the responsible maintenance entity would be. It's contemplated that the CDD would own and maintain stormwater facilities, roadways, hardscape, landscape, CDD common areas, parks, recreation and the gatehouse. The utilities would be turned over to Toho and Duke and the Western Connector would be a County road that would be conveyed to them. This defines all of the eligible improvements. It doesn't necessarily mean that all of those improvements would be funded. You are adopting everything that could be funded and the Assessment Methodology is a

Master Methodology showing if you were to fund everything, this is what the assessments would be. That gives you maximum flexibility at your public hearing and when you issue bonds. What will happen is the Underwriter will go out and market and price the bonds, but the bond issue will be tied to a target assessment amount per unit per year. So, you work backwards from the assessment. These units would be paying the same that any other single-family or multi-family unit in Reunion would pay. You start with those per unit amounts and work backwards to the principal amount of bonds.

Ms. Carpenter: George is great with details because he completes the Assessment Report, which is based on the project. It covers Reunion Village and Spectrum at Reunion, the 197 acres of new development. If you look at the introduction to the Engineer's Report, it is based on the same report in 2002 that issue the very first bonds. So, the types of infrastructure for these two areas are the same and benefit everyone in Reunion. This just takes that original amount and shows what the cost is for these two new phases and breaks out the cost allocable to those, which is how we do it legally to make sure a homeowner is not paying more than they are benefitting. As George says, the amount of the overall project is very high. So, you get an assessment amount for each home. That is something no one could ever pay. It's a very large amount. Then the developer looks at what the homeowners can pay, what everyone else is paying and the developer then issues bonds with the Underwriter to figure out the financial part of it. Then the District comes back and brings the assessment down to a level, which we would impose, similar to what everyone else in Reunion pays. So, it is a several step process, but this is the first step of an initial Engineer's Report that lays out the project for these two areas, showing how it is based on the same project everyone else has. The Board looks at that and at the Assessment Report, which takes the dollar amounts to construct all of that and says, "We are declaring that we are going to levy assessments and we will set a public hearing for a date down the road." In the meantime, if we have questions on the report, there may be some questions on the Western Connector and some other aspects. The public can give input and all of the staff and Board Members can give input. At the public hearing, the Board will adopt the Final Assessment Report, which looks similar to what we started with, but with tweaks in the amounts. So that's the process and this is what the Board is being asked to do and how it ties back to what other areas in Reunion have done.

Mr. Cruz: Can Someone explain to me why the CDD is the responsible party for public roadways and they are not private roads?

Ms. Carpenter: The roadways were paid for with CDD tax exempt bond funds, so therefore they have to be open to the public. If the developer paid for them, then they may dedicate them to the HOA.

Mr. Greenstein: Okay. Thanks Jan and George.

Mr. Flint: I made the statement that the per unit amount would be exactly what everyone else is paying. I'm not totally sure that statement is accurate, but they are not going to be at the level of the Master Methodology.

Mr. Greenstein: Right. That would be true from an operation and maintenance (O&M) standpoint.

Mr. Flint: The O&M amount will be the same. From a debt perspective, they may pay more than what is currently being paid. It's an analysis based on what the developer believes the market will bear. They are not going to be paying the level that's in this master report. These are very conservative numbers, assuming 100% what's in the Engineer's Report is going to be financed. That just gives the Board maximum flexibility when you actually go to issue bonds.

Mr. Greenstein: There is no impact on current property owners within Reunion.

Mr. Flint: Correct. This would only be obligating people in Reunion Village and Spectrum. There is no obligation outside of that.

Mr. Greenstein: In the Engineer's Report, the inclusion of the contribution from the developer for \$4 million for the Western Connector, is permissible to being included even though the Western Connector is outside the boundaries of either the Reunion East or West CDD, but it's in the Development of Regional Impact (DRI). Some people may refer to it as the Master Plan, but the bottom line is it's a requirement at the present time to fund towards that roadway, which is the extension of Sinclair Road out to S. Goodman Road in the ChampionsGate area. This is done all the time. What jumped out at me when I looked at it was, "We are Reunion East, so why are they doing anything with that project in here?" That is because we are all under the same DRI. That requirement has been there, maybe not to this dollar amount, because we were never told what the dollar amount was, initially, because they moth balled the project, but we were always on the hook for completing that road once Reunion under the DRI reached a certain density. Well, the County now feels we reached the density so they are moving forward with it, but as Jan and George pointed out, we are basically authorizing the machinery to start moving. We will set up the public hearing and we will dig into the actual numbers. Until we take action, nothing is being assessed now. There is no impact. It is strictly an authorization action.

Mr. Flint: You are just setting a public hearing today.

Ms. Carpenter: As Mark pointed out, he's going to be hiring my firm because that is correct. The District can fund anything in the District or as long as there is an agreement with another government or development requirement to fund something outside, for example, traffic lights or road improvements that are distant, but are related to your development, if it's required. The Western Connector was in the original DRI and in the original report. During the recession, the developer did not reach the levels of traffic and it appeared that they put in for a rescission of the DRI. They said, "Well we don't need this right now," but as numbers are increasing again, the County is looking for it to be a part of the DRI. They are not willing to knock it off completely. So, it's a development issue, but it won't affect the impact on those residents buying the homes, because that's a development requirement that the developer will need to pay.

Mr. Harding: At some point, could you discuss what it would take, if it is even possible to make the roads private here in Reunion. Many people who live here would like to see things like the golf course and golf carts being permitted as a golf course community. What does it take to have that? Is that being addressed at some point?

Ms. Carpenter: Sure. I can give you a real quick overview during the attorney report and maybe next month, we can put it on the agenda and get a little more detail if that is something we want to look into.

Mr. Flint: So, you have the Engineer's Report.

B. Consideration of Master Assessment Methodology for the 2020 Project

Mr. Flint: We used the Engineer's Report to prepare the Master Assessment Methodology. This assumes if you finance 100% of the eligible improvements, this is what the bond issue will look like and how the benefit should be allocated to the properties within the assessment area. Table 1 shows the development program. There are 296 multi-family units in Spectrum and 250 single-family units in Reunion Village. We assigned what we call, "Equivalent Resident Unit (ERU)" factors to those. These are consistent with what has been utilized in Reunion for all of the other bond issues both in Reunion East and West and develops the number of ERUs. There are 944 ERUs as a result of that. Table 2 is right from the Engineer's Report. It shows \$23,700,000 of capital costs that are eligible to be funded. Table 3 is the bond sizing, assuming some very conservative assumptions. The 6% interest rate that is in here is just for purposes of your assessment hearing. The likelihood is it would be closer to 4% when the Underwriter actually goes to market and prices the bonds. Table 4 has the improvement costs per unit. We take the

units, divide them into the \$23,700,000 in improvements and it shows you what the improvement cost per unit is. Table 5 is the par debt per unit. Table 6 is the annual debt service assessment, if we were to fund all of the improvements at the assumptions they are emphasizing. Table 7 is the Preliminary Assessment Roll, which shows the units that are platted and unplatted based on the development program. Are there any questions on the Master Assessment Methodology? Again, you are not giving final approval today. You are just declaring your intent to impose and then setting the public hearing.

C. Consideration of Resolution 2021-02 Declaring Special Assessments

Mr. Flint: Resolution 2021-02, declares the District's intent to levy special assessments. Jan, do you want to present that?

Ms. Carpenter: Sure. This resolution sums up what we talked about today. It sets forth the legal requirements for the Board to declare assessments. There is the adoption of the Engineer's Report and acknowledgement that the Engineer's Report adopts a 2020 project for those two areas in the amount of a little under \$24 million. It talks about the assessment reports and the Board adopting the assessment report and assessments of approximately \$31 million. It is the project costs plus reserves, Cost of Issuance and sets forth a Preliminary Assessment Roll. If these are adopted as is, these are the assessments that would be placed on those properties. It also directs the District Manager to publish this for two weeks before the hearing.

Mr. Flint: There is also a 30-day mailed notice requirement to the landowner. Are there any questions on the resolution? If not, we need a motion to adopt Resolution 2021-02.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2021-02 Declaring Special Assessments on Property Within the District; Indicating the Location, Nature and Estimated Cost of those Improvements whose Cost is to be Defrayed by the Special Assessments; Providing the Estimated Cost of the Improvements to be Partially Defrayed by the Special Assessments; Providing the Manner in which such Special Assessments Shall be Made; Providing when such Special Assessments Shall be Made; Designating Lands Upon which the Special Assessments shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll, Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing, Providing for Publication of this Resolution, Providing for an Effective Date was adopted.

D. Consideration of Resolution 2021-03 Setting a Public Hearing for Special Assessments

Mr. Flint: Resolution 2021-03, sets the public hearing where the Board will consider imposing assessments. We recommend that you hold the public hearing at your January 14, 2021 meeting at 1:00 p.m. in this location, which is your regular meeting on the second Thursday in January. Because of the 30-day mailed notice requirement, you wouldn't be able to do it at your December meeting. We need a motion to adopt Resolution 2021-03.

MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor Resolution 2021-03 Setting a Public Hearing to be Held on January 14, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida, 34747, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property within the District in Accordance with Chapters 170, 197, 190 Florida Statutes, Providing for Severability, Conflicts and an Effective Date was adopted.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04
Accepting Conveyance of Certain Parcels
of Real Property**

Ms. Carpenter: Resolution 2021-04, accepts a Lift Station that is being constructed by Encore for the new area. In the event that bond proceeds from the bond issue are used for Lift Station improvements, which is something that has been done in other areas, the District needs to take title to this so the developer conveys it to the District as soon as we get approval from the District Engineer that it has been fully accepted and meets the requirements of Toho. We will then immediately flip the deed and Bill of Sale over to Toho. So, it's an interim action for the District to actually have ownership of that. The resolution includes the legal description for it. It includes the various documents and shows the form of certification the District Engineer will have to sign and gives authority to the Chairman to be able to sign everything that needs to get signed as soon as we get that certification. We understand that it is in process, so as not to hold up the conveyance because that's part of construction. We don't have the certification yet, but it should be fairly soon. So that's the reason for putting it on the agenda. At this time, I will take a quick minute to introduce the Board to Molly Maggiano, an attorney in my firm who has a great background in real estate in some CDDs. Molly has been working with Encore on these real estate issues to get introduced to Reunion. So, if there are any specific questions, she is going to be the one to answer them.

Ms. Maggiano: I just wanted to add one thing if I could. It's still covered within the resolution because the resolution authorizes the execution of any of the documents necessary in connection with that conveyance. There is an access easement that is also going to be granted. That is being granted by the developer to the District because of the driveway that goes from the roadway to the Lift Station. The parcel is on a separate tract, so they need to grant an easement to the District. So that document was not included in the index of documents in the resolution, but it will be a part of it.

Mr. Flint: So, we don't intend to own and maintain a lift station. We just have to be in the chain of ownership to be able to pay for it. That's all this does.

Ms. Carpenter: It has been a little here and there. Attorneys with Encore haven't dealt with Reunion before, so we are working with them and they are working with us to get a system so we know what's coming, like we just found out about the easement a day or so ago. So, I think as time goes on, construction will get a lot simpler, but the first couple of conveyances are taking a little more time.

Mr. Flint: Okay. Are there any questions on the resolution? If not, we need a motion to approve it.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Resolution 2021-04 Accepting the Conveyance of the Tract LS-1 Lift Station, Authoring District Staff and the Chairman to Review, Execute and Accept all Deeds and other Documents to Effectuate such Conveyance, Providing for Severability and an Effective Date was adopted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jan?

Ms. Carpenter: We don't have anything other than working on the bonds and working with Encore's attorneys on some of the development planning and how they are working with the CDD. They have been very cooperative and understand the requirements. So, I think it's all going to go very smoothly. I know there were some comments on golf carts and a question about the roads. A question that comes up often is if you have a CDD asset that's funded with tax exempt bonds, is there a way to make those roads private? When we talked with Tax Counsel and Bond Counsel for the District, which is Greenberg, Traurig, their tax lawyer worked over the years on

a number of issues for us. I spoke with her briefly, so as not to incur a lot of costs, but went through the process so I could explain very briefly to you what would happen to see if there is any interest by a private entity. Basically, bonds can be prepaid, just as if you were a homeowner and you prepay all of your assessments until they are expired, based on the bonds outstanding and the amount of money spent on roads. So, if the bonds were \$60 million and \$10 million was spent on roads, today the bonds would only be \$30 million in principle. The tax votes under the IRS code, takes a proportionate amount to figure out what percentage of the current outstanding bonds would be affected by the actual cost of the roads. They take a proportional amount to figure out how much of those bonds currently outstanding would have to be paid off to be able to have those roads sold to a private entity, to basically take off the tax-exempt bond financing on the roads and then have them turned over to a private entity. There are quite a few parts to it. We had the engineer discuss what was estimated for the roads. The process would require a review of all of the requisitions and certification of exactly what was spent of bond proceeds on the roads from all different bond sources from Reunion East and West. That would be a pretty big task in itself, but that can be done. Once that is done, there has to be an accounting of all bonds that are outstanding. Once they come up with a portion of the dollar amount, then there would have to be a way for the entity, the HOA or whoever was going to do it, to figure out how they prepay enough homes and assessments to be able to pay off that amount. Generally, when bonds are prepaid and someone wants to do away with the bonds and prepay, it's a developer that owns all of the property. So, if a developer buys a new piece of land, they might prepay the bonds to be able to have it free and clear and then redo their assessments. In this case, most of the property are owned by homeowners, so it would be a challenge to figure out how they prepay, because they can't proportionally prepay for everybody because then there are still bonds outstanding. So, there is a way do it. It would take some tax analysis and some calculations for the homeowners in how to do it. If you would like, I can get some more specifics on what it would take and what it might cost if anyone is interested to do that. That is an overview of how it could happen, but whether it's actually feasible is another question, as it whether it is worth the planning for it and doing it when someone is going to have to pay off assessments for homeowners or residents or charge them back.

Mr. Goldstein: Do we have any idea whether we are talking \$5 million or 30 million? I've been asking for a year for a number and haven't received it. So many people have come to me

and said, "What will it cost us to do this?" I think all we need is a ballpark. If it's an outrageous number, then we obviously can't do it.

Mr. Flint: It's probably between \$20 million and \$30 million.

Mr. Harding: Because we have debt outstanding at this time.

Mr. Flint: Yes. That's based on the Engineer's Report. We would have to go back and look at every requisition. So, I'm giving you a large range, but if you took the original par amount and how many years are left and you prorated it, it's a fairly high number.

Ms. Carpenter: I think it was \$35 million based on the original bond amount, just as an estimate. Then we have to look at exactly what's outstanding and what's left to figure out a proportionate amount.

Mr. Dryburgh: So, every property owner would have cough up some money.

Mr. Greenstein: Not necessarily.

Mr. Dryburgh: Why can't you have a bond reference with interest earnings to pay off your outstanding bonds that are tax exempt.

Ms. Carpenter: So, it would be a taxable bond issue.

Mr. Dryburgh: Can you do a bond refunding that is not tax exempt? Of course, you can. You gather those funds and pay it off and then have the landowners pay it off on the taxable bonds. Yes, their payments would go up by the taxable amount. Then the homeowners have to decide if that's something they are willing to pay.

Mr. Greenstein: We have been sensitive to this issue for a while, irrespective of anything with the vehicles that are on our roadways or anything else. I was approaching it personally from the standpoint of the upcoming I-4 project with the convergent diamond they are going to do with Exit 58. The fact is that we will willing return to some degree of normal for commercial activity here. So, there is an issue of how we can control traffic coming through the Resort, with that as a backdrop. Jan, I personally don't believe the financial part of it will be the problem. I'm not saying there is a problem, but I think the focus of the review will probably end up being the tax-exempt status issue overall, because the overall percentage of the debt that we have in place can't be compromised by a significant amount being pulled out that was tax exempt. Beyond the IRS implications of it, the roadways are currently public and there has to be some hurdles that we have to negotiate or deal with that takes that asset out of the public mix of things that we have in Reunion. I know that we try to avoid spending and incurring lots of legal costs. I know you have done some preliminary things to reach out to bond counsel and other folks to try to get a feel.

That's why I was hoping we would have it for this meeting, but we will have it for the December meeting. We need a brief, but expedited assessment as to the feasibility of the overall initiative. I think everybody wants it. I think we have a Plan B for physically controlling traffic if we had to. I don't like it, but if we couldn't do anything then we have a Plan B. From what I'm being told, the Master Association would be in a position to take on whatever we have to pay off. It's like splitting it into two pieces to get a better rate. So, we would be paying less on the debt service side for the CDD, but paying more, hopefully an equivalent amount. The financial part, I don't think is going to be the challenge. I think the challenge is going to be the legality overall and the tax exempt part. So, if we could just get some assessments to know that we have any hope, we should continue.

Ms. Carpenter: Okay.

Mr. Greenstein: Then hopefully for the December meeting we can do that and then everybody knows we are on the same page.

Mr. Flint: The County doesn't have a rule.

Mr. Harding: They will be the ones impacted if these roads go away.

Ms. Carpenter: No.

Mr. Greenstein: The County doesn't care. The only time the County is an issue is if we have a specific problem that we need them for enforcement.

Mr. Flint: They have traffic enforcement responsibility, but beyond that...

Mr. Goldstein: The Fire District wants to make sure that they have access.

Mr. Greenstein: Of course, they would.

Ms. Carpenter: It would be the same either way.

Mr. Greenstein: Let's not get ahead of ourselves. I'm glad you brought up the question, because it has been considered and discussed on an individual basis all over the place. I've been talking to folks, not individually, to counsel or to George about it.

Mr. Flint: We just haven't had clear Board direction that you want us to spend time and resources on that issue. This is the first actual discussion at the Board level we had. So, if the Board wants us to do that, we can do that, but we are not going to go forward and incur the expense until the Board has a discussion.

Mr. Dryburgh: I think we should have a motion or whatever you need, Mark.

Mr. Greenstein: We need a motion to direct legal counsel and administrative staff, GMS, to conduct an initial assessment of the CDDs ability to transfer control of the roadways to the Master Association.

Mr. Greenstein MOVED to direct legal counsel and administrative staff, GMS, to conduct an initial assessment of the CDDs ability to transfer control of the roadways to the Master Association and Mr. Dryburgh seconded the motion.

Mr. Flint: Since this item isn't on the agenda, we are required to take public comment. Are there any members of the public that would like to provide comment on this issue, understanding that we have a Reunion West CDD meeting starting shortly?

Mr. Richard Holmes (Grand Traverse Pkwy): When you are discussing this, are the Reunion East bonds and the Reunion West side bonds connected? Could the Reunion West bond be purchased by Reunion West residents and the Reunion East ones left untouched?

Mr. Flint: They are separate bond issues. Yes, there could be a situation where that might happen if both Districts did not want to pursue the same approach. It would be difficult, but it could happen because they are two different legal entities with two different bond issues, but the analysis is going to be the same for both Districts. The cost probably should be shared between both.

Mr. Greenstein: It's really the same issue. The bonds are legally separate. The amounts are going to be different possibly, but for all intents and purposes, I will be bringing the same issue up at the Reunion West meeting, because we are one entity. We may legally be separate CDDs, but we operate through an interlocal agreement where everybody shares in everything.

Mr. Flint: Is there any other public comment on that issue? Hearing none,

On VOICE VOTE with all in favor directing District Counsel and administrative staff, GMS, to conduct an initial assessment of the CDDs ability to transfer control of the roadways to the Master Association was approved.

B. Engineer

Mr. Flint: Steve is not here.

C. District Manager's Report

i. Action Items Lists

Mr. Flint: I think the first item that we need to talk about is the street parking. Tricia and Alan, we had a question come up under public comment. Can you address the implementation or maybe the Chair as well? There's nothing regarding switching the signs from one side of the road to the other.

Mr. Scheerer: Unless we get direction from the Board, based on discussions with Mr. Kauffman and present Board action anytime you are entering into a dead-end area, I don't think the number of spaces was ever determined when that direction was given when we first did Corolla Court and some of the other dead-end locations. As you are entering a cul-de-sac, a dead-end street with no other way out where the flow of traffic would allow you to park on the direction of flow, there would be no parking in the cul-de-sac. Then everything on the opposite side of the street would be designated no parking. We met with Mr. Kauffman, myself and Tricia. He is of the opinion that there should be no parking as you enter the cul-de-sac and then parking allowed on the opposite side. If there are some additional spaces that might be available, I know he was also looking at the vacant lot. We didn't look at it as a vacant lot. We looked at it as if there was a home on every lot. We understand that there are some challenges in that cul-de-sac. They have fire hydrants on that side of the street, but so does Loxahatchee, Corolla Court and Radiant Street. They all have fire hydrants that are on the same side of the street as the parking is now. So, it's clearly a Board decision. If the Board decides to change that particular policy on Watson Court, like I said, I don't think the Board's intent was the number of available spaces, which is the conversation we had with the homeowner on Watson Court that there are more spaces across from the exit side of the cul-de-sac as opposed to the entry side. We are just looking at it from the direction that the Board gave the policy that was implemented originally at a prior Board meeting that if any cul-de-sacs dead ends, parking would be on the same side as you enter, not as you exit. Tricia and I looked at it. I don't disagree that there are a few more spaces across the street, but again, not to be redundant, I don't think that was ever the case when the Board gave us direction to install signs. It was just the incoming flow, not the outgoing flow that would have the no parking signs.

Mr. Goldstein: Alan, are we considering this because of one homeowner or multiple homeowners on the street?

Mr. Scheerer: I'm considering it because I was asked to look at it.

Mr. Flint: From staff's perspective, we will do whatever the Board wants to do.

Mr. Scheerer: Correct.

Mr. Flint: There are some consistency issues, but I don't think it's the end of the world, because there are more spots on one side than the other. We will move the signage. You can tell us what you would like for us to do.

Mr. Harding: Which plan offers the most parking?

Mr. Scheerer: If you are going by parking spaces, you are going to get a handful of more spaces on the opposite side of the street.

Mr. Goldstein: Then we are going to have to re-do the entire resort.

Mr. Flint: Not necessarily.

Mr. Scheerer: That was the suggestion and the request by the homeowner.

Mr. Harding: We established this policy so that people coming in would not have to go all the way down, turn around and come out the other side.

Mr. Greenstein: Okay.

Ms. Hobbs: They have to turn around sometime.

Mr. Greenstein: We came up with a general approach, which was sound and worked. It was fine for most places. There were some unique situations. You could argue that people come in on Gathering Drive and therefore are making a right turn and that is the side you park on. Then people coming down Radiant Street are out of luck. So, I personally believe the homeowners spent a lot of time and we spent a lot of time to really look at this issue. I don't think anyone else is going to look at Watson Court and say, "Oh you did it differently on Watson Court than the rest of the world." Everybody else had an opportunity to speak up and they did not. So, my personal vote is that we make an exception for Watson Court and let them have the parking on the other side of the street.

Mr. Dryburgh: I agree with Mark.

Mr. Goldstein: I do too. Let's make it clear that we are not going to do this in the whole resort.

Mr. Greenstein: I propose adopting an exception to parking on Watson Court.

Mr. Dryburgh: We will be changing parking for that particular street and only for that particular street. It just makes sense because of the way it was set up.

Mr. Greenstein: We have a median in there. It's different.

Mr. Scheerer: It is a different situation. There's still no parking at the cul-de-sac as previously approved.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor adopting an exception for parking on Watson Court was approved.

Mr. Scheerer: Thank you.

Mr. Greenstein: That's what we are here for, to make decisions.

Mr. Flint: I'm not hitting on all of the action items, but if there is a particular one the Board wants to discuss, let me know. The next one is the issue that came up under public comment, which was the issue of golf cart usage on CDD roads. At a prior meeting, it was requested that staff draft a public information piece, based on State Law. We tried to be as general as we could in how we structured and worded the notice, but it was an attempt to educate the community about State Law dealing with how golf carts apply to the CDD roads as public roads. People need to be aware, I believe, of what the law states. Now whether they choose to follow that or not, is their decision. The Board never directed staff to seek active enforcement on the golf cart issue. The issue was really just sending out information to the community and that is what we did. Jan, I don't know if you want to expand on that.

Ms. Carpenter: Yes. Being the lawyer, I have to bring up the negative. It is important to advise people because the District does have liability. The question that came up was whether anyone asked the Sheriff to come in. No, but if there's an accident with the golf cart, the Sheriff will say to them, "You are driving in illegally." So, it is kind of public information to please be aware that they are not legally driven unless they meet those requirements. The District does need to put folks on notice when they know someone or there is a pattern of behavior that is illegal on its property. It's not intended to yell at anybody or tell anybody, but we have to protect the District because we have to follow the laws. When it becomes known that this is happening everywhere, we need to remind folks that you are doing it at risk.

Mr. Harding: So, if your cart is road ready and you get a license for your cart, you can drive down the streets, but if it's not, there is a liability involved, just like what Jan is saying, a personal liability as well. We have children driving their carts on these streets. Many times, we had as many people complain about the carts driving all over the place as kids driving on them, kids hanging on the back, people driving carts that didn't have a license, all kinds of issues. So, we felt an obligation to address this from a liability standpoint for the CDD and also to make people aware that you are taking a chance too, driving on these roads when they are considered public roads. So that's why it was done that way. I've had as many people come to me as prior

neighborhood watch coordinator telling me that they are concerned about this same situation saying, “Hey, we have to do something because it’s out of control.” If we can make this place a golf cart community, which was not possible, at least at this point, we feel obligated to do what we are doing.

Mr. Greenstein: That was the first thing we tried to do, which was to find out what it would take to make us a golf cart community. We would be blazing new trails if we try to do something radical.

Ms. Carpenter: We’ve been with the County Attorney and looked at a number of Statutes and alternatives. The way it is drafted, it doesn’t work for public roads when they are in a CDD name. If there was a way to get it to the HOA, there may be a way to turn it into a golf cart community where golf carts could be driven legally, but the current status, the County’s position and the County Attorney is correctly taking that position. It can’t be done with CDD roads.

Mr. Harding: I had people tell me that they are going to call the Sheriff and have them come in here and cite people for illegally driving on the roads as well.

Mr. Goldstein: The Sheriff won’t do it.

Mr. Greenstein: It’s a priority situation like everything else. We put up the radar signs hoping to get people to self-police themselves. Most of our numbers are within reason, but we get a few wild ones out there, where they are going through at 50 miles-per-hour (mph) or more. So, if we see a problem when it comes to speeding, we asked the Osceola Sheriff for enforcement, but it has to be for something pretty severe.

Mr. Harding: John, we asked the Resort and in my meetings with Anthony, whether there was a possibility of the Department of Vehicles coming in and licensing golf carts. I think you were going to look into that.

Mr. Dryburgh: I wouldn’t do anything until we have clarification on what we are doing here.

Mr. Harding: Is there a possibility of the Department of Motor Vehicles (DMV) coming in and doing the licensing of golf carts?

Mr. Dryburgh: I haven’t made that call yet.

Mr. Flint: He serves on a couple of different Master Associations.

Mr. Goldstein: The DMV said that we don’t have to bring carts in to get them licensed. There is an affidavit to be signed for the registration and licensing. We don’t need them to come here.

Mr. Harding: You have to sign some documents that say, "This is what it is."

Mr. Dryburgh: You don't have to take your carts to the DMV.

Mr. Harding: I understand that, but I thought it might be a good idea. Anthony did too. We could offer it up to people and say, "Here is a chance to license your carts, bring the right documents and we'll do it."

Mr. Greenstein: You can see that we are trying to be responsive and reasonable on a number of different levels. My biggest issue personally is when I see children driving these carts. It could have all of the bells and whistles and be road ready, but that is not the issue. We shouldn't have a three- or four-year-old trying to operate the cart with the parents in the passenger seat. Give me a break.

Mr. Dryburgh: Or a 12-year-old by themselves.

Mr. Greenstein: Right. Everybody has some responsibility for this, not just the CDD. We are all trying to work together to make some sense.

Mr. Richard Holmes (Grand Traverse Pkwy): Are you satisfied with where it stands? Don, you said that they will come in here and enforce this. Why do you say that? Did you speak to them?

Mr. Harding: I talked to them about other issues regarding coming in and monitoring traffic. They told me if they see any violations whatsoever, they will cite people for it. Some people were concerned with speeding. I contacted the Osceola Sheriff's Department and asked them to step up their patrols because there is a lot of excessive speeding and a lot of people were concerned about it. When they came in here, they actually wound-up citing people for parking the wrong way on roads, which pissed off people. I would think if they see golf carts riding on the streets, they will probably cite them as well for any violation whatsoever. They know what the law is.

Mr. Holmes: They won't even give tickets for the no parking signs. I was with an officer two weekends ago. He told me they were told not to issue tickets for no parking violations.

Mr. Harding: How can they offer tickets to people parked the wrong way?

Mr. Holmes: I'm just telling you.

Mr. Harding: Maybe that officer didn't know what he was talking about.

Mr. Greenstein: We will follow up on parking enforcement.

Ms. Hobbs: We are running out of time. From the Sheriff's perspective, they can and will cite anything in violation of the law, but no one requested them to come in or set up patrols.

Mr. Holmes: Thank you.

Mr. Flint: They have discretion. It's up to each individual officer, whether they choose to issue a ticket or not.

Mr. Holmes: So, is the Board done with this now?

Mr. Greenstein: Yes.

Mr. Dryburgh: The Board is not done totally, because we are still going to pursue what it takes to enforce golf carts.

Mr. Greenstein: That is another issue.

Mr. Holmes: I appreciate that clarification.

Mr. Flint: It will probably take a legislative change.

Ms. Carpenter: For private roads.

Mr. Flint: Is there anything else on the Action Items List that the Board wanted to talk about? We had the signal issue at the last meeting. The Chair, myself and Steve had at least two meetings with the developer across the street. Steve communicated with the County. As a result of that, the County was not going to waiver from their position as far as the location of the poles.

Mr. Greenstein: Right.

Mr. Flint: They had some reasoning based on the fact that if they had to be maintained, the roads would have to be shut down to maintain them. Our preferable design was objectionable to the County because of an issue if they had to be maintained, how the roads would have to be closed. So, they were not willing to waiver on that issue. You delegated authority to the Chair. So, we move forward based on the design they presented at the prior meeting.

Mr. Harding: Did we bring up the fact that we would like for them to cover the cost of maintaining the section from their development at that time?

Mr. Flint: We didn't do a quid pro quo. The Chair raised the issue that we want to address that issue with them. They said that they would be willing to discuss it. So, the door is open on that.

Mr. Greenstein: For a future meeting, we will discuss the continued maintenance of the South side.

Mr. Harding: Perfect.

Mr. Greenstein: The fact is that it's being developed across the street. At one time we wanted that across the street, not looking like a bunch of dirt. Now with all of the development,

we should revisit whether we support and continue to maintain under the agreement with the County, the south side, the 15-feet of Osceola County that's over there.

Mr. Harding: The only other action item that I was concerned about is the access of gates to the pools. We still have some issues. I guess you guys are still trying to work on different alternatives. We talked last time about a push button to keep people from reaching over the fence. The one at Seven Eagles, they have just been keeping it open because it is not working when you press hard on it. People were complaining about that. So, there are some issues that still need to be worked on that hopefully you guys are trying to address. We need some solutions, because it is not working right now.

Mr. Dryburgh: Can we come up with a solution/recommendation by this next meeting?

Mr. Greenstein: We've been trying for four months and I'm not going to beat a dead horse. Now that we got Seven Eagles back, hopefully we can look at the gate and figure out whether the gate needs to be replaced. For all of those facilities, we agreed on access controls. We implemented them, but I'm being gracious by saying in a less than perfect way.

Mr. Flint: We will follow up on that. Are there any other actions items? If not, we will move to the Check Register.

ii. Approval of Check Register

Mr. Flint: You have the October Check Register for the General Fund, R&M Fund and payroll totaling \$79,150.58. The detailed register is behind the summary. Were there any questions on the Check Register? Hearing none, we need a motion.

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

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through September 30th. No action is required by the Board, but if you have any questions, we can discuss those.

iv. Status of Direct Bill Assessments

Mr. Flint: All direct bills are current for the prior fiscal year. In the next set of financials, you will see the direct bills for Fiscal Year 2021.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda?

Mr. Harding: I just have one question. I visited the Fire Department today; looking outside of their building they had three large trucks parked outside in the rain. I asked them why. They said we have grown so significantly here that they no longer can bring the vehicles in and have to keep cycling them back and forth. I asked them what they would need to be able to expand the size of the facility they currently have. They said that they need some of the land over there. They need a much larger footprint. Have we ever been approached by them? Have we ever discussed it? Are we aware of the fact that they have run out of room?

Mr. Flint: No. That's all conservation land that surrounds that site. So, it's not developable. It was a developer obligation to provide that site and they negotiated with the developer originally for that location and size. They may have purchased it from Citicommunities who owns the hub building. No, they haven't approached us. The land around them is not developable. We own it, but it couldn't be used without significant expense to mitigate any impacts. The County has a whole real estate division that they could use.

Mr. Harding: I was just curious if they had approached us.

Mr. Flint: No, we haven't been approached. They just built that.

Mr. Harding: I know.

TWELFTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is the second Thursday of December, which is December 10, 2020 at 1:00 p.m., our normal meeting time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (SERIES 2021 PROJECT) (THE "SERIES 2021 BONDS"); DETERMINING CERTAIN DETAILS OF THE SERIES 2021 BONDS AND ESTABLISHING CERTAIN PARAMETERS FOR THE SALE THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN EIGHTH SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE NEGOTIATED SALE OF THE SERIES 2021 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE SERIES 2021 BONDS AND AWARDING THE BONDS TO THE UNDERWRITER NAMED THEREIN; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2021 BONDS AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE SERIES 2021 BONDS; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2021 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT, AN ACQUISITION AGREEMENT, COLLATERAL ASSIGNMENTS, A COMPLETION AGREEMENT AND TRUE-UP AGREEMENTS; PROVIDING FOR THE APPLICATION OF SERIES 2021 BOND PROCEEDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2021 BONDS; MAKING CERTAIN DECLARATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Reunion East Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") and created by Ordinance No. 01-31 enacted by the Board of County Commissioners of Osceola County, Florida (the "County"), which became effective on October 3, 2001; and

WHEREAS, pursuant to the Act and Resolution No. 2002-13 duly adopted by the Board of Supervisors of the District on October 30, 2001 (the "Bond Resolution"), the Board of Supervisors has approved the form of a Master Trust Indenture (the "Master Indenture"), between the District and U.S. Bank National Association, as Trustee (the "Trustee"); and

WHEREAS, EHOFF II – Spectrum, LLC, a Delaware limited liability company is the developer and builder for Spectrum at Reunion planned for 74 4-plex buildings with a total of 296 multifamily units and EHOFF Acquisitions II Borrower, LLC, a Delaware limited liability company, is the landowner and developer of Reunion Village planned for 250 single family homes within a portion of the District Lands (collectively, the "Series 2021 Assessment Area"), and will construct or cause the Issuer to construct the public infrastructure necessary to serve the Series 2021 Assessment Area (such public infrastructure as described on Exhibit A attached to the Eighth Supplemental Indenture (as hereinafter defined) which is attached hereto as Exhibit A is herein collectively referred to as the "Series 2021 Project"); and

WHEREAS, on November 12, 2020, the District approved a Master Assessment Methodology Report for the 2020 Project dated November 12, 2020 (the "Master Assessment Methodology Report"), prepared by the District's Methodology Consultant, Governmental Management Services – Central Florida, LLC (the "Assessment Consultant"), setting forth the District's methodology for allocating debt to property within the District; and

WHEREAS, the District duly adopted Resolution No. 2021-02 on November 12, 2020 declaring the levy and collection of special assessments (the "Special Assessments") pursuant to the Act and Chapter 170, Florida Statutes, indicating the location, nature and estimated cost of the improvements which cost is to be defrayed by the Special Assessments, providing the manner in which the Special Assessments will be made, designating the lands upon which the Special Assessments will be levied, authorizing the preparation of a preliminary assessment roll and fixing the time and place of a public hearing; and

WHEREAS, the District duly adopted Resolution No. 2021-03 on November 12, 2020 setting a public hearing to be held on January 14, 2021, for the purpose of hearing public comment on imposing the Special Assessments; and

WHEREAS, the District duly authorized the undertaking of the Series 2021 Project, which is to be financed with the proceeds of the Series 2021 Bonds (as hereinafter defined), as described more particularly in the First Supplemental Engineer's Cost Report Amended November 3, 2020, for Reunion East Community Development District Osceola County, Florida, dated November 3, 2020 (the "Engineer's Report"), prepared by Boyd Civil Engineering, Inc. which was attached to Resolution No. 2021-02; and

WHEREAS, the District has determined to undertake additional phases of development within the residential development and to provide public infrastructure for 296 condominium units and 250 single family homesites (the "Series 2021 Project"), it is in the best interest of the landowners of the District, for the District to issue, and the District has determined to issue its Reunion East Community Development District Special Assessment Bonds, Series 2021 (Series 2021 Project) (the "Series 2021 Bonds") for the primary purpose of providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction equipping and

installation of the Series 2021 Project, as described in the Engineer's Report and as summarized in Schedule I, attached hereto; and

WHEREAS, the District obtained a final judgment in the Ninth Judicial Circuit Court in and for Osceola County, Florida on April 8, 2002, validating Bonds to be issued under the Indenture (as defined herein), with no timely appeals filed; and

WHEREAS, the Series 2021 Bonds will be secured by special assessments levied and imposed on assessable land within the District in accordance with the Master Assessment Methodology Report as supplemented by the Supplemental Assessment Methodology for the 2020 Project for Reunion East Community Development District dated December 10, 2020 (collectively, the "Assessment Methodology Report") and prepared by the Assessment Consultant; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Series 2021 Bonds and submitted to the Board:

(i) a form of Eighth Supplemental Trust Indenture between the Trustee and the District attached as Exhibit A hereto (the "Eighth Supplemental Indenture" and, together with the Master Indenture, the "Indenture");

(ii) a form of Bond Purchase Contract with respect to the Series 2021 Bonds between FMSbonds, Inc. (the "Underwriter") and the District attached as Exhibit B hereto (the "Bond Purchase Contract"), together with the form of a disclosure statement attached to the Bond Purchase Contract in accordance with Section 218.385, Florida Statutes; and

(iii) a form of Preliminary Limited Offering Memorandum relating to the Series 2021 Bonds, attached as Exhibit C hereto (the "Preliminary Limited Offering Memorandum");

(iv) a form of Rule 15c2-12 Certificate of the District relating to the Preliminary Limited Offering Memorandum, attached as Exhibit D hereto (the "Rule 15c2-12 Certificate"); and

(v) a form of the Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") to be entered into among the District, the dissemination agent named therein (the "Dissemination Agent"), and any landowner constituting an "Obligated Person" under the terms of the Continuing Disclosure Agreement, attached as Exhibit E hereto;

(vi) a form of Agreement by and between the Reunion East Community Development District and the Developer Regarding the Acquisition of Certain Work Product and Infrastructure (Series 2021 Bonds) (the "Acquisition Agreement") attached as Exhibit F hereto;

(vii) forms of a Collateral Assignment and Assumption of Development Rights Relating to the Reunion East Community Development District Series 2021 Bonds (the "Collateral Assignments") attached as Exhibit G hereto;

(viii) a form of Completion Agreement between Reunion East Community Development District, EHOF II – Spectrum, LLC and EHOF Acquisitions II Borrower, LLC

Regarding the Completion and Conveyance of Certain Improvements (the "Completion Agreement") attached as Exhibit H hereto; and

(ix) forms of an Agreement between Developer and Reunion East Community Development District Regarding the True Up and Payment for Special Assessment Bonds, Series 2021 (2021 Project) (the "True Up Agreements") attached as Exhibit I.

WHEREAS, any capitalized term used herein and not otherwise expressly defined herein shall have the meaning ascribed thereto in the Indenture; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Reunion East Community Development District, as follows:

Section 1. Authorization of Issuance of Series 2021 Bonds. There are hereby authorized and directed to be issued: the Reunion East Community Development District Special Assessment Bonds, Series 2021 (Series 2021 Project) (the "Series 2021 Bonds") in an aggregate principal amount not to exceed \$21,000,000, for the purposes of (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2021 Project, (ii) making a deposit to the Series 2021 Reserve Account in an amount equal to the Series 2021 Reserve Requirement, (iii) funding a portion of the interest coming due on the Series 2021 Bonds, and (iv) paying certain costs of issuance in respect of the Series 2021 Bonds. The Series 2021 Bonds shall be issued under and secured by the Indenture, the form of which by reference is hereby incorporated into this resolution as if set forth in full herein.

Section 2. Details of the Series 2021 Bonds. The District hereby determines that the Series 2021 Bonds shall mature in the amounts and at the times, shall bear interest at the rates, be redeemable at the redemption prices and in the manner as determined by the Chairperson of the Board of Supervisors of the District (the "Chairperson") or any member of the Board of Supervisors designated by the Chairperson (a "Designated Member"), prior to the sale of said Series 2021 Bonds, all in a manner consistent with the requirements of the Bond Resolution and within the parameters set forth in Section 5 hereof.

Section 3. Eighth Supplemental Indenture. The District hereby approves and authorizes the execution of the Eighth Supplemental Indenture by the Chairperson or any Designated Member and the Secretary or any Assistant Secretary of the Board of Supervisors (the "Secretary") and the delivery of the Eighth Supplemental Indenture in substantially the form thereof attached as Exhibit A hereto, with such changes therein as shall be approved by the Chairperson or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Eighth Supplemental Indenture attached hereto.

Section 4. Negotiated Sale. The Series 2021 Bonds shall be sold by a negotiated sale to the Underwriter. It is hereby determined by the District that a negotiated sale of the Series 2021 Bonds to the Underwriter will best effectuate the purposes of the Act, is in the best interests of the District and is necessitated by, in general, the characteristics of the issues and prevailing market conditions and specifically, the following additional reasons:

(i) because of the complexity of the financing structure of the Series 2021 Bonds, including the pledge of Special Assessments as security for the Series 2021 Bonds, it is desirable to sell the Series 2021 Bonds pursuant to a negotiated sale so as to have an underwriter involved from the outset of the financing to assist in these matters;

(ii) because of changing market conditions for tax-exempt bonds and the necessity of being able to adjust the terms of the Series 2021 Bonds, it is in the best interests of the District to sell the Series 2021 Bonds by a negotiated sale;

(iii) the Underwriter has participated in structuring the issuance of the Series 2021 Bonds and can assist the District in attempting to obtain the most attractive financing for the District;

(iv) the Series 2021 Bonds do not bear a credit rating and will be offered initially only to accredited investors within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder; and

(v) the District will not be adversely affected if the Series 2021 Bonds are not sold pursuant to a competitive sale.

Section 5. Bond Purchase Contract. The District hereby approves the form of the Bond Purchase Contract submitted by the Underwriter and attached as Exhibit B hereto, and the sale of the Series 2021 Bonds by the District upon the terms and conditions set forth in the Bond Purchase Contract is hereby approved. The Chairperson or a Designated Member are each hereby authorized, acting individually, to execute the Bond Purchase Contract and to deliver the Bond Purchase Contract to the Underwriter. The Bond Purchase Contract shall be in substantially the form of the Bond Purchase Contract attached as Exhibit B hereto with such changes, amendments, modifications, omissions and additions as may be approved by the Chairperson or the Designated Member; provided, however,

(i) If the Series 2021 Bonds are subject to optional redemption, which determination will be made on or before the sale date of the Series 2021 Bonds, the first optional call date and the redemption price shall be determined on or before the Bond Purchase Contract is executed;

(ii) The interest rate on the Series 2021 Bonds shall not exceed an average net interest cost rate, which shall be computed by adding 300 basis points to The Bond Buyer "20 Bond Index" published immediately preceding the first day of the calendar month in which the bonds are sold, as provided in Section 215.84(3), Florida Statutes, as amended;

(iii) The aggregate principal amount of the Series 2021 Bonds shall not exceed \$21,000,000;

(iv) The Series 2021 Bonds shall have a final maturity not later than the maximum term allowed by Florida law, with a principal amortization period of no longer than thirty (30) years; and

(v) The price at which the Series 2021 Bonds shall be sold to the Underwriter shall not be less than 98.0% of the aggregate face amount of the Series 2021 Bonds, exclusive of original issue discount.

Execution by the Chairperson or a Designated Member of the Bond Purchase Contract shall be deemed to be conclusive evidence of approval of such changes.

Section 6. Preliminary Limited Offering Memorandum; Final Limited Offering Memorandum. The District hereby approves the form of the Preliminary Limited Offering Memorandum submitted to this meeting and attached as Exhibit C hereto and authorizes its distribution and use in connection with the limited offering for sale of the Series 2021 Bonds. The preparation of a final Limited Offering Memorandum relating to the Series 2021 Bonds (the "Limited Offering Memorandum") is hereby approved and the Chairperson or any Designated Member is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the Series 2021 Bonds and, upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the Series 2021 Bonds. The Limited Offering Memorandum shall be substantially in the form of the Preliminary Limited Offering Memorandum attached as Exhibit C hereto, with such changes as shall be approved by the Chairperson or Designated Member as necessary to conform the details of the Series 2021 Bonds and such other insertions, modifications and changes as may be approved by the Chairperson or Designated Member. The execution and delivery of the Limited Offering Memorandum by the Chairperson or Designated Member shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Series 2021 Bonds. The Chairperson is further authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934, in the form as mailed, and in furtherance thereof to execute the Rule 15c2-12 Certificate evidencing the same substantially in the forms attached as Exhibit D hereto.

Section 7. Continuing Disclosure. The District hereby authorizes and approves the execution and delivery of the Continuing Disclosure Agreement by and among the District, the Dissemination Agent and any landowner constituting an "Obligated Person" under the Continuing Disclosure Agreement, by the Chairperson or a Designated Member substantially in the form presented to this meeting and attached as Exhibit E hereto, with such changes therein as shall be approved by the Chairperson or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Continuing Disclosure Agreement attached hereto. The Continuing Disclosure Agreement is being executed by the District in order to assist the Underwriter in complying with Rule 15c2-12(b)(5) promulgated by the U.S. Securities and Exchange Commission.

Section 8. Acquisition Agreement. The District hereby authorizes and approves the execution and delivery of the Acquisition Agreement, by the Chairperson or a Designated Member substantially in the form presented to this meeting and attached as Exhibit F hereto, with such changes therein as shall be approved by the Chairperson or Designated Member executing

the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Acquisition Agreement attached hereto.

Section 9. Collateral Assignments. The District hereby authorizes and approves the execution and delivery of the Collateral Assignments, by the Chairperson or a Designated Member substantially in the form presented to this meeting and attached as Exhibit G hereto, with such changes therein as shall be approved by the Chairperson or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the forms of Collateral Assignments attached hereto.

Section 10. Completion Agreement. The District hereby authorizes and approves the execution and delivery of the Completion Agreement, by the Chairperson or a Designated Member substantially in the form presented to this meeting and attached as Exhibit H hereto, with such changes therein as shall be approved by the Chairperson or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Completion Agreement attached hereto.

Section 11. True Up Agreements. The District hereby authorizes and approves the execution and delivery of the True Up Agreements, by the Chairperson or a Designated Member substantially in the form presented to this meeting and attached as Exhibit I hereto, with such changes therein as shall be approved by the Chairperson or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the forms of True Up Agreements attached hereto.

Section 12. Application of Bond Proceeds. The proceeds of the Series 2021 Bonds shall be applied in the manner required in the Eighth Supplemental Indenture.

Section 13. Further Official Action; Ratification of Prior and Subsequent Acts. The Chairperson, the Secretary and each member of the Board of Supervisors of the District and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2021 Bonds, any documents required in connection with implementation of a book-entry system of registration, and investment agreements relating to the investment of the proceeds of the Series 2021 Bonds and any agreements in connection with maintaining the exclusion of interest on the Series 2021 Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents or perform the acts herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. The Chairperson or any Designated Member may, among other things, change the date of any document accompanying this Resolution as an exhibit. Execution by the Chairperson or a Designated Member of such document shall be deemed to be conclusive evidence of approval of such change of date. All of the acts and doings of such

members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

Section 16. References to Project and Bonds. All reports, documents and resolutions that refer to the Series 2021 Bonds as the 'Series 2021 Bonds' or the Series 2021 Project as the '2020 Project' or similar description, shall be deemed to refer to the Series 2021 Bonds and the Series 2021 Project, respectively, including, but not limited to the Engineer's Report, the Assessment Methodology Report and assessment resolutions.

Section 17. Ratification of Prior Acts. All actions previously taken by or on behalf of the District in connection with the issuance of the Series 2021 Bonds are hereby authorized, ratified and confirmed.

Section 18. Public Meetings. It is hereby found and determined that all formal actions of the District concerning and relating to the adoption of this Resolution and the consummation of the transactions contemplated by this Resolution were adopted in open meetings of the District, pursuant to all applicable laws and orders including but not limited to Executive Order 20-69 issued by Governor DeSantis, as amended and supplemented, and Section 120.54(5)(b)2, Florida Statutes, and that all deliberations of the District that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 19. Effective Date. This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

PASSED in Public Session of the Board of Supervisors of Reunion East Community Development District, this 10th day of December, 2020.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary,
Board of Supervisors

Chairperson, Board of Supervisors

SCHEDULE I

DESCRIPTION OF SERIES 2021 PROJECT

The Series 2021 Project includes, but is not limited to, Spectrum at Reunion Phases 1 and 2, and Reunion Village Phases 3, 4 and 5 of the following improvements:

<u>Cost Category</u>	<u>Spectrum at Reunion Phase 1</u>	<u>Spectrum at Reunion Phase 2</u>	<u>Reunion Village Master Infrastructure</u>	<u>Reunion Village Phase 3</u>	<u>Reunion Village Phases 4 & 5</u>	<u>Totals</u>
Mass Grading & Stormwater Facilities	\$1,491,853	\$757,673	\$673,164	\$721,957	\$1,931,648	\$5,576,295
Public Roadways	0	0	349,915	606,186	1,229,078	2,185,179
Potable Water, Wastewater & Effluent Reuse	2,199,748	710,669	222,778	596,179	1,895,333	5,624,707
Electrical, Communication & Lighting	250,000	50,000	423,416	86,000	166,000	975,416
Landscape, Hardscape & Irrigation	1,463,372	390,000	594,487	355,324	1,523,815	4,326,998
Western Connector Offsite Obligation	1,500,000	500,000	0	400,000	1,600,000	4,000,000
Parks, Recreation and Entrance Security Gatehouse	0	\$0	25,000	15,000	75,000	115,000
Professional Design, County, Legal & Bond Fees	312,000	132,000	50,000	87,500	350,000	931,500
TOTALS	\$7,216,973	\$2,540,342	\$2,338,760	\$2,868,146	\$8,770,874	\$23,735,095

Notes:

- (1): Construction budgets obtained from estimates prepared by Dave Schmitt Engineering and Madden, Moorhead & Stokes submitted to and reviewed by District Engineer (Boyd Civil Engineering).
- (2): Construction budget obtained from estimates prepared by District Engineer (Boyd Civil Engineering).
- (3): Allowance for a portion of the Western Connector construction costs prepared by the Developer.
- (4): Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by developer or homebuilder.
- (5): Only undergrounding of wire in public right-of-way and on District Land is included.
- (6): The parks / recreation will be accessed by public roadways and sidewalks. Parks and recreation will be made available to the general public use.

Source: First Supplemental Engineer's Cost Report Amended November 3, 2020, for Reunion East Community Development District Osceola County, Florida, dated November 3, 2020, prepared by Boyd Civil Engineering, Inc.

EXHIBIT A

FORM OF EIGHTH SUPPLEMENTAL TRUST INDENTURE

EXHIBIT B

FORM OF BOND PURCHASE CONTRACT

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT D

FORM OF RULE 15c2-12 CERTIFICATE

**Reunion East Community Development District
\$ _____ * Special Assessment Bonds,
Series 2021
(Series 2021 Project)**

The undersigned hereby certifies and represents to FMSbonds, Inc. ("Underwriter") that he is the Chairperson of the Board of Supervisors of Reunion East Community Development District (the "District") is authorized to execute and deliver this Certificate, and further certifies on behalf of the District to the Underwriter as follows:

1. This Certificate is delivered to enable the Underwriter to comply with Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule") in connection with the offering and sale of the above captioned bonds (the "Series 2021 Bonds").

2. In connection with the offering and sale of the Series 2021 Bonds, there has been prepared a Preliminary Limited Offering Memorandum, dated the date hereof, setting forth information concerning the Series 2021 Bonds and the District (the "Preliminary Limited Offering Memorandum").

3. As used herein, "Permitted Omissions" shall mean the offering price, interest rate, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings, the identity of the Underwriter and other terms of the Series 2021 Bonds depending on such matters.

4. The undersigned hereby deems the Preliminary Limited Offering Memorandum "final" as of its date, within the meaning of the Rule, except for the Permitted Omissions, and the information therein is accurate and complete except for the Permitted Omissions.

5. If, at any time prior to the execution of a Bond Purchase Contract, any event occurs as a result of which the Preliminary Limited Offering Memorandum might include an untrue statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, the District will promptly notify the Underwriter thereof.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this ____ day of _____, 2021.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

* Preliminary, subject to change.

Chairperson

EXHIBIT E

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT F

FORM OF ACQUISITION AGREEMENT

EXHIBIT G

FORMS OF COLLATERAL ASSIGNMENTS

EXHIBIT H

FORM OF COMPLETION AGREEMENT

EXHIBIT I

FORMS OF TRUE-UP AGREEMENTS

SECTION VI

November 23, 2020

Ms. Tricia Adams, District Manager
c/o Governmental Management Services, Central Florida
Reunion East and West Community Development District
219 East Livingston Street
Orlando, FL 32801



Dear Ms. Adams:

Thank you for the opportunity to present Reunion East and West Community Development District with a proposal for a Reserve Study Update, with Site-Visit. At Reserve Advisors, we're dedicated to providing peace of mind to CDDs by delivering a custom-comprehensive reserve study.

Our **easy-to-use reserve study system** provides a more effective way to manage your property. You will receive...

- A concise **Executive Summary** and **5-Year Outlook Table** to communicate near-term expenditures and funding recommendations to CDDs.
- **Property-specific recommendations** that prioritize the most effective use of reserve funds for you.
- **Spreadsheets with formulas** to easily evaluate what-if replacement schedules and reserve contributions.
- **Free Support** - Our team of multi-disciplined engineers are dedicated to making your experience of using the reserve study exceptional with ongoing assistance.

The following pages provide insight and the distinct reasons why communities rely on Reserve Advisors for their reserve study needs.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,



Nick Brenneman
Southeast Regional Account Manager
Nick@reserveadvisors.com
[See our report overview](#)

P.S. Our knowledge of your property and ability to observe the rate of deterioration, as well as preventative maintenance steps implemented since your last reserve study ensures the most accurate replacement schedule and funding needs.

Reserve Study Benefits

For Boards

- Fulfills [fiduciary responsibility](#) with expert advice
- Supports board decisions on replacement projects
- Saves hours in budget meetings for replacements
- Excel spreadsheets with formulas provide ability to create what-if scenarios for budgeting purposes

For Owners

- Ensures fair reserve contributions
- More consistent budgeting
- Reduces long-term owner cost of maintaining the common property

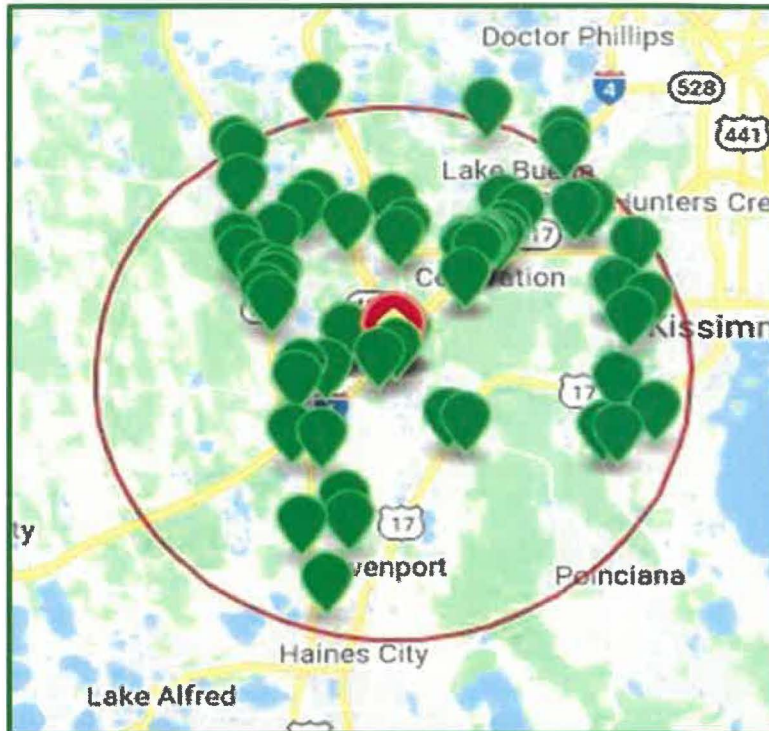


Distinct Reasons Communities Choose Reserve Advisors

- ✓ **The History of Your Property** is well documented in our last reserve study. We observe the rate of deterioration and preventative maintenance steps implemented between studies to ensure your reserve study update includes the most accurate timing of capital projects. We will recommend appropriate funding levels based on our updated property condition analysis and updated replacement costs.
- ✓ **Easy to use Reports** that provide valuable insight to current and future owners. An executive summary promoting management's ability to communicate near-term expenditures, funding recommendations and other high level information to various stakeholders.
- ✓ **Dedication and Commitment to You** with an exceptional experience during and after the study. We listen to you and create a custom reserve study with your objectives in mind. Our staff of multi-disciplined engineers is dedicated to ensuring your satisfaction. We're always available with free support after the study is complete.
- ✓ **Comprehensive Reports** solve problems before they escalate. We include:
 - Thorough condition assessments that prioritize your near-term projects
 - Best practices and technical illustrations to better understand project scope and compare contractor bids
- ✓ **Knowledge of Local Replacement Costs** is the basis for adequate, not excessive, reserve budgets.
- ✓ **Multi-disciplined Engineers** – With more than 30 engineers, we match our expertise with your community rather than a "one size fits all" engineer.
- ✓ **Unbiased Recommendations** - Your best interest is our only goal. We don't provide design or project management services, nor do we profit from your capital projects.
- ✓ **Unmatched Local Experience** – We know the local costs and conditions that affect your community. Visit our map of our experience near your community on the following page.

[Download our report overview](#)

Red represents your property, Green represents our clients.
References available upon request.



Name	City
Centre Court Ridge Condominium Association	Reunion
Heritage Crossing Condominium Association Inc.	Reunion
Pine Island Community Development District	Montverde
Homestead Homeowners Association	Reunion
Patriots Landing Homeowners Association	Reunion
Seven Eagles Condominium Association, Inc.	Kissimmee
Reunion Grande Condominium Association, Inc.	Reunion
The Villas at Reunion Square Condominium Association, Inc.	Kissimmee
Promenades Two at Bella Trae Condominium Association, Inc.	Champions Gate
Promenades at Bella Trae Condominium Association, Inc.	Champions Gate
Veranda at Bella Trae Homeowners Association, Inc.	Champions Gate
Bella Trae Community Association, Inc.	Champions Gate
Ventura at Bella Trae Condominium Association, Inc.	Champions Gate
Mandalay at Bella Trae Condominium Association, Inc.	Champions Gate
Festival Homeowners Association, Inc.	Davenport
The Green Homeowners Association, Inc.	Davenport
Artisan Park Service Area	Celebration
Artisan Club Condominium Association, Inc.	Kissimmee
Providence Community Association, Inc.	Davenport
Dunson Hills Homeowners Association, Inc.	Davenport
Windsor Hills Master Community Association, Inc.	Kissimmee
Lakeside Villas at Providence Village Association, Inc.	Davenport
Siena at Celebration Master Association, Inc.	Celebration
Oakwater Condominium Association, Inc.	Kissimmee
Siena at Celebration Condominium A Association, Inc.	Celebration
Siena at Celebration Condominium B Association, Inc.	Celebration

Using Your Reserve Advisors Study Has Never Been Easier

We listened and responded to our clients with three tools to quickly access and use your custom-comprehensive reserve study.

- ✓ **The Report** – Comprehensive and Customized to Your Community
 - One-Click to read online
 - Executive Summary communicates key findings and recommendations **at a glance**
 - Flip through your report copy which includes panoramic 11" x 17" spreadsheets
 - Helps board planning with a prioritized capital project schedule

- ✓ **The Numbers** – Always Quick and Easy
 - One-Click to open your Expenditures & Funding Plan spreadsheets
 - Print your spreadsheets on any printer in panoramic multi-page format

- ✓ **Easy Planning** – Your reserve study includes:
 1. **Excel™ spreadsheets with formulas** for what-if scenarios
 2. **ForeSite™** a cloud-based software solution
 - a. Store your photos and project documents
 - b. Record comments and costs of your *actual* capital projects
 - c. Optionally, subscribe to **ForeSite™ Plus** for multiple users to collaborate online, creating unlimited replacement and funding scenarios
 - d. Full support with Webinars and Tutorials

ForeSite™ brings everything together as individual board members can collaborate, comment, make changes and plan for the future in one place from anywhere.



FORESITE™
Tracking Your Past. Forecasting Your Future.

Meet Our Founders



Founded by John Poehlmann and Theodore Salgado in 1991, Reserve Advisors has provided tens of thousands of comprehensive reserve studies for communities across America and abroad.

Collectively, John and Ted have lived in and served community associations for decades. They've served on CAI's (Community Associations Institute) national Board of Trustees and as a past President of APRA (the Association of Professional Reserve Analysts), respectively. Both were instrumental in establishing CAI's National Standards for Reserve Study providers.

Our Commitment to You



Nick Brenneman
Southeast Regional Account
Manager

We deliver. In all we do, we go the extra mile for you. Our core values are integrity, customer service, professionalism, accountability and technical quality. Our employees are hard-working individuals who value their client relationships and put great effort and dedication into providing the highest level of satisfaction to our clients.

As we have since 1991, Reserve Advisors will continue to use our values, people and services to provide reserve studies that help secure the financial health of communities and peace of mind to their owners.

Reunion East and West Community Development District comprises a planned unit development which is responsible for the common elements shared by several condominium associations and single family homes in Reunion. The specific property to be included in your custom-comprehensive reserve study includes:

Exterior Building Elements

- Flat & Sloped Roofs including Roofing Assembly
- Exterior Wall Finishes
- Light Fixtures

Additional Building Elements

- Lobbies, Hallways & Stairwells including Paint Finishes, Wall Coverings, Light Fixtures, Floor Coverings, etc.
- Kitchen including Appliances
- Restrooms
- Plumbing & Mechanical Systems
- HVAC (heating, ventilating & air conditioning) Systems

Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (6)
- Pool Houses (6)
- Streets & Curbs
- Parking Areas
- Pavers
- Post or Pole Lights
- Sidewalks
- Retaining Walls
- Fences
- Gates
- Gate Houses (3)
- Signage
- Arbors
- Playground

- Dog Park
- Security System

Seven Eagles

- Pool
- Spas
- Fitness Room
- Game Room
- Linear Park

Homestead

- Pool
- Wading Pool
- Spa

Carriage Point

- Pool
- Spa

Heritage Crossing

- 2 Pools (A and B)
- Wading Pool
- Spa

The Terraces

- Pool
- Spa
- Gazebo
- Pavilion.

Horse Stable

- Roof
- Rest Rooms (2)
- Wood Siding
- Mat Floor Covering

Reunion East and West Community Development District Reference Photograph:














#2 #3

RESERVE STUDY PROVIDER CHECKLIST




YOUR REPORT INCLUDES:

- | | | | |
|---|--------------------------|--------------------------|---|
|  | <input type="checkbox"/> | <input type="checkbox"/> | Executive summary of key findings and list of prioritized near-term projects |
|  | <input type="checkbox"/> | <input type="checkbox"/> | 30-Year expenditure forecast derived from actual local costs, not standardized information |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Project-specific best practices that provide in-depth information to support board decisions |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Element-specific opportunities to save money through cost-effective alternative replacement options |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Detailed photographs documenting the condition of every reserve element |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Condition assessments that identify elements in need of repair vs replacement |







EASE OF USE

- | | | | |
|---|--------------------------|--------------------------|---|
|  | <input type="checkbox"/> | <input type="checkbox"/> | Easily print expenditure and funding plan spreadsheets in panoramic multi-page format |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Quickly create what-if scenarios with Excel spreadsheets that contain built-in formulas |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Cloud-based software, allowing for easy remote collaboration among your board members |

STAFF'S QUALIFICATIONS

- | | | | |
|---|--------------------------|--------------------------|---|
|  | <input type="checkbox"/> | <input type="checkbox"/> | Only uses engineers who are committed to the highest industry standards, as shown by their Reserve Specialist (RS) and/or Professional Reserve Analyst (PRA) designations |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Specializes in prioritizing capital projects and funding needs based on your individual goals |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Always available to discuss your reserve study anytime in the future at no additional cost |

FIRM'S QUALIFICATIONS

- | | | | |
|---|--------------------------|--------------------------|---|
|  | <input type="checkbox"/> | <input type="checkbox"/> | Offers local experience, utilizing actual project costs to provide a basis for realistic reserve budgets |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Comprises over 30 engineers from multiple engineering disciplines to ensure matching the appropriate background and expertise with your community association needs |
|  | <input type="checkbox"/> | <input type="checkbox"/> | With over 25 years of expertise in the community association industry, has the knowledge to identify any common element issue and make recommendations for best practices |
|  | <input type="checkbox"/> | <input type="checkbox"/> | No real or perceived conflict of interest – An independent consultant that does not manage or profit from your replacement projects |
|  | <input type="checkbox"/> | <input type="checkbox"/> | All reports are reviewed by a team of senior engineers to ensure the utmost quality |
|  | <input type="checkbox"/> | <input type="checkbox"/> | Provides high client satisfaction ★★★★★ 1,226 Reviews |

**COLLABORATE.
CREATE.
STORE & SHARE.**

FORESITE™
Tracking Your Past. Forecasting Your Future.



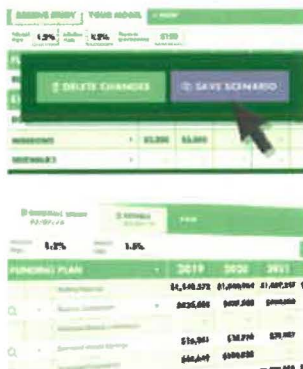
All our reserve studies now include **ForeSite Basic.**



- ✓ Secure, 24/7 online access to your original reserve study for 7 years.
- ✓ Export and print your study.
- ✓ Add notes and comments.
- ✓ Store project bids, contracts and photos.
- ✓ Receive unlimited support for 10 registered users.
- ✓ Get 60 days of free access to ForeSite Plus. Each user can create and print multiple "what if" scenarios.

Upgrade to **ForeSite Plus...**

All the
features of
Basic and
MORE!



- ✓ Answer all your questions with the ability to create, print and save unlimited "what if" scenarios.
 - Change replacement timing, costs or quantities.
 - Reduce reserve contributions.
 - Raise the interest rate.
- ✓ Designate an approved scenario to guide your community.
 - Facilitate budgeting and reserve expenditure discussions.
 - Track actual capital projects.
 - Improve communication and streamline meetings.
 - Easily share information with new board members.

The benefits of ForeSite Plus add up.


Confirmation of Services for Reunion East and West Community Development District

- Reserve Study Update with Site-Visit** for an investment of **\$15,000** (includes all expenses)
 - Report** (*See our report overview*)
 - *Electronic PDF Report* with 30-year Reserve Expenditure and Funding Plan tables for printing in 8 ½" x 11" panoramic multi-page format on *any printer*
 - *Excel® spreadsheet* of Reserve Expenditures and Funding Plan with formulas for "what-if" alternative scenarios
 - Support**
 - We listen and respond to your questions and suggestions to create a custom report
 - Meeting with our engineer on the day of our visual property inspection
 - Unlimited video/teleconference support with our engineer during and after report delivery
 - ForeSite™ Basic** – Access your reserve study and Excel spreadsheets online, store photos and project documents, record comments and project costs. Also receive a free 60-day trial to [ForeSite Plus](#).

_____ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: _____
 _____ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$1,500** per year

Sign and Send to Get Started:
 Email: Nick@reserveadvisors.com or
 Fax: (813) 254-5474

Mail \$7,500 retainer to:
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

By: 
 Nick Brenneman
 Southeast Regional Account Manager
 on November 23, 2020
 For: Reserve Advisors, LLC
 Ref. 090500

Signature: _____
 (Print Name): _____
 Title: _____
 Date: _____
 For: **Reunion East and West Community Development District**

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal is valid for 45 days.

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions. Page 9

PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. **The Report** contains intellectual property developed by RA and **shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA**.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

November 23, 2020

Reunion East and West Community Development District
c/o 219 East Livingston Street
Orlando, FL 32801

RETAINER INVOICE #

2081045R

Amount Due Now:

\$7,500

PROPERTY:

**Reunion East and West Community Development District
Reunion, Florida**

Contract Number: 090500

RETAINER DUE: **\$7,500**

Terms: ***Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection***

Mail retainer to:

**Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202**

OR

**CONTACT US FOR
CREDIT CARD PAYMENT**



Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

Page 11

SECTION VII

LICENSE AGREEMENT

Reunion East CDD

Mail Kiosks - Seven Eagles Condominium Association

THIS LICENSE AGREEMENT is made on this ____ day of _____ 2020, by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (herein referred to as "District"), and **SEVEN EAGLES CONDOMINIUM ASSOCIATION, INC.**, a Florida not for profit corporation (herein referred to as "Licensee").

RECITALS

A. 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; and

B. WHEREAS, District is the owner of a parcel of real property and improvements located thereon known as the Seven Eagles Amenity Center (the "Property"), within its boundaries, and Licensee and its agents are responsible for the operation and maintenance of certain Mail Kiosks (the "Mail Kiosks") within the Property; and

C. WHEREAS, the Licensee is a condominium association operating within the boundaries of the Reunion East Community Development District; and

D. WHEREAS, the Licensee, desires to continue to operate and maintain the Mail Kiosks, which location is described in **Exhibit "A"** and shall be referred to herein as the "License Area".

E. WHEREAS, it is in the best interest of the District to permit such continued operation and maintenance by Licensee.

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

1. District, in consideration of the covenants and agreements made by Licensee herein, grants to the Licensee a nonexclusive license to utilize the License Area for the purpose of operating and maintaining the Mail Kiosks.

2. The license granted herein shall be for a term commencing on December 10, 2020 and ending December 9, 2021 (the "Original Term"), unless terminated sooner as provided for in this Agreement. Upon the expiration of the Original Term this Agreement shall automatically renew for successive one (1) year terms unless terminated as provided for in this Agreement.

3. Licensee shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the operation, maintenance, height, size, location, use, operation, and removal of the Mail Kiosks and shall fully indemnify District against any loss, cost, or expense which may be sustained or incurred by District as a result of the installation, maintenance, operation, or removal of the Mail Kiosks unless such loss is due to the negligence of District, its employees, agents, or invitees. District makes no representation that applicable laws, ordinances, or regulations permit the installation or operation of the Mail Kiosks on the subject real property.

4. District grants to Licensee, its agents, guests, employees, invitees, representatives and designees the right, to be exercised as set forth herein, to enter upon the License Area for the sole purpose of repairing, installing, maintaining, operating, removing and/or gaining access to Licensee's Mail Kiosks and associated improvements. Notwithstanding anything contained herein, Licensee's, or its agents', guests', employees', invitees', representatives' or designees', access and utilization of the License Area shall not cause damage to or materially interfere with the use, operation or maintenance of any part of the License Area (or any of District's improvements located thereon) or with any of the District's other operations or activities or those of the general public.

5. Licensee shall promptly reimburse District for the costs of repair of any damage to the License Area, or any improvements located thereon, directly or indirectly caused by Licensee's Mail Kiosks or the installation, operation, use, maintenance, repair or removal of the Mail Kiosks or other installations related thereto of the Licensee.

6. Licensee, at its expense, shall be solely responsible for and shall maintain, at all times, its Mail Kiosks in a safe, structurally sound, clean, attractive and sightly condition and shall indemnify and save harmless District from and against all liens and claims of mechanics and materialmen furnishing labor and materials in the repair and maintenance of same. Licensee hereby specifically acknowledges that it is the sole owner of the Mail Kiosks, and that Licensee is the sole entity responsible for the maintenance, repair and upkeep of the Mail Kiosks.

7. Licensee agrees to defend, indemnify, and save harmless District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by District arising from, growing out of, or resulting from Licensee's Mail Kiosks, Licensee's installation, repair or use of the License Area or any other adjacent areas where Licensee's equipment may be located, including costs, attorney's fees, and other expenses incurred by District in defending any such claim unless such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

8. Licensee waives and releases all claims against District, its officers, directors, agents, employees, contractors and servants, and agrees that they shall not be liable for injury to person or damage to property sustained by Licensee or by any occupant of the License Area, or any other person, occurring in or about the Property and resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area or any part of it or from equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of any Licensee's officers, directors, agents, employees, contractors and servants or of any other person; except for the negligence of or omission by District, its officers, directors, agents, employees, contractors and servants.

9. The license granted to Licensee shall not be deemed to give to Licensee the exclusive right to use the License Area and shall not preclude District from granting a license or licenses to others; provided, however, the rights of other licensees shall be exercised without causing unreasonable interference with the activities being carried on by Licensee in accordance with this license. Similarly, the rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by other licensees in accordance with their respective licenses. Licensee shall not change or materially alter the Mail Kiosks without the prior written consent of District.

10. No notice or demand related to or required by this Agreement shall be effective unless the notice or demand is in writing and is either delivered personally to the party for whom it is intended, or to an officer of the party if a corporation, or sent by United States registered or certified mail, return receipt requested. Either party may, however, by notice to the other, from time to time designate another address in the United States to which notices mailed more than 10 days afterwards shall be addressed. Notices mailed as described above shall be effectively given as of the date of mailing. Notices shall be mailed to the addresses as listed below:

If to District: Reunion East Community Development District
c/o Governmental Management Services –
Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801
Attn.: District Manager
Phone: (407) 241-841-5524

With a copy to: Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, FL 32801
Attn: Jan Albanese Carpenter, Esq. – District Counsel
Phone: (407) 481-5800

If to Licensee: Seven Eagles Condominium Association, Inc.
c/o Sutherland Management, Inc.
107 North Line Drive
Apopka, Florida 32703

Attn: Theresa Sutherland
Phone: (407) 774-7262 ext 102

11. Upon any default by Licensee under this Agreement, District shall provide written notice of such default to Licensee and Licensee shall have thirty (30) days from receipt of such written notice to cure said default. If, due to circumstances beyond Licensee's control, the default cannot be cured within the thirty (30) day period, Licensee shall be granted additional time, as necessary, to cure the default so long as Licensee commences to cure the default within the thirty (30) day notice period and is diligently pursuing the cure of the default. In the event Licensee fails to cure the default within the thirty (30) day period (or, where additional time to cure is required, fails to commence and diligently pursue the cure within the thirty (30) day period) District and shall have the right to terminate this License upon written notice to Licensee and said termination shall be effective upon Licensee's receipt of such notice.

12. Notwithstanding anything herein to the contrary, District may terminate the license granted herein, with or without cause, upon thirty (30) days written notice to the Licensee.

13. This Agreement shall be binding upon the successors and assigns of the parties, provided that Licensee shall not assign or transfer the license granted herein to anyone else without District's prior written consent, which may be withheld at its sole discretion.

14. The Licensee shall obtain and keep in force, at Licensee's expense, all types and amounts of insurance coverage considered customary and reasonable within its industry. 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.

15. Nothing 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 License 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.

16. This License 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.**

17. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this License 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.

18. No modification, waiver, amendment, discharge or change of this License 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.

19. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties to this License Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

20. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

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

WITNESSES:

SEVEN EAGLES CONDOMINIUM
ASSOCIATION, INC.

By: _____
Print: _____

By: _____
Name: _____
Title: _____

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

By: _____
Print: _____

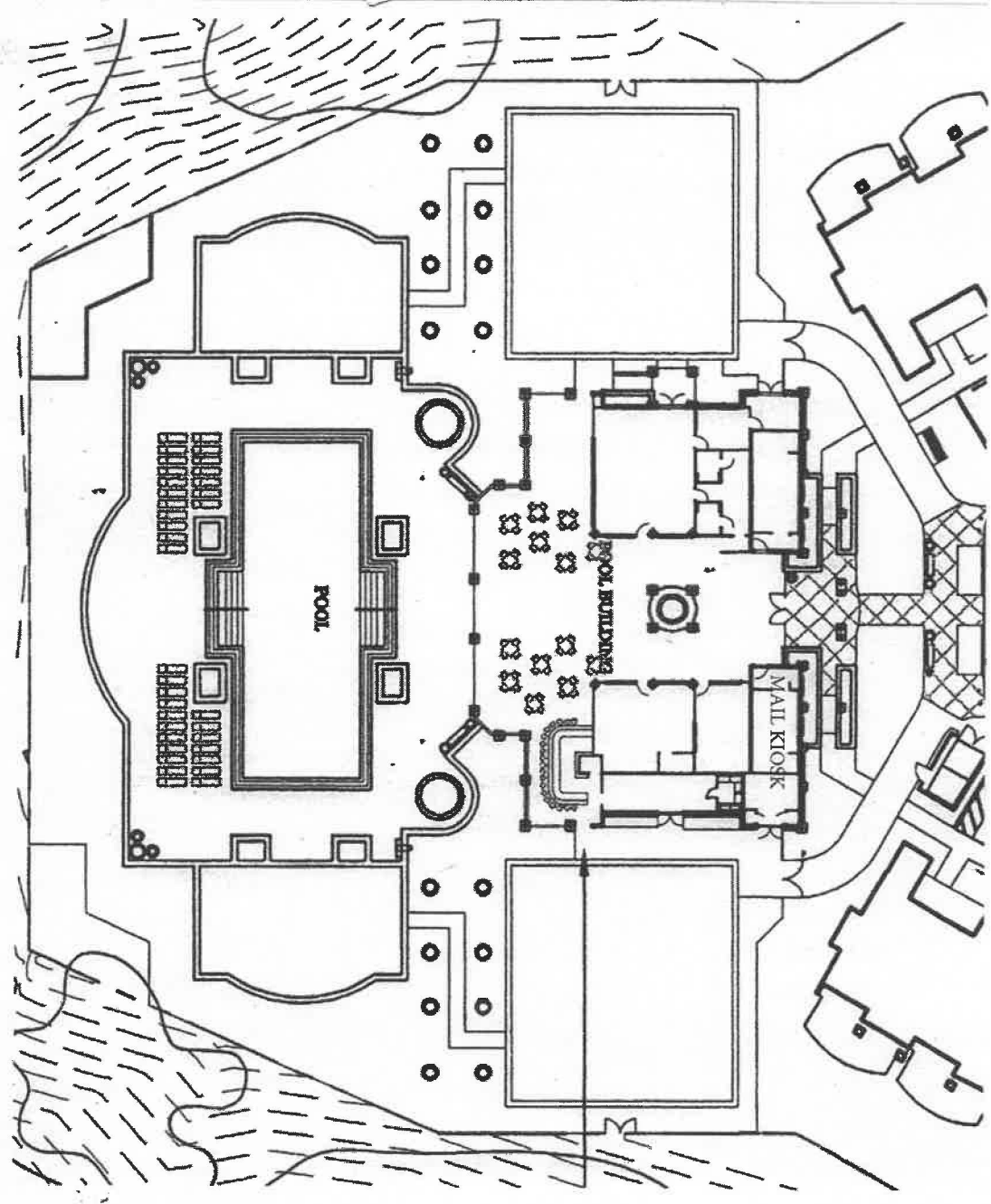
By: _____
Name: _____
Title: _____

EXHIBIT "A"

License Area

Mail kiosks are located inside the Seven Eagles recreation center located at 1344 Seven Eagles Court, Kissimmee, Florida 34747, immediately abutting the outdoor covered area (noted as "Mail Kiosk" on the attached floorplan)

Being a part of Parcel No. 3525274858TRAC0030



License Agt - Mail Kiosk- Seven Eagles Condominium Association
Reunion East CDD

SECTION VIII

Fitness Services of Florida, Inc

and Mobile Upholstery Services
 4220 NW 120th Ave
 Coral Springs, FL 33065
 gymrepair.com
 luxuryspasales.com
 roarbrandingstore.com



Parts/Repair Quote

Date	Quote#
11/23/2020	2638

(954)753-6088 Extension 200
parts@gymrepair.com

Customer Contact	Tricia Adams	Customer Phone	Service Location:
Bill To:		863-241-8050	Reunion East Seven Eagles Fitness Center
Reunion East Comm. Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771		Customer Alt. Phone	Seven Eagles Ct, Reunion, FL 34747

Qty	Parts To Be Ordered	Cost	Total
	Received a request from FSF SO 83552 for a parts and repair quote. MB		
2	Walking Belt Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	765.36	1,530.72
8	Screw, Deck Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	3.40	27.20
8	Clip, Tinnerman Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	3.40	27.20
2	Roller Guard Kit Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	82.76	165.52
2	Ergo Bar Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	181.38	362.76
2	Activity Zone Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	124.92	249.84
4	Screw, Mounting 35MM Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	3.40	13.60
2	Poly-V Drive Belt - 370J12, Life Fitness 95TS Discovery Treadmill s/n AST130681, s/n AST130678	41.10	82.20
3	Left Bullhorn Assembly Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	192.48	577.44
3	Right Bullhorn Assembly Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	192.48	577.44
3	Left Handle Bar Assembly Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	165.66	496.98
3	Right Handle Bar Assembly Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	165.66	496.98
3	Front Stabilizer Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	118.14	354.42
12	Hardware: Flat Washer 16MM OD Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	3.40	40.80
12	Bolts, Front Stabilizer Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	3.40	40.80

I hereby agree that all repairs are the sole responsibility of the equipment owner including but not limited to parts, labor and transportation expenses. In the event your account is sent to collections, there will be a 45% fee added to the outstanding balance.

Quote valid for 30 Days, prices subject to change.

Please sign and return quote ASAP to order parts indicated above as needed per the diagnosis by FSF technician. You will be notified in the event of any back orders or delays with the parts. The Service Department will contact you to schedule the service completion when parts arrive.

Subtotal

Sales Tax (0.0%)

Total

Please Note: A 50% deposit is required for parts with a Total of \$1,000.00 or more. Please call with payment method. Extension 200.

Quote for the LABOR is only an estimate and subject to change at time of service.

Purchase Order# _____

Terms

Customer Signature _____ Date _____

Print Name: _____

Approved signed quotes may be returned to
parts@gymrepair.com

Fitness Services of Florida, Inc

and Mobile Upholstery Services
 4220 NW 120th Ave
 Coral Springs, FL 33065
 gymrepair.com
 luxuryspasales.com
 roarbrandingstore.com



Parts/Repair Quote

Date	Quote#
11/23/2020	2638

(954)753-6088 Extension 200
 parts@gymrepair.com

Customer Contact	Tricia Adams	Customer Phone	Service Location:
Bill To:		863-241-8050	Reunion East Seven Eagles Fitness Center Seven Eagles Ct, Reunion, FL 34747
Reunion East Comm. Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771		Customer Alt. Phone	

Qty	Parts To Be Ordered	Cost	Total
18	Hardware: Mounting Bolt 16MM Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	3.40	61.20
18	Hardware: Flat Washer 16MM OD Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	3.40	61.20
12	Hardware: Hex Nut Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	3.40	40.80
2	Left Pedal Lever Assembly, Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229	408.88	817.76
3	Right Pedal Lever Assembly, Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	408.70	1,226.10
6	Rocker Arm (Right or Left), Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	152.17	913.02
30	Screw, Motor Cover Life Fitness 95X Elevation Series Trainer s/n XHT110272, Cross Trainer s/n XHT110229, Cross Trainer s/n XHT110271	3.40	102.00
2	Rocker Arm W/Bearing; SM-CHGR Life Fitness 95XS Discovery Cross Trainer (Black) s/n ASX113969	249.56	499.12
2	Pedal Assembly with Strap, Left Black Life Fitness 95CS Discovery Upright Bike s/n APU107894, 95RS Discovery Recumbent Bike s/n APB106520	33.50	67.00
2	Pedal Assembly with Strap, Right Life Fitness 95CS Discovery Upright Bike s/n APU107894, 95RS Discovery Recumbent Bike s/n APB106520	33.50	67.00
1	Drive Belt, Life Fitness 95CS Discovery Upright Bike s/n APU107894 (ISC)	51.62	51.62
3	Pulley Assy: W/Clutch Life Fitness 95CS Discovery Upright Bike s/n APU107894, 95RS Discovery Recumbent Bike s/n APB106520, 95R Elevation Series Recumbent Bike s/n RUC100087	64.40	193.20

Subtotal

Sales Tax (0.0%)

Total

Please Note: A 50% deposit is required for parts with a Total of \$1,000.00 or more. Please call with payment method. Extension 200.

Quote for the LABOR is only an estimate and subject to change at time of service.

I hereby agree that all repairs are the sole responsibility of the equipment owner including but not limited to parts, labor and transportation expenses. In the event your account is sent to collections, there will be a 45% fee added to the outstanding balance.

Quote valid for 30 Days, prices subject to change.

Please sign and return quote ASAP to order parts indicated above as needed per the diagnosis by FSF technician. You will be notified in the event of any back orders or delays with the parts. The Service Department will contact you to schedule the service completion when parts arrive.

Purchase Order# _____

Terms

Customer Signature _____ Date _____

Print Name: _____

Approved signed quotes may be returned to
 parts@gymrepair.com

Fitness Services of Florida, Inc

and Mobile Upholstery Services
 4220 NW 120th Ave
 Coral Springs, FL 33065
 gymrepair.com
 luxuryspasales.com
 roarbrandingstore.com



Parts/Repair Quote

Date	Quote#
11/23/2020	2638

(954)753-6088 Extension 200
 parts@gymrepair.com

Customer Contact	Tricia Adams		
Bill To:	Customer Phone	Service Location:	
Reunion East Comm. Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771	863-241-8050	Reunion East Seven Eagles Fitness Center Seven Eagles Ct, Reunion, FL 34747	
	Customer Alt. Phone		

Qty	Parts To Be Ordered	Cost	Total
3	Shaft Washer, Large Life Fitness 95CS Discovery Upright Bike s/n APU107894, 95RS Discovery Recumbent Bike s/n APB106520, 95R Elevation Series Recumbent Bike s/n RUC100087 (ISC)	5.06	15.18
3	Shaft Washer, Small Life Fitness 95CS Discovery Upright Bike s/n APU107894, 95RS Discovery Recumbent Bike s/n APB106520, 95R Elevation Series Recumbent Bike s/n RUC100087(ISC)	3.40	10.20
1	Power Supply, 39VDC, Life Fitness Upright Bike s/n CUC101613	146.42	146.42
1	6V Battery Life Fitness Upright Bike s/n CUC101613	51.86	51.86
2	Pedal Assembly with Strap, Left Life Fitness Recumbent Bike s/n RUC100087, Upright Bike s/n CUC101613	40.02	80.04
2	Right Pedal W/ Strap Assembly Life Fitness Recumbent Bike s/n RUC100087, Upright Bike s/n CUC101613	40.02	80.04
1	Level Control Assembly Life Fitness Upright Bike s/n CUC101613	81.86	81.86
2	Panel, Apollo Option Life Fitness Recumbent Bike s/n RUC100087, Upright Bike s/n CUC101613	74.68	149.36
2	Belt, 390J8, Life Fitness Recumbent Bike s/n RUC100087, Recumbent Bike s/n APB106520	28.02	56.04
1	Hub Assembly, Life Fitness Recumbent Bike s/n RUC100087	142.30	142.30
1	Resistance Level Button Assembly Life Fitness Recumbent Bike s/n RUC100087	28.58	28.58
1	Button, Black Life Fitness Recumbent Bike s/n APB106520	27.00	27.00
4	Grip - 1.25" Life Fitness FZRW Signature Row/Rear Deltoid s/n n/a, FZPD Signature Pulldown s/n FZPD001027	32.46	129.84
2	Stop Bumper Life Fitness FZRW Signature Row/Rear Deltoid s/n n/a	7.92	15.84
3	Pulley Cover Notched Life Fitness FZRW Signature Row/Rear Deltoid s/n n/a	7.92	23.76
2	Gas Spring Life Fitness FZRW Signature Row/Rear Deltoid s/n n/a, FZCP Signature Chest Press s/n FZCP001203	48.86	97.72
1	Pulley-Slot cover Life Fitness FZCP Signature Chest Press s/n FZCP001203	5.25	5.25
1	Stop Bumper Life Fitness FZCP Signature Chest Press s/n FZCP001203	7.92	7.92

I hereby agree that all repairs are the sole responsibility of the equipment owner including but not limited to parts, labor and transportation expenses. In the event your account is sent to collections, there will be a 45% fee added to the outstanding balance.

Quote valid for 30 Days, prices subject to change.

Please sign and return quote ASAP to order parts indicated above as needed per the diagnosis by FSF technician. You will be notified in the event of any back orders or delays with the parts. The Service Department will contact you to schedule the service completion when parts arrive.

Subtotal

Sales Tax (0.0%)

Total

Please Note: A 50% deposit is required for parts with a Total of \$1,000.00 or more. Please call with payment method. Extension 200.

Quote for the LABOR is only an estimate and subject to change at time of service.

Purchase Order# _____

Terms

Customer Signature _____ Date _____

Print Name: _____

Approved signed quotes may be returned to
 parts@gymrepair.com

Fitness Services of Florida, Inc

and Mobile Upholstery Services
 4220 NW 120th Ave
 Coral Springs, FL 33065
 gymrepair.com
 luxuryspasales.com
 roarbrandingstore.com



Parts/Repair Quote

Date	Quote#
11/23/2020	2638

(954)753-6088 Extension 200
 parts@gymrepair.com

Customer Contact	Tricia Adams		
Bill To:	Customer Phone	Service Location:	
Reunion East Comm. Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771	863-241-8050	Reunion East Seven Eagles Fitness Center Seven Eagles Ct, Reunion, FL 34747	
	Customer Alt. Phone		

Qty	Parts To Be Ordered	Cost	Total
1	Increment Weight Pin Life Fitness FZCP Signature Chest Press s/n FZCP001203	57.22	57.22
2	Pulley Cover Notched Life Fitness FZCP Signature Chest Press s/n FZCP001203	7.92	15.84
1	Handle: FZCP Right Hand Work Arm Service Kit Life Fitness FZCP Signature Chest Press s/n FZCP001203	337.30	337.30
4	Pulley Cover Notched Life Fitness FZPD Signature Pulldown s/n FZPD001027	7.92	31.68
2	Foot Pad CM/MJ Overmold Life Fitness SLR Signature Leg Raise s/n 080603000284	163.08	326.16
2	Pop pin Knob Tulip Style Life Fitness CMDAP Dual Adj. Pulley s/n CMDAP004568	25.32	50.64
6	Grip - 1.25" Life Fitness CMDAP Dual Adj. Pulley s/n CMDAP004568	32.46	194.76
6	Cap, Grip Life Fitness CMDAP Dual Adj. Pulley s/n CMDAP004568	16.03	96.18
6	Ring, Grip 1.25 OD CMDAP Dual Adj. Pulley s/n CMDAP004568	9.26	55.56
1	Increment Weight Pin Life Fitness FZSLC Signature Seated Leg Curl s/n FZSLC001324	57.22	57.22
2	Pulley Cover Partial Life Fitness FZSLC Signature Seated Leg Curl s/n FZSLC001324 (ISC)	5.25	10.50
2	Grip - 1.25" Life Fitness FZSLC Signature Seated Leg Curl s/n FZSLC001324	32.46	64.92
2	Grip - 1.25" Life Fitness FZSLE Signature Leg Extension s/n FZSLE001525	32.46	64.92
8	Pin, Weight Stack Life Fitness CMDAP Dual Adj. Pulley s/n CMDAP004568, FZSLC Signature Seated Leg Curl s/n FZSLC001324, FZSLE Signature Leg Extension s/n FZSLE001525, FZCP Signature Chest Press s/n FZCP001203, FZSP Signature Shoulder Press s/n FZSP001182, FZCP Signature Chest Press s/n FZCP00120, FZPD Signature Pulldown s/n FZPD001027	47.80	382.40
8	Crimp Life Fitness CMDAP Dual Adj. Pulley s/n CMDAP004568, FZSLC Signature Seated Leg Curl s/n FZSLC001324, FZSLE Signature Leg Extension s/n FZSLE001525, FZCP Signature Chest Press s/n FZCP001203, FZSP Signature Shoulder Press s/n FZSP001182, FZCP Signature Chest Press s/n FZCP00120, FZPD Signature Pulldown s/n FZPD001027	3.40	27.20

I hereby agree that all repairs are the sole responsibility of the equipment owner including but not limited to parts, labor and transportation expenses. In the event your account is sent to collections, there will be a 45% fee added to the outstanding balance.

Quote valid for 30 Days, prices subject to change.

Please sign and return quote ASAP to order parts indicated above as needed per the diagnosis by FSF technician. You will be notified in the event of any back orders or delays with the parts. The Service Department will contact you to schedule the service completion when parts arrive.

Subtotal

Sales Tax (0.0%)

Total

Please Note: A 50% deposit is required for parts with a Total of \$1,000.00 or more. Please call with payment method. Extension 200.

Quote for the LABOR is only an estimate and subject to change at time of service.

Purchase Order# _____

Terms

Customer Signature _____ Date _____

Print Name: _____

Approved signed quotes may be returned to
 parts@gymrepair.com

Fitness Services of Florida, Inc

and Mobile Upholstery Services

4220 NW 120th Ave
Coral Springs, FL 33065
gymrepair.com
luxuryspasales.com
roarbrandingstore.com



Parts/Repair Quote

Date	Quote#
11/23/2020	2638

(954)753-6088 Extension 200
parts@gymrepair.com

Customer Contact	Tricia Adams		
Bill To:	Customer Phone	Service Location:	
Reunion East Comm. Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771	863-241-8050	Reunion East Seven Eagles Fitness Center Seven Eagles Ct, Reunion, FL 34747	
	Customer Alt. Phone		

Qty	Parts To Be Ordered	Cost	Total
8	Plug Life Fitness CMDAP Dual Adj. Pulley s/n CMDAP004568, FZSLC Signature Seated Leg Curl s/n FZSLC001324, FZSLE Signature Leg Extension s/n FZSLE001525, FZCP Signature Chest Press s/n FZCP001203, FZSP Signature Shoulder Press s/n FZSP001182, FZCP Signature Chest Press s/n FZCP00120, FZPD Signature Pulldown s/n FZPD001027	3.40	27.20
1	FSF-Inbound Shipping and Handling (Ground)	552.69	552.69
1	Service Charge-Commercial	75.00	75.00
31	Labor-Commercial	80.00	2,480.00

I hereby agree that all repairs are the sole responsibility of the equipment owner including but not limited to parts, labor and transportation expenses. In the event your account is sent to collections, there will be a 45% fee added to the outstanding balance.

Quote valid for 30 Days, prices subject to change.

Please sign and return quote ASAP to order parts indicated above as needed per the diagnosis by FSF technician. You will be notified in the event of any back orders or delays with the parts. The Service Department will contact you to schedule the service completion when parts arrive.

Subtotal	\$15,200.52
Sales Tax (0.0%)	\$0.00
Total	\$15,200.52

Please Note: A 50% deposit is required for parts with a Total of \$1,000.00 or more. Please call with payment method. Extension 200.

Quote for the LABOR is only an estimate and subject to change at time of service.

Purchase Order# _____

Terms

Customer Signature _____ Date _____

Print Name: _____

Approved signed quotes may be returned to
parts@gymrepair.com

SECTION IX



Fitness Services of Florida, Inc

and Mobile Upholstery Services
 4220 NW 120th Ave
 Coral Springs, FL 33065

gymrepair.com
 mobileupholsteryservices.com
 luxurypasales.com

Equipment / Flooring Quote

Date	Quote#
12/4/2020	2649

(954)753-6088 or (888)753-8553 service@gymrepair.com

Customer Contact	Tricia Adams	Customer Phone	Delivery Location: Reunion East Seven Eagles Fitness Center Seven Eagles Ct, Reunion, FL 34747	
Bill To:				863-241-8050
Reunion East Comm. Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771				Customer Alt. Phone

Qty	Equipment Description	Cost	Total
4	Refurbished Life Fitness 95T Discover SE Treadmills	2,700.00	10,800.00
1	Warranty: 1 year electrical parts/6 months labor Delivery Charge/Installation	800.00	800.00

Payment in full required prior to ordering equipment and flooring. Quote is valid for 30 days, while supplies last.	Subtotal	\$11,600.00
	Sales Tax (0.0%)	\$0.00
	Total	\$11,600.00
Print Name: _____	Wire Transfer Information: Available upon request	
Customer Signature: _____		
Date _____		

Approved signed quote may be returned to service@gymrepair.com

QUOTE

Quote# **3444897 - 3R**

Date 04-DEC-2020 Expires 01-MAR-2021



Page 1/3

Bill To

REUNION EAST
COMMUNITY
DEVELOPMENT DISTRICT
SEVEN EAGLES FITNESS
CENTER
1344 SEVEN EAGLES CT
KISSIMMEE, OSCEOLA
FL 34747
US

Contact:
Cell:
Office:
Email:

Ship To

REUNION EAST
COMMUNITY
DEVELOPMENT DISTRICT
SEVEN EAGLES FITNESS
CENTER
1344 SEVEN EAGLES CT
KISSIMMEE, OSCEOLA
FL 34747
United States

Contact:
Cell:
Office:
Email:

Shipment Priority: STANDARD
Requested Delivery Date: 25-JAN-2021

SALES REPRESENTATIVE

COREY HEFLIN
Cell: 407-902-4446
Office: 407-902-4446
Email: Corey.Heflin@Lifefitness.com

Life Fitness

Corporate Address:

9525 Bryn Mawr Avenue
Rosemont, IL 60018 USA
Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Remittance Address:

2716 Network Place,
Chicago, IL
60673, USA

ONSITE CONTACT

Cell: Tricia 863-241-8050
Email: tadams@gmscfl.com

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	INTRD INTEGRITY TREADMILL - SIMPLE BASE/ADVANCED CONSOLE BASE/ARTIC SILVER/SE3HD 21 INCH CONSOLE/ACTIVE NFC/ENTERTAINMENT NONE/ATSC/LINE CORD TREAD DOMESTIC LOW VOLTAGE/SERVICE WHEEL NONE/CUSTOM DECAL NONE <i>Total 27,081.56</i>	4	7,099.00	-2,768.61	4,330.39	17,321.56
	SE3HD 21 INCH CONSOLE	4	4,000.00	-1,560.00	2,440.00	9,760.00

QUOTE

Quote#

3444897 - 3R

Page 2/3

Date 04-DEC-2020

Expires 01-MAR-2021

PO Number	Subtotal	
Payment Type	List Price	44,396.00
Payment Terms	Total Adjustment	-17,314.44
Freight Terms	Selling Price	27,081.56
FOB		
	Freight/Fuel/Installation	2,163.60
	Tax	TAXES AS APPLICABLE
	Total(USD)	29,245.16

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote#

3444897 - 3R

Date 04-DEC-2020

Expires 01-MAR-2021

Page 3/3

ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://lifefitness.com/terms-conditions-of-sale>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
3. All shipments of Products shall be F.O.B., Life Fitness' dock.
4. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
5. Life Fitness may ship partial orders.
6. Any additional or different terms or conditions which appear on purchaser's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
7. Orders canceled by Customer after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request may result in storage fees (see referenced Terms and Conditions for further details).
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
13. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
14. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
15. Subscription Services for Halo purchased pursuant to this Quote will automatically renew for a Subscription Term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription Charges unless otherwise provided by Life Fitness in writing. Either Life Fitness or Customer may elect to terminate any such Subscription Services account at the end of Customer's then current Subscription Term by providing notice in compliance with the Subscription Agreement, on or prior to the date thirty (30) days preceding the end of such Subscription Term.
16. For Subscription Services for Digital Coach purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Subscription Agreement found at <https://lifefitness.com/terms-conditions-of-sale>; and (b) the Subscription Term shall be a non-cancelable period of 12 months from activation and may be renewed upon mutual agreement of the parties prior to the expiration of the then current Subscription Term.
17. Financing options are available through Life Fitness Leasing. For more information, please contact your local sales representative.
18. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be made and/or delivered via facsimile, electronic mail (including via .pdf) or any electronic signature complying with the United States Electronic Signatures in Global and National Commerce (ESIGN) Act of 2000 (including counterparts delivered via DocuSign), and any counterpart so delivered shall be deemed to have been delivered and be valid and effective for all purposes. No further original counterpart is required to be delivered after an exchange of counterparts by any of the methods described above, and all parties agree to treat such electronically delivered signatures as original signatures and to refrain from asserting the lack of original signatures as a defense against the binding enforceability of this instrument.

ADDITIONAL TERMS OF SALE – CONSUMERS:

19. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://lifefitness.com/terms-conditions-of-sale>, as may be amended from time to time.
20. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
21. All Items above shall apply except for Items No. 1, 3, 7 and 8.

This is a draft quote and not a contract - Subject to management approval

QUOTE

Quote# **3444897 - 4R**

Date 04-DEC-2020 Expires 01-MAR-2021



Page 1/3

Bill To

REUNION EAST
COMMUNITY
DEVELOPMENT DISTRICT
SEVEN EAGLES FITNESS
CENTER
1344 SEVEN EAGLES CT
KISSIMMEE, OSCEOLA
FL 34747
US

Contact:
Cell:
Office:
Email:

Ship To

REUNION EAST
COMMUNITY
DEVELOPMENT DISTRICT
SEVEN EAGLES FITNESS
CENTER
1344 SEVEN EAGLES CT
KISSIMMEE, OSCEOLA
FL 34747
United States

Contact:
Cell:
Office:
Email:

Shipment Priority: STANDARD
Requested Delivery Date: 25-JAN-2021

SALES REPRESENTATIVE

COREY HEFLIN
Cell: 407-902-4446
Office: 407-902-4446
Email: Corey.Heflin@LifeFitness.com

Life Fitness

Corporate Address:

9525 Bryn Mawr Avenue
Rosemont, IL 60018 USA
Phone: Main (847) 288-3300
Toll Free (800) 735-3867

Remittance Address:

2716 Network Place,
Chicago, IL
60673, USA

ONSITE CONTACT

Cell: Tricia 863-241-8050
Email: tadams@gmscfl.com

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	INTRD INTEGRITY TREADMILL - SIMPLE BASE/ADVANCED CONSOLE BASE/ARTIC SILVER/DST 21 INCH CONSOLE/ACTIVE NFC/ENTERTAINMENT NONE/ATSC/LINE CORD TREAD DOMESTIC LOW VOLTAGE/SERVICE WHEEL NONE/CUSTOM DECAL NONE <i>Total 20,737.56</i>	4	7,099.00	-2,768.61	4,330.39	17,321.56
	DST 21 INCH CONSOLE	4	1,400.00	-546.00	854.00	3,416.00

QUOTE

Quote# **3444897 - 4R**

Page 2/3

Date 04-DEC-2020 Expires 01-MAR-2021

PO Number	Subtotal	
Payment Type	List Price	33,996.00
Payment Terms	Total Adjustment	-13,258.44
Freight Terms	Selling Price	20,737.56
FOB		
	Freight/Fuel/Installation	2,163.60
	Tax	TAXES AS APPLICABLE
	Total(USD)	22,901.16

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote# 3444897 - 4R

Date 04-DEC-2020

Expires 01-MAR-2021

Page 3/3

ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://lifefitness.com/terms-conditions-of-sale>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
3. All shipments of Products shall be F.O.B., Life Fitness' dock.
4. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
5. Life Fitness may ship partial orders.
6. Any additional or different terms or conditions which appear on purchaser's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
7. Orders canceled by Customer after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request may result in storage fees (see referenced Terms and Conditions for further details).
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
13. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
14. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
15. Subscription Services for Halo purchased pursuant to this Quote will automatically renew for a Subscription Term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription Charges unless otherwise provided by Life Fitness in writing. Either Life Fitness or Customer may elect to terminate any such Subscription Services account at the end of Customer's then current Subscription Term by providing notice in compliance with the Subscription Agreement, on or prior to the date thirty (30) days preceding the end of such Subscription Term.
16. For Subscription Services for Digital Coach purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Subscription Agreement found at <https://lifefitness.com/terms-conditions-of-sale>; and (b) the Subscription Term shall be a non-cancelable period of 12 months from activation and may be renewed upon mutual agreement of the parties prior to the expiration of the then current Subscription Term.
17. Financing options are available through Life Fitness Leasing. For more information, please contact your local sales representative.
18. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be made and/or delivered via facsimile, electronic mail (including via .pdf) or any electronic signature complying with the United States Electronic Signatures in Global and National Commerce (ESIGN) Act of 2000 (including counterparts delivered via DocuSign), and any counterpart so delivered shall be deemed to have been delivered and be valid and effective for all purposes. No further original counterpart is required to be delivered after an exchange of counterparts by any of the methods described above, and all parties agree to treat such electronically delivered signatures as original signatures and to refrain from asserting the lack of original signatures as a defense against the binding enforceability of this instrument.

ADDITIONAL TERMS OF SALE – CONSUMERS:

19. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://lifefitness.com/terms-conditions-of-sale>, as may be amended from time to time.
20. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
21. All Items above shall apply except for Items No. 1, 3, 7 and 8.

This is a draft quote and not a contract - Subject to management approval

SECTION X

SECTION A

**FIRST AMENDMENT TO LANDSCAPING AND GROUNDS
MAINTENANCE SERVICES AGREEMENT**

(Reunion East CDD - Seven Eagles Amenity Center)

THIS FIRST AMENDMENT TO LANDSCAPE AND GROUND MAINTENANCE SERVICES AGREEMENT (the “**First Amendment**”) is entered into as of this 1st day of December, 2020, between **YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC**, a Florida limited liability company (“**Contractor**”) and **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government (“**District**”).

RECITALS:

A. The parties entered into that certain Landscaping and Grounds Maintenance Services Agreement dated July 1, 2020 (the “**Agreement**”), pertaining to the provision of landscaping and grounds maintenance services for the District.

B. The parties desire to add the area known as the Seven Eagles Amenity Center to the scope of maintenance under the Agreement, along with an appropriate adjustment in cost.

FIRST AMENDMENT

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and conditions contained herein, the parties hereby covenant and agree as follows:

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference as if set forth in full herein.

2. **DEFINITIONS.** All capitalized terms used in this First Amendment shall have the same meanings indicated for all purposes as set forth in the Agreement unless a contrary meaning is set forth herein.

3. **AMENDMENT TO AGREEMENT.**

(a) **Scope of Work.** Section 2 of the Agreement is hereby amended to add the Seven Eagles Amenity Center to the area to be serviced under the Agreement, which shall be maintained in accordance with the scope and specifications set forth in the “Proposal” attached hereto as Exhibit A.

(b) **Compensation.** Section 5 of the Agreement is hereby amended to increase the compensation to be paid Contractor by Eighteen-Thousand Dollars (\$18,000) annually, to be paid in equal monthly payments of One thousand Five Hundred Dollars (\$1,500), for services related to the Seven Eagles Amenity Center.

4. **COUNTERPARTS.** This First Amendment may be executed in counterparts.

5. **NO FURTHER AMENDMENTS.** Except as amended by this First Amendment, there are no other amendments to the Agreement, the same remaining in full force and effect as to all other terms and provisions.

6. **CONFLICT; RATIFICATION.** In the event of any conflict between the provisions of the Agreement and the provisions of this First Amendment, the provisions of this First Amendment shall control. District and Contractor hereby ratify and reaffirm the terms of the Agreement and agree that nothing contained herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in the Agreement except as herein expressly modified, and the Agreement shall continue in full force and effect.

7. **REMAINING PROVISIONS UNAFFECTED.** Except as expressly modified and amended by this First Amendment, the covenants, terms and conditions of the Agreement shall remain unaffected and shall remain in full force and effect.

8. **SEVERABILITY.** If any provision of this First Amendment or the Agreement, as amended hereby, shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof or thereof shall in no way be affected or impaired, nor shall such holding of invalidity, illegality or unenforceability affect the validity, legality or enforceability of such provision under other dissimilar facts or circumstances.

9. **GOVERNING LAW.** Notwithstanding that, for the convenience of the parties, the parties may be executing this First Amendment outside the State of Florida, the Landscaping & Grounds Agreement and all amendments thereto shall be governed by the laws of the State of Florida, both substantive and remedial.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment on the day and year first above written.

YELLOWSTONE LANDSCAPE-SOUTHEAST, L.L.C., a Florida limited liability company

By: *Nicole Ailes*
Print: *Nicole Ailes*
Title: *Business Development Manager*

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

By: _____
Print: _____
Title: _____

EXHIBIT A

**YELLOWSTONE LANDSCAPE SERVICES PROPOSAL
Prepared for Reunion East CDD - Seven Eagles Amenity Center**

[ATTACHED BELOW]



Landscape Maintenance Services Proposal
prepared for
Reunion CDD
**Seven Eagles Amenity
Center**

October 22, 2020



YELLOWSTONE
LANDSCAPE



October 22, 2020

Alan Scheerer
Field Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801



Re: Landscape Maintenance Services Proposal for Reunion CDD- Seven Eagles Amenity Center

To Mr. Scheerer,

Thank you for the opportunity to bid the addition of the Seven Eagles Amenity Center to the Reunion CDD contract. Our proposal has been created to address your specific needs and expectations.

Our enclosed proposal includes the following:

- **Pricing Sheet:** Pricing sheet outlining your landscape maintenance investment, with additional pricing for additional services.

We welcome the opportunity to provide you any further details about our firm's commitment to deliver a landscape that Reunion can be proud of.

Sincerely,
Nicole Ailes, *Business Development Manager*
Yellowstone Landscape
559.977.4719
nailes@yellowstonelandscape.com

EXHIBIT "A"
LANDSCAPE MANAGEMENT SERVICES
PRICING SHEET

REUNION CDD- SEVEN EAGLES AMENITY CENTER

Core Maintenance Services	
Mowing & Detailing Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding, & Cleanup	\$10,812
IPM Includes Palm & Shrub Fertilization, Turf Fertilization, Pest Control Applications, & Ant Treatments	\$588
Irrigation Inspections Includes Adjusting Heads & Nozzles, Seasonal Clock Adjustments, & Cleaning Out & Maintaining Valve Boxes	\$660
Total	\$12,060

Additional Services	
Brown Mulch- One Time Per Year Includes Bed Prep & Maintenance 60 Cubic Yards Per Application	\$2,868
Palm Pruning- Two Times Per Year Includes Pruning & Cleanup 10 Washingtonia Palms and 11 Medjool Palms	\$3,072

Grand Total Annual:	\$18,000.00
Grand Total Monthly:	\$1,500.00

EXHIBIT "B"

PERFORMANCE STANDARDS

REUNION CDD- SEVEN EAGLES AMENITY CENTER

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Mowing	42
Detailing	12
IPM - Fertilization & Pest Control	6
Irrigation Inspections	12
Mulch Application	1
Palm Pruning	2

SECTION B

**FIRST AMENDMENT TO POOL, SPA AND FOUNTAIN MAINTENANCE
AGREEMENT**

(Reunion East CDD – Seven Eagles Resort)

THIS FIRST AMENDMENT TO POOL, SPA AND FOUNTAIN MAINTENANCE AGREEMENT (the “**First Amendment**”) is entered into as of this 1st day of December, 2020, between **ROBERTS POOL SERVICE AND REPAIR, INC.**, a Florida corporation (“**Contractor**”) and **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government (“**District**”).

RECITALS:

A. The parties entered into that certain Pool, Spa and Fountain Maintenance Agreement dated August 15, 2020 (the “**Agreement**”), pertaining to the provision of pool and spa maintenance, cleaning and chemical treatment services for the District.

B. The parties desire to add the service area known as Seven Eagles Resort to the scope of service under the Agreement, along with an appropriate adjustment in cost.

FIRST AMENDMENT

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and conditions contained herein, the parties hereby covenant and agree as follows:

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference as if set forth in full herein.

2. **DEFINITIONS.** All capitalized terms used in this First Amendment shall have the same meanings indicated for all purposes as set forth in the Agreement unless a contrary meaning is set forth herein.

3. **AMENDMENT TO AGREEMENT.**

(a) **Scope of Work.** Section 2 of the Agreement is hereby amended to add the Seven Eagles Resort to the service area, to be maintained in accordance with the scope and specifications set forth in the “**Proposal**” attached hereto as **Exhibit A**.

(b) **Compensation.** Section 5 of the Agreement is hereby amended to increase the monthly compensation to be paid Contractor by Two Thousand Nine Hundred Dollars (\$2,900.00) per month for the Seven Eagles Resort service area.

4. **COUNTERPARTS.** This First Amendment may be executed in counterparts.

5. **NO FURTHER AMENDMENTS.** Except as amended by this First Amendment, there are no other amendments to the Agreement, the same remaining in full force and effect as to all other terms and provisions.

6. **CONFLICT; RATIFICATION.** In the event of any conflict between the provisions of the Agreement and the provisions of this First Amendment, the provisions of this First Amendment shall control. District and Contractor hereby ratify and reaffirm the terms of the Agreement and agree that nothing contained herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in the Agreement except as herein expressly modified, and the Agreement shall continue in full force and effect.

7. **REMAINING PROVISIONS UNAFFECTED.** Except as expressly modified and amended by this First Amendment, the covenants, terms and conditions of the Agreement shall remain unaffected and shall remain in full force and effect.

8. **SEVERABILITY.** If any provision of this First Amendment or the Agreement, as amended hereby, shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof or thereof shall in no way be affected or impaired, nor shall such holding of invalidity, illegality or unenforceability affect the validity, legality or enforceability of such provision under other dissimilar facts or circumstances.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment on the day and year first above written.

ROBERTS POOL SERVICE AND REPAIR, INC.,
A Florida corporation

By: Patricia C Buchanan
Print: Patricia C Buchanan
Title: President

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

By: _____
Print _____
Title: _____

EXHIBIT A

**ROBERTS POOL SERVICE PROPOSAL
Prepared for Reunion East CDD - Seven Eagles Resort**

[ATTACHED BELOW]

SECTION C

THIRD AMENDMENT TO AGREEMENT REGARDING THE PROVISION OF POOL STRUCTURES AND AREAS CLEANING SERVICES

(Reunion East CDD)

THIS THIRD AMENDMENT TO AGREEMENT REGARDING THE PROVISION OF POOL STRUCTURES AND AREAS CLEANING SERVICES (the “**Third Amendment**”) is entered into as of this ___ day of December, 2020, between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government (“**District**”) and the **REUNION CLUB OF ORLANDO, LLC**, a Georgia limited liability company (“**Contractor**”).

RECITALS:

A. The parties entered into that certain Agreement Regarding the Provision of Pool Structure and Cleaning Services dated July 1, 2007, pertaining to cleaning and maintenance of certain District owned facilities; as amended by the First Amendment to Agreement Regarding the Provision of Pool Structure and Cleaning Services dated September 11, 2008; and as further amended by the Second Amendment to Agreement Regarding the Provision of Pool Structure and Cleaning Services dated August 13, 2009 (collectively the “**Agreement**”).

B. The parties desire to add the area known as the Seven Eagles Recreational Center and Pool and amend the scope of cleaning and maintenance under the Agreement for areas within the Seven Eagles Recreational Center, along with an appropriate adjustment in cost.

THIRD AMENDMENT

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and conditions contained herein, the parties hereby covenant and agree as follows:

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference as if set forth in full herein.

2. **DEFINITIONS.** All capitalized terms used in this Third Amendment shall have the same meanings indicated for all purposes as set forth in the Agreement unless a contrary meaning is set forth herein.

3. **AMENDMENT TO AGREEMENT.**

(a) Scope of Work. Exhibit A as referenced in Section 2 of the Agreement is hereby amended to add the Seven Eagles Recreational Center to the area to be serviced under the Agreement, which shall be maintained in accordance with the scope and specifications set forth in the Scope of Services attached hereto as Exhibit “1”.

(b) Compensation. Exhibit B of the Agreement is hereby amended to increase the compensation to be paid to Contractor in equal monthly payments of \$4,125.33 (\$49,504.00 annually at the cost of \$17 per hour), for services related to the Seven Eagles Amenity Center.

4. **COUNTERPARTS.** This Third Amendment may be executed in counterparts.

5. **CONFLICT; RATIFICATION.** In the event of any conflict between the provisions of the Agreement and the provisions of this Third Amendment, the provisions of this Third Amendment shall control. District and Contractor hereby ratify and reaffirm the terms of the Agreement and agree that nothing contained herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in the Agreement except as herein expressly modified, and the Agreement shall continue in full force and effect.

6. **REMAINING PROVISIONS UNAFFECTED.** Except as expressly modified and amended by this Third Amendment, the covenants, terms and conditions of the Agreement shall remain unaffected and shall remain in full force and effect.

7. **SEVERABILITY.** If any provision of this Third Amendment or the Agreement, as amended hereby, shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof or thereof shall in no way be affected or impaired, nor shall such holding of invalidity, illegality or unenforceability affect the validity, legality or enforceability of such provision under other dissimilar facts or circumstances.

8. **GOVERNING LAW.** Notwithstanding that, for the convenience of the parties, the parties may be executing this Third Amendment outside the State of Florida, the Provision of Pool Structures and Areas Cleaning Services Agreement and all amendments thereto shall be governed by the laws of the State of Florida, both substantive and remedial.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment on the day and year first above written.

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

By: _____
Print _____
Title: _____

THE REUNION CLUB OF ORLANDO, LLC, a Delaware limited liability company

By: _____
Print _____
Title: _____

EXHIBIT 1

Scope of Cleaning Services
(Reunion East CDD – Seven Eagles)

[ATTACHED]

Reunion East Community Development District
Seven Eagles
Scope of Cleaning Services

Contractor shall provide cleaning and pool attendant service to the Seven Eagles recreational center eight hours daily seven days a week.

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the above services will be provided by the Contractor and billed to the District at cost.

Services shall include daily inspections of Seven Eagles recreational center noted above including all covered or uncovered entry areas and other common areas within and adjacent to the center. Any unsafe conditions or property damage found to exist anywhere on the premises should be reported immediately to the District Manager or his/her designee. Any equipment found to be not working properly or missing should be reported immediately to the District Manager or his/her designee.

Recreational Facilities:

Continuously pick up trash from Seven Eagles recreational facilities.

Cobwebbing interior and exterior spaces shall be done daily.

All indoor windowsills, baseboards, mirrors, and interior windows shall be cleaned on a regular basis but not less than once a week.

All fitness equipment will be cleaned and sanitized daily.

Fitness equipment will continuously be placed in the proper location and/ or returned to the proper settings.

Fingerprints cleaned from walls and switch plates daily.

Doors and door frames will be dusted and cleaned daily.

Faucets, water fountains, or other fixtures or basins (sinks) within the rooms will be cleaned and polished daily.

All floors within the structure and entry and immediate surrounding area will be swept and/or vacuumed and cleaned appropriately to remove all dirt and debris from flooring and wet mopped daily.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to District Manager or his/her designee.

Light Covers should be removed on a weekly basis and debris removed and inside of cover cleaned.

All garbage cans or other waste containers within the structure and on the pool deck will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Covered Entries:

Covered Entry between pool structures and recreational facilities shall be cleaned on a regular basis to remove dirt, dust, cobwebs and any other debris from the surface areas in an

appropriate manner. At least once daily, this area should be completely hosed to remove the debris.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement required will be reported to District Manager or his/her designee.

Restrooms:

Toilets, sinks, and any other fixture in these rooms shall be scrubbed and cleaned daily.

Mirrors and faucets will be cleaned and polished daily.

All counters and cabinets will be cleaned and polished daily.

Windowsills, baseboards, cobwebs and interior windows shall be cleaned on a regular basis but not less than once a week.

Fingerprints washed from walls and switch plates and doors daily.

Doors and door frames will be dusted and cleaned daily.

All garbage cans or other waste containers will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises.

All floors will be swept or vacuumed to remove all dirt and debris and wet mopped.

Paper hand towel and Soap dispensers will be filled. Toilet Paper dispenser will be filled and 1 extra toilet tissue will be placed in the facility.

Any additional paper goods required will be filled appropriately.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to District Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

Pool Deck and Furniture:

Pool deck will be sweep, vacuum, or hosed to remove all dirt and debris each morning. Any obvious deck stains will be addressed appropriate to be removed.

All pool furniture including chairs, tables, and umbrellas will be cleaned and hosed to remove all dirt and debris including deep clean to remove mold and mildew, if needed. The furniture will be checked for any damages and all tables and chairs will be arranged at least twice daily. Any damages will be reported to District Manager or his/her designee.

All garbage cans or other waste containers on the pool deck will be cleaned and emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

SECTION XI

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	3/16/17	Allocation of 532 Costs	Carpenter	On Hold	Proposals from Yellowstone presented at BOS meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Scheerer/ Adams/Carpenter	Completed	Communication to residents regarding parking and towin g enforcement scheduled December 2020
4	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	On Hold	Encore agreed to have a gate at the entrance to the residential portion of Reunion Village and then another resident only gate before crossing the Davenport Creek bridge going into Reunion proper. Engineer presented first revision of Preliminary Plan to BOS at the July meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
5	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carll	Phase 3 Ongoing	As of 10.03.2020 all amenities except water fountains open per Phase 3 Reopening Guidelines.
6	11/12/20	Seven Eagles Management Transition	Adams/Scheerer	In Process	New pool, janitorial, and landscape contract started 12.01.2020. Fitness Center evaluation completed 11.20.2020. Quotes for Fitness Center repairs and equipment replacement scheduled for BOS consideration 12.10.2020. Other transition items in process: utility transfer, amenity policy update, rental fee update, evaluation of amenity designation
7	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Upgrade sign posts to decorative fluted posts with finial. Sign Posts are on order November 2020.
8	8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	In Process	Security camera proposals for pools and entrance gates approved at 11.12.2020 BOS meeting. Installation is pending. For other items noted on security assessment further action is on hold until cameras are installed.
9	8/13/20	Entrance Monument at Spine Road	Scheerer/Goldstein	In Process	First proposal reviewed by BOS 10.08.2020; Alternative proposals are being solicited.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
10	9/10/20	New Bond Issuance	Boyd/Carpenter/ Flint/Bond Counsel	In Process	Resolution 2020-11 Authorizing District Staff / Bond Counsel to commence work approved 09.10.2020. Developer to retire Bond series 2015-1,2, & 3. Encore developing about 296 condos at Spectrum and 250 residences at Reunion Village (behind hospital parcel). Engineer's Report and Assessment Methodology on Agenda 11.12.2020. Bond Delegation Resolution Scheduled for BOS Consideration 12.10.2020. Assessment Hearing scheduled 01.14.21.
11	9/10/20	Secure Pool Access Gates	Scheerer	In Process	Alan Scheerer is seeking proposals and options for Seven Eagles for BOS consideration 12.10.2020.
12	10/8/20	Intersection Improvements / Signalization of CR 532 / Reunion Blvd	Boyd / Greenstein	In Process	Nvision working on easement and title report for OC. RECDD and OC easement documents pending receipt & scheduled for review by BOCC 01.04.21.
13	11/12/20	Feasibility Report on Selling Roads to Private Entity	Carpenter	In Process	Gathering information from Bond Counsel

Reunion West Community Development District

Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
--------	------------------	-------------	-------------	--------	----------

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	2/21/19	Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	Completed	15 Minute Parking Signs installed December 2020
2	11/12/20	Reserve Study Update	Adams	In Process	Proposal scheduled for BOS Consideration 12.10.2020
3	11/12/20	Determine Recreational Use of 1 acre CDD parcel on Grand Traverse Parkway & Area nearby Mailk Kiosk on GTP and Valhalla Terr.	Adams / Scheerer	In Process	Draft survey scheduled for BOS review and input 12.10.2020
4	11/12/20	Lighted LED Exit Bar for Gate House	Scheerer	In Process	Proposal scheduled for BOS review 12.10.2020.
5	NA	Lighting Monuments	Scheerer	In Process	Lights installed at most monuments completed as of 10.08.20. Two locations pending completion.
6	5/14/20	Street Parking Towaway Zones	Scheerer / Adams / Carpenter	Completed	Communication with residents regarding No Parking Zones scheduled December 2020.

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 over grown	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		On Hold

SECTION 2

Reunion East Community Development District

Summary of Check Register

November 1, 2020 to November 30, 2020

Fund	Date	Check No.'s	Amount
General Fund	11/3/20	4810-4815	\$ 133,953.56
	11/5/20	4816	\$ 7,868.11
	11/13/20	4817-4824	\$ 19,527.26
	11/16/20	4825-4827	\$ 3,627.89
	11/20/20	4828-4836	\$ 359,702.10
	11/25/20	4837-4840	\$ 4,350.14
			\$ 529,029.06
Replacement & Maintenance	11/13/20	121	\$ 1,250.00
	11/25/20	122	\$ 11,660.00
			\$ 12,910.00
Payroll	<u>November 2020</u>		
	Donald Harding	50563	\$ 184.70
	John Dryburgh	50564	\$ 184.70
	Mark Greenstein	50565	\$ 184.70
	Steven Goldstein	50566	\$ 184.70
	Trudy Hobbs	50567	\$ 184.70
			\$ 923.50
			\$ 542,862.56

*** CHECK DATES 11/01/2020 - 11/30/2020 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/03/20	00129	10/30/20	4771	202010	320-53800-46200				*	312.00		
			LOUNGE CHAIRS/PAVERS									
		10/30/20	4771	202010	300-13100-10100				*	288.00		
			LOUNGE CHAIRS/PAVERS									
BERRY CONSTRUCTION INC.											600.00	004810
11/03/20	00072	10/28/20	31791	202010	320-53800-53200				*	1,118.00		
			INST EXIT SGNS/CAUTION GT									
		10/28/20	31791	202010	300-13100-10100				*	1,032.00		
			INST EXIT SGNS/CAUTION GT									
FAUSNIGHT STRIPE & LINE INC											2,150.00	004811
11/03/20	00163	10/28/20	1676	202010	320-53800-47500				*	2,574.00		
			PRS WSH-GTHRING-SPARKLING									
		10/28/20	1676	202010	300-13100-10100				*	2,376.00		
			PRS WSH-GTHRING-SPARKLING									
PRESSURE WASH THIS											4,950.00	004812
11/03/20	00054	11/01/20	2020NOV	202011	320-53800-34500				*	6,066.66		
			SECURITY SERVICES-NOV20									
		11/01/20	2020NOV	202011	300-13100-10100				*	5,600.00		
			SECURITY SERVICES-NOV20									
REUNION RESORT & CLUB MASTER ASSOC.											11,666.66	004813
11/03/20	00060	10/13/20	358658	202010	320-53800-46200				*	94.12		
			TERRACES - BREAKER PANEL									
		10/13/20	358658	202010	300-13100-10100				*	86.88		
			TERRACES - BREAKER PANEL									
		10/13/20	358666	202010	320-53800-46200				*	122.20		
			HC B-RPLC BULB&LENS GSKT									
		10/13/20	358666	202010	300-13100-10100				*	112.80		
			HC B-RPLC BULB&LENS GSKT									
		10/22/20	358764	202010	320-53800-46200				*	91.00		
			TERRACES-RMV FLTY WIRING									
		10/22/20	358764	202010	300-13100-10100				*	84.00		
			TERRACES-RMV FLTY WIRING									
		10/23/20	358874	202010	320-53800-46200				*	139.31		
			TER-RPLC GFI/INST AUTOFIL									
		10/23/20	358874	202010	300-13100-10100				*	128.59		
			TER-RPLC GFI/INST AUTOFIL									
SPIES POOL LLC											858.90	004814
11/03/20	00030	11/01/20	REU15914	202011	320-53800-47300				*	26,083.20		
			MTHLY LNDS CP MAINT NOV20									
		11/01/20	REU15914	202011	300-13100-10100				*	24,076.80		
			MTHLY LNDS CP MAINT NOV20									

REUE REUNION EAST TVISCARRA

*** CHECK DATES 11/01/2020 - 11/30/2020 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/01/20		REU15914	202011 320-53800-47300		*	33,055.36	
		ANNUAL MULCH					
11/01/20		REU15914	202011 300-13100-10100		*	30,512.64	
		ANNUAL MULCH					
YELLOWSTONE LANDSCAPE							113,728.00 004815
11/05/20	00049	11/01/20	508 202011 310-51300-34000	MANAGEMENT FEES NOV20	*	3,689.58	
		11/01/20	508 202011 310-51300-35100	INFORMATION TECH NOV20	*	183.33	
		11/01/20	508 202011 310-51300-31300	DISSEMINATION FEE NOV20	*	833.33	
		11/01/20	508 202011 310-51300-51000	OFFICE SUPPLIES	*	16.14	
		11/01/20	508 202011 310-51300-42000	POSTAGE	*	18.78	
		11/01/20	508 202011 310-51300-42500	COPIES	*	43.20	
		11/01/20	509 202011 320-53800-12000	FIELD MANAGEMENT NOV20	*	3,083.75	
GOVERNMENTAL MANAGEMENT SERVICES							7,868.11 004816
11/13/20	00074	10/31/20	189606 202010 320-53800-47000	AQUATIC PLANT MGMT OCT20	*	67.08	
		10/31/20	189606 202010 300-13100-10100	AQUATIC PLANT MGMT OCT20	*	61.92	
APPLIED AQUATIC MANAGEMENT, INC.							129.00 004817
11/13/20	00095	11/06/20	S166161 202011 320-53800-57400	INSTL NEW BARRIER ARM	*	187.14	
		11/06/20	S166161 202011 300-13100-10100	INSTL NEW BARRIER ARM	*	172.74	
ACCESS CONTROL TECHNOLOGIES, INC.							359.88 004818
11/13/20	00018	11/05/20	R342527- 202011 310-51300-49200	PROPERTY TAXES - 2020	*	4.81	
		11/05/20	R342527- 202011 310-51300-49200	PROPERTY TAXES - 2020	*	.96	
		11/05/20	R342527- 202011 310-51300-49200	PROPERTY TAXES - 2020	*	27.12	
		11/05/20	R342527- 202011 310-51300-49200	PROPERTY TAXES - 2020	*	6.23	
		11/05/20	R352527- 202011 310-51300-49200	PROPERTY TAXES - 2020	*	4.28	
BRUCE VICKERS, TAX COLLECTOR							43.40 004819

REUE REUNION EAST TVISCARRA

*** CHECK DATES 11/01/2020 - 11/30/2020 ***

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
11/13/20	00134	11/06/20	2807	202010	310	51300	31100			*	1,650.00			
			CST SPLT/CDD MTG/SGNL PLN											
		11/06/20	2808	202010	310	51300	31100			*	1,650.00			
			2020 UPDATE-ENGINEER RPT											
												BOYD CIVIL ENGINEERING	3,300.00	004820
11/13/20	00160	11/01/20	11225	202011	320	53800	12200			*	1,770.76			
			FACILITIES BLDG RENT NOV											
		11/01/20	11225	202011	300	13100	10100			*	1,634.54			
			FACILITIES BLDG RENT NOV											
												CITICOMMUNITIES LLC	3,405.30	004821
11/13/20	00092	10/31/20	DUKE-DUK	202010	320	53800	43000			*	740.62			
			DUKE ENERGY #40845 34210											
		10/31/20	DUKE-DUK	202010	320	53800	43000			*	226.38			
			DUKE ENERGY #43303 35141											
		10/31/20	RECDDREE	202010	320	53800	46200			*	1,716.00			
			POOL CLEANING SRVS OCT20											
		10/31/20	RECDDREE	202010	300	13100	10100			*	1,584.00			
			POOL CLEANING SRVS OCT20											
		10/31/20	REF 0429	202010	300	13100	10400			*	750.00			
			REFUND INVOICE #042920											
		10/31/20	TOHO-TOH	202010	320	53800	43100			*	723.82			
			TOHO METER #62644093											
		10/31/20	102520A	202010	320	53800	41000			*	33.50			
			HC PHONE LINE 4574 OCT20											
		10/31/20	102520A	202010	300	13100	10100			*	30.93			
			HC PHONE LINE 4574 OCT20											
		10/31/20	102520B	202010	320	53800	41000			*	33.50			
			CP PHONE LINE 2356 OCT20											
		10/31/20	102520B	202010	300	13100	10100			*	30.93			
			CP PHONE LINE 2356 OCT20											
												REUNION RESORT	4,369.68	004822
11/13/20	00175	11/01/20	6408	202011	320	53800	46200			*	3,744.00			
			POOL MAINTENANCE NOV20											
		11/01/20	6408	202011	300	13100	10100			*	3,456.00			
			POOL MAINTENANCE NOV20											
												ROBERTS POOL SERVICE AND REPAIR INC	7,200.00	004823
11/13/20	00030	11/03/20	REU 1632	202010	320	53800	47400			*	374.40			
			ADD IRRIG/SOD CASTLE PINE											
		11/03/20	REU 1632	202010	300	13100	10100			*	345.60			
			ADD IRRIG/SOD CASTLE PINE											
												YELLOWSTONE LANDSCAPE	720.00	004824

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/16/20	00095	11/10/20	S165865	202010	320	53800	57400			*	321.36		
									RPLC PEDESTAL FOR GATE #1				
		11/10/20	S165865	202010	300	13100	10100			*	296.64		
									RPLC PEDESTAL FOR GATE #1				
		11/10/20	S165905	202010	320	53800	57400			*	595.24		
									REPLACE GEAR REDUCER				
		11/10/20	S165905	202010	300	13100	10100			*	549.46		
									REPLACE GEAR REDUCER				
		11/10/20	S166104	202010	320	53800	57400			*	83.30		
									RPLC SHEAR PIN/LEVEL ARM				
		11/10/20	S166104	202010	300	13100	10100			*	76.89		
									RPLC SHEAR PIN/LEVEL ARM				
									ACCESS CONTROL TECHNOLOGIES, INC.			1,922.89	004825
11/16/20	00163	11/10/20	1677	202011	320	53800	47500			*	377.00		
									PRESS.WASH-TERR.POOL SDWK				
		11/10/20	1677	202011	300	13100	10100			*	348.00		
									PRESS.WASH-TERR.POOL SDWK				
									PRESSURE WASH THIS			725.00	004826
11/16/20	00030	10/01/20	REU 1527	202010	320	53800	46500			*	509.60		
									IRRIGATION REPAIRS JUL20				
		10/01/20	REU 1527	202010	300	13100	10100			*	470.40		
									IRRIGATION REPAIRS JUL20				
									YELLOWSTONE LANDSCAPE			980.00	004827
11/20/20	00103	11/19/20	11192020	202011	300	20700	10000			*	10,180.65		
									FY20 DEBT SERV SER 2015A				
		11/19/20	11192020	202011	300	20700	10000			V	10,180.65-		
									FY20 DEBT SERV SER 2015A				
									REUNION EAST CDD C/O USBANK			.00	004828
11/20/20	00103	11/19/20	11192020	202011	300	20700	10500			*	228.03		
									FY20 DEBT SERV SER 2015-1				
									REUNION EAST CDD C/O USBANK			228.03	004829
11/20/20	00103	11/19/20	11192020	202011	300	20700	10600			*	45.60		
									FY20 DEBT SERV SER 2015-2				
									REUNION EAST CDD C/O USBANK			45.60	004830
11/20/20	00103	11/19/20	11192020	202011	300	20700	10700			*	20.41		
									FY20 DEBT SERV SER 2015-3				
									REUNION EAST CDD C/O USBANK			20.41	004831
11/20/20	00103	11/20/20	11202020	202011	300	20700	10000			*	335,796.67		
									FY21 DEBT SERV SER 2015A				
									REUNION EAST CDD C/O USBANK			335,796.67	004832
									REUE REUNION EAST TVISCARRA				

*** CHECK DATES 11/01/2020 - 11/30/2020 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/20/20	00103	11/20/20	11202020	202011	300-20700-10500				REUNION EAST CDD C/O USBANK	*	4,211.70	4,211.70	004833
11/20/20	00103	11/20/20	11202020	202011	300-20700-10600				REUNION EAST CDD C/O USBANK	*	842.15	842.15	004834
11/20/20	00103	11/20/20	11202020	202011	300-20700-10700				REUNION EAST CDD C/O USBANK	*	376.89	376.89	004835
11/20/20	00103	11/20/20	11202020	202011	300-20700-10000				REUNION EAST CDD C/O USBANK	*	18,180.65	18,180.65	004836
11/25/20	00129	11/11/20	4779	202011	320-53800-46200				BERRY CONSTRUCTION INC.	*	96.20	820.00	004837
		11/11/20	4779	202011	300-13100-10100					*	88.80		
		11/11/20	4780	202011	320-53800-46200					*	330.20		
		11/11/20	4780	202011	300-13100-10100					*	304.80		
11/25/20	00072	9/30/20	31761	202010	320-53800-53200				FAUSNIGHT STRIPE & LINE INC	*	104.00	200.00	004838
		9/30/20	31761	202010	300-13100-10100					*	96.00		
11/25/20	00166	11/13/20	380100ES	202010	320-53800-43200				FLORIDA NATURAL GAS	*	124.22	238.89	004839
		11/13/20	380100ES	202010	300-13100-10100					*	114.67		
11/25/20	00119	11/20/20	95172	202010	310-51300-31500				LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,091.25	3,091.25	004840

TOTAL FOR BANK A 529,029.06
TOTAL FOR REGISTER 529,029.06

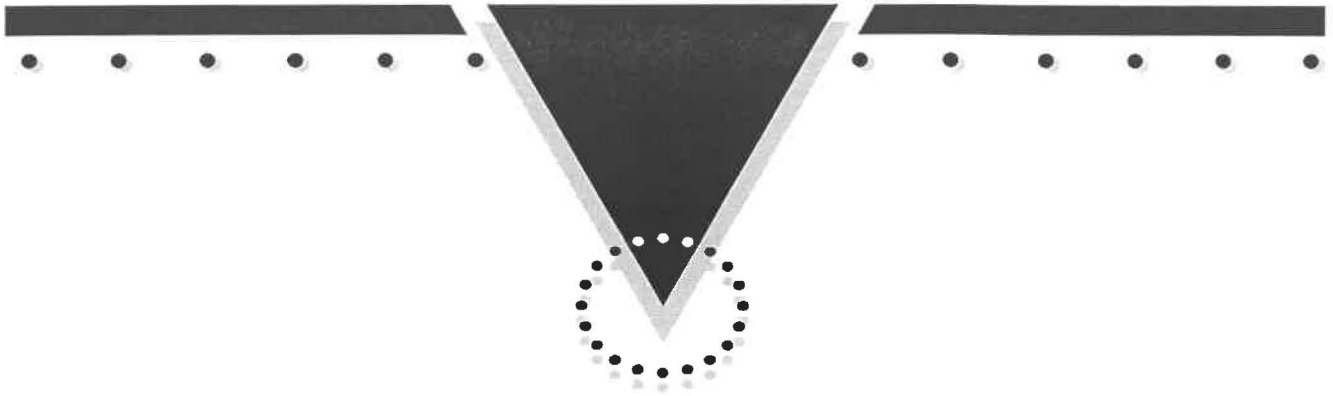
REUE REUNION EAST TVISCARRA

*** CHECK DATES 11/01/2020 - 11/30/2020 ***

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
11/13/20	00007	11/03/20	REU 1632	202010	320	53800	47300			*	650.00			
			TREE/PLANT RMVL/INSTL SOD											
		11/03/20	REU 1632	202010	300	13100	10100			*	600.00			
			TREE/PLANT RMVL/INSTL SOD											
											YELLOWSTONE LANDSCAPE	1,250.00	000121	
11/25/20	00003	11/19/20	PATIOEAS	202011	320	53800	63000			*	6,063.20			
			LOUNGE/CHAIR/TBLE DELIVRY											
		11/19/20	PATIOEAS	202011	300	13100	10100			*	5,596.80			
			LOUNGE/CHAIR/TBLE DELIVRY											
											JNJ HOME SERVICES	11,660.00	000122	
											TOTAL FOR BANK C	12,910.00		
											TOTAL FOR REGISTER	12,910.00		

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

October 31, 2020



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement & Maintenance Income Statement</u>
4	<u>Debt Service Series 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>FY21 Assessment Receipt Schedule</u>

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
October 31, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	\$1,499,235	\$117,898	---	---	\$1,617,132
CUSTODY ACCOUNT	\$463,261	---	---	---	\$463,261
STATE BOARD OF ADMINISTRATION	---	\$3,068,391	---	---	\$3,068,391
DUE FROM GENERAL FUND	---	---	\$23,475	---	\$23,475
DUE FROM REUNION WEST	\$120,398	\$109,370	---	---	\$229,768
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,932	---	\$100,932
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$202,193	---	\$202,193
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$918,918	---	\$918,918
Prepayment	---	---	\$24	---	\$24
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$205,249	---	\$205,249
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$225,042	---	\$225,042
SERIES 2015-3					
Revenue	---	---	\$101,520	---	\$101,520
TOTAL ASSETS	\$2,082,894	\$3,295,658	\$2,671,646	\$10	\$8,050,207
LIABILITIES:					
ACCOUNTS PAYABLE	\$23,511	\$1,250	---	---	\$24,761
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$23,181	---	---	---	\$23,181
DUE TO DEBT 2015-1	\$228	---	---	---	\$228
DUE TO DEBT 2015-2	\$46	---	---	---	\$46
DUE TO DEBT 2015-3	\$20	---	---	---	\$20
DUE TO REUNION WEST	\$96,603	\$16,203	---	---	\$112,806
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
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,278,205	---	---	\$3,520,957
UNASSIGNED	\$1,695,231	---	---	---	\$1,695,231
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$5,734,213)	---	(\$5,734,213)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$4,433,363)	---	(\$4,433,363)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,117,122	---	\$1,117,122
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$550,752	---	\$550,752
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$599,100	---	\$599,100
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$101,540	---	\$101,540
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,082,894	\$3,295,658	\$2,671,646	\$10	\$8,050,207

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,409,207	\$0	\$0	\$0
Special Assessments - Direct	\$609,465	\$0	\$0	\$0
Interest	\$750	\$63	\$0	(\$63)
TOTAL REVENUES	\$2,019,422	\$63	\$0	(\$63)

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$1,000	\$1,000	\$0
FICA	\$918	\$77	\$77	\$0
Engineering	\$15,000	\$1,250	\$3,300	(\$2,050)
Attorney	\$35,000	\$2,917	\$3,091	(\$175)
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$833	\$833	\$0
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Property Taxes	\$400	\$0	\$0	\$0
Annual Audit	\$5,600	\$0	\$0	\$0
District Management Fees	\$44,275	\$3,690	\$3,690	\$0
Information Technology	\$2,200	\$183	\$183	\$0
Telephone	\$300	\$25	\$0	\$25
Postage	\$1,500	\$125	\$343	(\$218)
Printing & Binding	\$1,500	\$125	\$117	\$8
Insurance	\$15,200	\$15,200	\$14,479	\$721
Legal Advertising	\$2,500	\$208	\$0	\$208
Other Current Charges	\$600	\$50	\$0	\$50
Office Supplies	\$500	\$42	\$16	\$26
Travel Per Diem	\$500	\$42	\$0	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$175,268	\$30,941	\$32,303	(\$1,362)

MAINTENANCE-SHARED EXPENSES:

Field Management	\$37,005	\$3,084	\$3,084	\$0
Management Services Agreement	\$21,125	\$1,760	\$0	\$1,760
Facility Lease Agreement	\$21,249	\$1,771	\$1,771	(\$0)
Telephone	\$4,836	\$403	\$333	\$70
Electric	\$317,200	\$26,433	\$24,381	\$2,052
Water & Sewer	\$41,600	\$3,467	\$1,627	\$1,840
Gas	\$40,040	\$3,337	\$244	\$3,092
Pool & Fountain Maintenance	\$117,000	\$9,750	\$8,823	\$927
Environmental	\$5,200	\$433	\$136	\$298
Property Insurance	\$25,740	\$25,740	\$25,745	(\$5)
Irrigation Repairs	\$7,800	\$650	\$510	\$140
Landscape Contract	\$403,671	\$33,639	\$0	\$33,639
Landscape Contingency	\$26,000	\$2,167	\$374	\$1,792
Gate and Gatehouse Expenses	\$16,640	\$1,387	\$1,321	\$66
Roadways/Sidewalks	\$26,000	\$2,167	\$0	\$2,167
Lighting	\$5,200	\$433	\$0	\$433
MSA Building Repairs	\$13,000	\$1,083	\$0	\$1,083
Pressure Washing	\$18,200	\$1,517	\$4,849	(\$3,332)
Maintenance (Inspections)	\$910	\$76	\$0	\$76
Repairs & Maintenance	\$10,400	\$867	\$0	\$867
Pest Control	\$377	\$31	\$0	\$31
Signage	\$13,000	\$1,083	\$1,222	(\$139)
Security	\$72,800	\$6,067	\$6,067	\$0
Parking Violation Tags	\$260	\$22	\$0	\$22

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$100,000	\$8,333	\$0	\$8,333
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$498,902	\$0	\$0	\$0

TOTAL MAINTENANCE	\$1,844,155	\$135,699	\$80,486	\$55,214
TOTAL EXPENDITURES	\$2,019,422	\$166,640	\$112,789	\$53,851
EXCESS REVENUES (EXPENDITURES)	\$0		(\$112,789)	
FUND BALANCE - Beginning	\$0		\$2,050,772	
FUND BALANCE - Ending	\$0		\$1,937,983	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

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

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Transfer In	\$498,902	\$0	\$0	\$0
Interest	\$25,000	\$2,083	\$769	(\$1,314)
TOTAL REVENUES	\$523,902	\$2,083	\$769	(\$1,314)
EXPENDITURES:				
Building Improvements	\$109,200	\$9,100	\$0	\$9,100
Fountain Improvements	\$13,000	\$1,083	\$0	\$1,083
Gate/Gatehouse Improvements	\$52,000	\$4,333	\$0	\$4,333
Landscape Improvements	\$104,000	\$8,667	\$650	\$8,017
Lighting Improvements	\$4,160	\$347	\$0	\$347
Monument Improvements	\$13,000	\$1,083	\$0	\$1,083
Pool Furniture	\$13,000	\$1,083	\$6,063	(\$4,980)
Pool Repair & Replacements	\$44,200	\$3,683	\$2,180	\$1,503
Roadways/Sidewalks Improvement	\$13,000	\$1,083	\$751	\$332
Signage	\$52,000	\$4,333	\$0	\$4,333
Contingency	\$26,000	\$2,167	\$16,203	(\$14,036)
TOTAL EXPENDITURES	\$443,560	\$36,963	\$25,847	\$11,116
EXCESS REVENUES (EXPENDITURES)	\$80,342		(\$25,078)	
FUND BALANCE - Beginning	\$3,282,749		\$3,303,283	
FUND BALANCE - Ending	\$3,363,091		\$3,278,205	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1	
FUND BALANCE - Beginning	\$0		(\$5,734,214)	
FUND BALANCE - Ending	\$0		(\$5,734,213)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

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

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$2	
FUND BALANCE - Beginning	\$0		(\$4,433,364)	
FUND BALANCE - Ending	\$0		(\$4,433,363)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$0	\$0	\$0
Interest	\$500	\$42	\$5	(\$36)
TOTAL REVENUES	\$2,569,095	\$42	\$5	(\$36)
EXPENDITURES:				
Interest Expense 11/01	\$614,625	\$0	\$0	\$0
Principal Expense 05/01	\$1,375,000	\$0	\$0	\$0
Interest Expense 05/01	\$614,625	\$0	\$0	\$0
TOTAL EXPENDITURES	\$2,604,250	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$35,155)		\$5	
FUND BALANCE - Beginning	\$923,909		\$1,117,117	
FUND BALANCE - Ending	\$888,754		\$1,117,122	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$31,584	\$0	\$0	\$0
Special Assessments - Direct Billed	\$197,181	\$0	\$0	\$0
Interest	\$100	\$8	\$3	(\$6)
TOTAL REVENUES	\$228,865	\$8	\$3	(\$6)
EXPENDITURES:				
Interest Expense 11/01	\$64,185	\$0	\$0	\$0
Principal Expense 05/01	\$100,000	\$0	\$0	\$0
Interest Expense 05/01	\$64,185	\$0	\$0	\$0
TOTAL EXPENDITURES	\$228,370	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$495		\$3	
FUND BALANCE - Beginning	\$205,248		\$550,749	
FUND BALANCE - Ending	\$205,743		\$550,752	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$10,291	\$0	\$0	\$0
Special Assessments - Direct Billed	\$583,234	\$0	\$0	\$0
Interest	\$250	\$21	\$3	(\$18)
TOTAL REVENUES	\$593,775	\$21	\$3	(\$18)
EXPENDITURES:				
Interest Expense 11/01	\$192,720	\$0	\$0	\$0
Principal Expense 05/01	\$215,000	\$0	\$0	\$0
Interest Expense 05/01	\$192,720	\$0	\$0	\$0
TOTAL EXPENDITURES	\$600,440	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$6,665)		\$3	
FUND BALANCE - Beginning	\$228,728		\$599,097	
FUND BALANCE - Ending	\$222,063		\$599,100	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$2,878	\$0	\$0	\$0
Special Assessments - Direct Billed	\$326,618	\$0	\$0	\$0
Interest	\$100	\$8	\$1	(\$8)
TOTAL REVENUES	\$329,596	\$8	\$1	(\$8)
EXPENDITURES:				
Interest Expense 11/01	\$96,030	\$0	\$0	\$0
Principal Expense 05/01	\$145,000	\$0	\$0	\$0
Interest Expense 05/01	\$96,030	\$0	\$0	\$0
TOTAL EXPENDITURES	\$337,060	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$7,464)		\$1	
FUND BALANCE - Beginning	\$105,366		\$101,540	
FUND BALANCE - Ending	\$97,902		\$101,540	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending October 31, 2020

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

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessments - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$3,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300
Attorney	\$3,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,091
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,690
Information Technology	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343
Printing & Binding	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Insurance	\$14,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,479
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	\$32,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,303

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,084
Facility Lease Agreement	\$1,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,771
Telephone	\$333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Electric	\$24,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,381
Water & Sewer	\$1,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,627
Gas	\$244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244
Pool & Fountain Maintenance	\$8,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,823
Environmental	\$136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136
Property Insurance	\$25,745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,745
Irrigation	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$510
Landscape Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contingency	\$374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374
Gatehouse and Gatehouse Expenses	\$1,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,321
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,849
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,222
Security	\$6,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,067
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance-Direct													
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$80,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,486
Total Expenditures	\$112,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,789
Excess Revenues (Expenditures)	(\$112,789)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$112,789)

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

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 2015-3 0.07%	
11/6/20	ACH	\$ 54,168.88	\$ 2,588.53	\$ 1,031.61	\$ -	\$ 50,548.74	\$ 17,803.19	\$ 32,224.39	\$ 404.17	\$ 80.82	\$ 36.17	\$ 50,548.74
11/20/20	ACH	\$ 506,162.65	\$ 20,246.18	\$ 9,718.32	\$ -	\$ 476,198.15	\$ 167,716.29	\$ 303,572.28	\$ 3,807.53	\$ 761.33	\$ 340.72	\$ 476,198.15
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 560,331.53	\$ 22,834.71	\$ 10,749.93	\$ -	\$ 526,746.89	\$ 185,519.48	\$ 335,796.67	\$ 4,211.70	\$ 842.14	\$ 376.89	\$ 526,746.89

Ehof II - Spectrum LLC \$626,989.00 \$117,704.00 \$191,545.00 \$219,369.00 \$98,371.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
	11/1/20		\$ 313,495.00	\$ -	\$ -	\$ -	\$ -	\$ -
	2/1/21		\$ 156,747.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/21		\$ 156,747.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 626,989.00	\$ -	\$ -	\$ -	\$ -	\$ -

Ehof II - Spectrum LLC \$815,877.00 \$219,504.00 \$363,865.00 \$232,508.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-2	SERIES 2015-3
	11/1/20		\$ 407,939.00	\$ -	\$ -	\$ -	\$ -
	2/1/21		\$ 203,969.00	\$ -	\$ -	\$ -	\$ -
	5/1/21		\$ 203,969.00	\$ -	\$ -	\$ -	\$ -
			\$ 815,877.00	\$ -	\$ -	\$ -	\$ -

Orlando Reunion Development LLC \$8,022.00 \$2,386.00 \$5,636.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
	11/1/20		\$ 4,011.00	\$ -	\$ -	\$ -
	2/1/21		\$ 2,005.00	\$ -	\$ -	\$ -
	5/1/21		\$ 2,005.00	\$ -	\$ -	\$ -
			\$ 8,021.00	\$ -	\$ -	\$ -

EHOF Acquisitions II, LLC \$43,211.00 \$43,211.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/20		\$ 21,605.00	\$ -	\$ -
	2/1/21		\$ 10,803.00	\$ -	\$ -
	5/1/21		\$ 10,803.00	\$ -	\$ -
			\$ 43,211.00	\$ -	\$ -

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/20		\$ 113,330.00	\$ -	\$ -
	2/1/21		\$ 56,665.00	\$ -	\$ -
	5/1/21		\$ 56,665.00	\$ -	\$ -
			\$ 226,660.00	\$ -	\$ -

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$609,465.00	\$197,181.00	\$583,234.00	\$330,879.00
TOTAL RECEIVED	\$ -	\$ -	\$ -	\$ -
VARIANCE	\$ (609,465.00)	\$ (197,181.00)	\$ (583,234.00)	\$ (330,879.00)

SECTION 4

Reunion East CDD Direct Billed Assessments for FY 2021

District
Reunion East

Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Orlando Health					Nov	\$113,330	\$0	\$113,330	
34-25-27-4936-0001-0040					Feb	\$56,665	\$0	\$56,665	
					May	\$56,665	\$0	\$56,665	
Totals		<u>\$226,659</u>	<u>\$0</u>	<u>\$226,659</u>	Total	<u>\$226,659</u>	<u>\$0</u>	<u>\$226,659</u>	
						O & M	Debt	Total	
Oriando Reunion Development LLC		\$2,386	\$5,636	\$8,022	Nov	\$1,193	\$2,818	\$4,011	
35-25-27-4885-PRCL-OC30	4 MF				Feb	\$597	\$1,409	\$2,006	
					May	\$597	\$1,409	\$2,006	
					Total	<u>\$2,386</u>	<u>\$5,636</u>	<u>\$8,022</u>	
						O & M	Debt	Total	
EHOF/SPECTRUM					Nov	\$191,589	\$552,829	\$744,418	
11-1-15 Interest					Feb	\$95,794	\$276,415	\$372,209	
27-25-27-2985-TRAC-FD20/FD30	296 Condos	\$117,704	\$509,285	\$626,989					
34-25-27-4936-0001FD10	276 SF	\$219,504	\$596,373	\$815,877					
34-25-27-4936-0001-0010/0020/0050/0031	Commercial	<u>\$45,969</u>	<u>\$0</u>	<u>\$45,969</u>	May	\$95,794	\$276,415	\$372,209	
		<u>\$383,177</u>	<u>\$1,105,658</u>	<u>\$1,488,835</u>	Total	<u>\$383,177</u>	<u>\$1,105,658</u>	<u>\$1,488,835</u>	