

*Reunion East Community  
Development District*

*Agenda*

*July 8, 2021*

# AGENDA

# *Reunion East*

## *Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

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

July 1, 2021

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, July 8, 2021 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. Approval of the Minutes of the June 10, 2021 Meeting and the April 8, 2021 Meeting
4. Consideration of Re-purposing Former Game Room at Seven Eagles Center
5. Discussion of Proposed Villatel Development
6. Financing Matters
  - A. Consideration of Amended Engineer's Report
  - B. Consideration of Amended Master Assessment Methodology
  - C. Consideration of Resolution 2021-12 Declaring Special Assessments
  - D. Consideration of Resolution 2021-13 Setting a Public Hearing for Special Assessments
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Status of Direct Bill Assessments
  - D. Security Report
    - i. Parking Violations and Towing Summary
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date

## 11. Adjournment

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

The third order of business is the approval of the minutes of the June 10, 2021 meeting and the April 8, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of re-purposing the former game room at the Seven Eagles Center. There is no back-up material available.

The fifth order of business is the discussion of the proposed Villatel Development. A copy of the map and development plan is enclosed for your review.

The sixth order of business are the Financing Matters. Section A is the consideration of the Amended Engineer's Report. A copy of the report will be provided under separate cover. Section B is the consideration of the Amended Master Assessment Methodology Report. A copy of the report is enclosed for your review. Section C is the consideration of Resolution 2021-12 declaring special assessments and Section D is the consideration of Resolution 2021-13 setting a public hearing for special assessments. Copies of both Resolutions are enclosed for your review.

The seventh order of business is Staff Reports. Sub-Section 1 of the District Manager's Report is the presentation and discussion of the action items list. Copies of the list is enclosed for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for 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. Section D is the Security Report and the violation detail will be provided under separate cover.

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

Sincerely,

*Tricia Adams*

Tricia Adams  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, June 10, 2021 at 1:00 p.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:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Alex Fox	Latham, Luna
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Nicole Ailes	Yellowstone
Mike Smith	Yellowstone
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:11 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams: This is an opportunity for any members of the public to make a statement to the Board of Supervisors regarding any items that are on the agenda or not on the agenda. Is there anyone in the audience who would like to make a statement? Are there any callers who would like to make a public comment? Hearing none,

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 13, 2021 Meeting**

Ms. Adams: I reviewed these minutes and there are a few minor corrections that need to be made. Do any Board members have any comments or corrections?

On MOTION by Mr. Harding, seconded by Mr. Goldstein, with all in favor, the Minutes of the May 13, 2021 Meeting, were approved as amended.

#### **FOURTH ORDER OF BUSINESS**

##### **Consideration of Resolution 2021-10 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing**

Ms. Adams: At last month's meeting Board members considered the Proposed Budget and the public hearing to adopt your budget in August. Ultimately, the Board wanted additional time to review the budget in greater detail and schedule a workshop. A workshop was held a week ago, which Board members attended and went through the budget line-by-line. They had an opportunity for input and questions and comments. Ultimately there are no substantive changes to the budget, but the way that the *Replacement and Maintenance (R&M) Fund* is displayed, it provides for greater detail on the current history of spending for Fiscal Year 2021, as well as some of the proposed projects that have been discussed for Fiscal Year 2022. It also shows a historical chart of what has been spent in the past on equipment repairs, pools and heaters under general categories such as *Gatehouse Maintenance*, *Building Maintenance*, etc. Is there any discussion regarding the Proposed Budget? Hearing none,

On MOTION by Mr. Dryburgh, seconded by Ms. Hobbs, with all in favor, Resolution 2021-10 Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing for August 12, 2021 at 1:00 p.m. at this location, was adopted.

#### **FIFTH ORDER OF BUSINESS**

##### **Consideration of Resolution 2021-11 Ratifying the Execution of the Perpetual Easement Agreement for Florida Department of Transportation**

Ms. Adams: There was recently an Easement Agreement with the Florida Department of Transportation (FDOT). The District was required for a plat joinder approval. This was executed by the Chairman because it was time sensitive. The full resolution was included in the agenda package for Board review. Did you have any further comments, Kristen?

Ms. Trucco: This easement was requested by FDOT for the installation of utility pipes. We feel its sufficient. I believe that Steve has also looked at it. So, we are just looking for ratification from the Board or we can try to answer any questions you may have.

On MOTION by Ms. Hobbs, seconded by Mr. Dryburgh, with all in favor, Resolution 2021-11 Ratifying the Execution of the Perpetual Easement Agreement for Florida Department of Transportation, was adopted.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Landscape Maintenance on County Roads**

Ms. Adams: As the Board recalls, this topic has been discussed for several meetings. The Board already made the decision to be relieved from landscape maintenance responsibilities on the south side of County Road 532 or the Polk County side, because other commercial development moved into the area and can likely take up responsibility for that maintenance or the county, however the county determines. There was discussion last month regarding the cost to maintain the county road right-of-way (ROW) on Old Lake Wilson Road. Board Members discussed additional information regarding the cost to maintain those areas. So, our Field Operations Manager, Alan, conferred with Yellowstone and they provided some additional information. On Old Lake Wilson Road, the District is spending approximately \$5,500 a month for the overall maintenance. However, that cost does not include maintaining the entrances to Carriage Pointe, Spine Road and Liberty Bluff, which presumably the Board would not want to consider removing from the agreement. This is ready for Board discussion. The Board can choose to continue to maintain the status quo on Old Lake Wilson Road or propose changes. As a result of the Board's direction, District Counsel will be preparing an amendment to the Landscape Maintenance Agreement with Osceola County.

Ms. Trucco: We prepared that already so we have a draft. We are just waiting to get some feedback about which roads they would like to maintain or if its none of them, that's fine too. We can put the actual first amendment to the existing Interlocal Agreement on the next agenda. It is ready to go.

Mr. Dryburgh: It is my understanding that Old Lake Wilson Road is on a five year planning cycle. Then they would start widening that road.

Mr. Harding: It is 27 months.

Mr. Dryburgh: Is 27 months the construction process?

Ms. Adams: Is 27 months the end of the study?

Mr. Harding: Yes.

Mr. Greenstein: Yes. It is usually anywhere from 18 to 24 to 27 months and hopefully building will start the following fiscal year.



Ms. Adams: It depends on the budget, ROW acquisition and other steps that the county would need to take.

Mr. Dryburgh: I don't see a reason for maintaining that at this time. It is coming down the pike for making changes for the next five years. We spent a lot of money. Those are my thoughts.

Mr. Harding: I agree.

Mr. Goldstein: I agree.

Mr. Greenstein: You have to view the reasons why it was being maintained. I don't think anyone in a less than thorough fashion just said, "Yes, we will cover up all of this landscaping." I have to assume it was because of the proximity of the property to the golf courses.

Ms. Trucco: Perhaps in a way to beautify the entrance to the community, it was maintained.

Mr. Greenstein: I don't think anyone really recognizes Old Lake Wilson Road as being an entrance to the community compared to County Road 532.

Mr. Goldstein: Exactly.

Mr. Greenstein: Or Sinclair Road on the west side for that matter.

Mr. Dryburgh: Old Lake Wilson Road seems to be a high traffic trash dump. If you drive up and down there, you can see trash.

Ms. Hobbs: If we stop maintaining it, what happens?

Ms. Adams: That would be up to the county.

Ms. Hobbs: So basically, the county would take over it, mow it or whatever. Or not mow it.

Ms. Adams: I believe with the current agreement, the county could request in writing that the District uninstall any improvements that have been made over the years. So, for example, there was irrigation or enhanced landscaping, if they put it in writing and request it, then the District would need to in fact, uninstall that.

Mr. Harding: Do we know what that involves? I know it involves money, but maybe we pay some and save a whole lot more.

Mr. Greenstein: Maybe install Bahia.

Ms. Adams: It may be helpful if our Operations Manager, Alan, describes the type of landscaping and if there are in fact any improvements along Old Lake Wilson Road outside of unirrigated Bahia.

Mr. Scheerer: Thank you. There are significant enhancements along Old Lake Wilson Road from the Liberty Bluff entrance all the way to the back of the resort and the Gathering Drive Bridge. That particular side of the road is all irrigated with Zoysia turf. On the Spine Road side, west side of the road, a majority of that is Bahia. There is no irrigation there. The District does mow. There is a cart tunnel running from Heritage Crossing to Carriage Pointe and we maintain both sides. There is all unirrigated Bahia as well. There is significant enhanced landscaping between Liberty Bluff and Gathering Drive behind Seven Eagles.

Mr. Harding: What would they have us remove?

Mr. Scheerer: I believe we had the same discussion a few years ago when the Board was talking about turning over County Road 532. It was hundreds of thousands of dollars to remove the irrigation and all of the landscaping. I don't have that number, so I don't want to speak specifically to that. I assume it would be for the irrigation, all of that enhanced landscaping, the trees, shrubs and changing the Zoysia turf. One requirement of County Road 532 was to restore it back to Bahia.

Ms. Adams: That's only if the county requests it in writing within a certain number of days of receiving it.

Mr. Dryburgh: We sent them a letter and requested it.

Mr. Goldstein: Can we back out of it? Let's try.

Ms. Trucco: There is an Interlocal Agreement for maintenance.

Mr. Harding: I don't see much landscaping there.

Ms. Trucco: The document speaks about removal and relocation. Like Tricia said, if the county or FDOT requests the removal for relocation, then the District is on the hook for the cost of that.

Mr. Dryburgh: Unless we say that we will keep it.

Ms. Trucco: If they request it, we have to remove it under the agreement.

Mr. Greenstein: Are we all in agreement that we are finished maintaining the south side of County Road 532?

Mr. Dryburgh: Yes.

Mr. Harding: Yes.

Mr. Goldstein: Yes.

Mr. Greenstein: Absolutely. That's a no brainer. We have owners on the other side who should take responsibility for maintaining that area and taking advantage of the fact that it was

enhanced. Hopefully, they will want to maintain it and not just let it go to rot. The stretch of Old Lake Wilson Road we are talking about, we probably need to survey to get a better feel for what you see from the golf course and what you see from the Heritage Crossing residential area. The area, as Alan pointed out, is from the Liberty Bluff gate to the bridge. The road is maintained and looks good. The developer's intention from the beginning was to maintain those areas because of the proximity to the resort and the location of amenities, meaning the golf course. When you go north of the bridge, it looks like it did 15 years ago. No enhancements were made. There is a lot of work that needs to be done with stormwater management and some other things. When they widen the road, a big chunk of change is going to be spent from the bridge north. The ROW is already there for the portion we are talking about now considering cutting back on the landscaping. That area is definitely going to be impacted by the widening of the road, but the ROW is there. I'm hoping that widening of the road will only be no more than three or four years down the road (no pun intended) and not long-range, seven to ten years. I would hope that we agree to cut out the outside of County Road 532, but take a closer look at Old Lake Wilson Road and defer action on Old Lake Wilson Road.

Mr. Dryburgh: Until we come back and modify that section.

Mr. Greenstein: Just until we get a better feel for what we are talking about.

Ms. Hobbs: Another quick question, they are going to widen the entire length, right?

Mr. Greenstein: Yes.

Ms. Hobbs: So, all the stuff that we put in is gone because they removed it.

Mr. Greenstein: Some of it may be gone, but not all of it. They always talk about the fact that we already have a ROW established for expansion of the road that would not impact the resort, just off the roadway. You can see the space for another lane in each direction.

Mr. Dryburgh: The tunnels were wide enough too.

Mr. Greenstein: Right, as Don just said, even the bridge going over Old Lake Wilson Road was wide enough to allow for four lanes of traffic, even though the developer at the time did not want the road to be widened. So, I would just ask that we take a closer look at what the impact of cutting off maintenance of that would be, because we maintained it, even though it was under the radar. We maintained it for a long time. I have to assume that there was a reason to maintain that area and not to have it left to the county to let it just grow naturally, because of the fact that you can see it from the resort. That's what I think we should do.

Ms. Adams: Just to clarify Board direction to staff, is there consensus to move forward with modifying the agreement with the county and only addressing the south side of County Road 532 or does the Board want to hold off on directing staff and gather more information and perhaps schedule time with Alan to drive through Old Lake Wilson Road and look at the impact of being relieved from maintenance responsibilities?

Mr. Harding: Definitely we should go with the County Road 532 thing now.

Mr. Dryburgh: I just don't want to delay this a long time.

Ms. Adams: Next month you will have something for Board action, based on your direction today that only addresses this outside of County Road 532 and we will monitor the situation on Old Lake Wilson Road.

Mr. Harding: Let's do that for now.

Ms. Adams: Sounds good. I think we have clear direction on that.

Mr. Harding: Do we need a motion?

Ms. Adams: No because you will have an item next month for action.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion of Old Lake Wilson Road Entrance Operation**

This item was discussed later in the meeting.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Adams: Kristen is here for the Attorney's Report.

Ms. Trucco: Our updates for today is we are working on completing the Series 2021 bond issuance. I signed off on all the bond documents required for signature. You will remember the Board already approved us finalizing those bonds through a Bond Delegation Resolution about a year ago. That is moving forward quickly, so that is good news. We are still working on the agreement with Kingwood. Hopefully, by the next meeting we will have an update regarding that. Also, the construction easement that the Board ratified today is officially finalized. That is the only update that I have for you today. Thanks.

Ms. Adams: Thank you.

#### **B. Engineer**

Ms. Adams: Mr. Steve Boyd is here to provide the Engineer's Report.

Mr. Boyd: Sure. I guess the one thing we haven't talked about is the turnover of the second Davenport Creek Bridge to FDOT for inspection. I reached out to FDOT and we are in the process of getting that turned over to them. They asked me for a Load Rating Report and plans. So, I am doing my best to get through some old documents to try to locate everything I can for them, but we are moving forward with that.

Ms. Adams: If we have questions on the Action Items List regarding any engineering topics, you will have another opportunity to address issues.

Mr. Harding: I'm confused. What are we saying about the Old Lake Wilson Road entrance?

Ms. Adams: Thank you so much for pointing that out. When I saw Old Lake Wilson Road, I was thinking of our landscape discussion and I inadvertently skipped that item.

- **Discussion of Old Lake Wilson Road Entrance Operation** (*Item 7*)

Ms. Adams: Since Steve is done with his Engineer's Report, we will move back to the Item 7, which is the discussion of Old Lake Wilson Road entrance gate operations. This was requested by Supervisor Harding. So, I will let you introduce this item.

Mr. Harding: Based on what legal have told us at past meetings about having at least one entrance to Reunion open to the public, I would like to propose, as far as Old Lake Wilson Road is concerned, to become a resident only gate. Whatever has to be done there to make it that way, I think we need to get input from our engineer and anyone else as to what we need to do to make it a resident only gate. When I say, "*Resident only*," I'm talking about guests too. Obviously, the guest would have a pass to get through that area, but the through traffic coming off of Old Lake Wilson Road and coming in through the Sinclair area, is absolutely out of control. I don't know about the rest of the Board, but I'm getting inundated with requests about what we are going to do to keep that from happening. It's totally out of control. I don't like coming up to the Sinclair gate. I don't come in the other entrance that often, but I'm told that, that entrance gets backed up.

Mr. Greenstein: You are talking about what we refer to as Spine Road.

Mr. Harding: The Spine Road entrance off of Old Lake Wilson Road. That's all we can make a decision on from our standpoint.

Mr. Dryburgh: But we can make recommendations that can flow back to the other Board.

Mr. Harding: Yes.

Mr. Dryburgh: Specifically, about the Spine Road entrance, you would like to have that become a key card entrance only.

Mr. Harding: Right. I would certainly like to have the Reunion West Board review the Sinclair entrance as well. I'm proposing that we make the Spine Road Old Lake Wilson Road entrance a resident only gate that is open to guests of the hotel and people that have passes to come through. As long as we can do it legally, we should do it.

Mr. Dryburgh: Can you find out what the costs are? Does anyone have an idea of what the costs would be? Perhaps we can research that. I would like to know how much you are asking to spend. You obviously are going to save money by not having staff. I think as a responsible group, we should know at least what we are getting into. It might make perfect sense to do it, but I don't want to make a decision until we know the costs.

Mr. Goldstein: My concern is we are now limiting contractors and deliveries to one gate only. I think you are going to have backups to the County Road 532 gate, as some of them will choose to come in off of Old Lake Wilson Road. UPS and Fed-Ex guys are coming down that way, but if you are sending everybody to County Road 532, it's going to be a nightmare.

Mr. Dryburgh: We are talking about just Spine Road.

Mr. Goldstein: We are assuming though that the Reunion West side is going to be closed. I'm assuming that they are heading towards that. The conversations that I just heard is if they can do it, that's where they are heading, eventually. So that means, if you close the Spine Road one also, now you have just one entrance for deliveries.

Mr. Dryburgh: What I understood was that Chairman Greenstein thought there was an extra lane that might be utilized for controlling the flow of traffic. They were looking at that first before they proceed.

Mr. Goldstein: I think long term, my big feeling is that they want to close it.

Mr. Greenstein: I say its heresy. Let's step back one second as a group. Okay? I asked Victor at a previous meeting what the traffic issues were, if any at the Spine Road gate, for whatever reason. I'm not saying it doesn't exist from time-to-time, especially if there is a catastrophic event on I-4. In relation to discussions about Reunion Village access, which I will bring up after this, I asked Victor if we were seeing any peaks, any surge of traffic coming through the Spine Road gate, that you are referring to Don, that would cause us to have concern. We need to see if there is a need for either additional staffing or for better control or for configuration or whatever. In fact, when we approved the signage, which I like, off the roadway, that was done basically for purposes of the public. People who live there know where they are going, we would

assume. So, we approved and put in the sign and its nice. Victor, do you believe there is a need for us to consider controlling the flow of traffic through the Spine Road gate?

Mr. Vargas: No, I don't.

Mr. Harding: That's not what I'm hearing from people coming in through Sinclair Road. They sit on Old Lake Wilson Road and get halfway down there. If they are so blocked off and they see an entrance there, they think they can get through Reunion that way. I heard from other residents that it's a problem there. How big of a problem compared to Sinclair Road? I don't know. I don't know how many vendors come in that way.

Mr. Goldstein: I don't know, but assuming you close the back gate off, they need to be coming in somewhere.

Mr. Harding: If we close the Sinclair gate, why would you make it resident only?

Mr. Goldstein: I don't think there is a problem at Spine Road. I've only seen it backed up one time that I ever came through there.

Mr. Greenstein: That's why I was taking it out of our hands, so to speak and asking Victor who is responsible for the security program.

Mr. Goldstein: I have seen days where cars were going through that gate, but I have still been able to get over to the owner's side.

Mr. Greenstein: I'm only seeing it from afar, but it seems to me, which is why I'm asking Victor his educated assessment, people go onto Old Lake Wilson Road because that's the route they have to take. I don't see a lot of traffic. The one time that I made a mistake, because it is the most direct route to get to the resort, not to turn on Sinclair Road and go through the Sinclair Road gate, but to stay on Old Lake Wilson Road and turn onto Spine Road, I got caught right over the I-4 bridge. I had to crawl because nobody else was turning in there. They were going to County Road 532 and beyond. So, what I would like for us to do is to ask Victor to assess the traffic flow and what the issues are over that gate and then report to us next month.

Mr. Harding: Give us an assessment.

Mr. Dryburgh: Could we also find out the cost? If we decide to go forward, I would like to have that information.

Mr. Greenstein: I know, but I don't want to spend time crunching numbers. I agree with John. We know that there is going to be a cost involved and there will be some savings involved, but the first thing we need to determine is whether there is a need. The gate was put there for a reason. Again, you have the perimeter of Reunion and it basically came in at north, south and east

with the three official gates. Then we put in the Liberty Bluff gate for resident only, which made sense. If there was a large residential community living in that vicinity, other than the water park and the Spectrum project, which we are waiting to see developed, we may re-evaluate the decision. So, let's get an assessment from Victor.

Mr. Harding: I'm okay with that.

Mr. Greenstein: Thank you.

Ms. Adams: Sounds good.

**C. District Manager's Report**

**i. Action Items Lists**

Ms. Adams: Included in your agenda package is the Action Item List for various projects for the Reunion East and Reunion West CDDs. You already heard some updates from staff on various projects. Are there any questions or would Board Members want amplified information on any of the projects?

Ms. Hobbs: Do you have an update on the pool gates?

Mr. Scheerer: Yes. The vendor came out and is working on the proposal for us. We already painted the bathroom.

Ms. Hobbs: Okay. Great. I was just wondering. What about the wires at the pool?

Mr. Scheerer: Homestead Pool is taking care of it. I have to get with janitorial because they use a garden hose to hose everything down. We have a stucco brick wall on three sides and drywall and framework on the other side. That was all cleaned up yesterday. So, we will have all of that taken care of and are addressing the other ones as well. My vendor was tied up in Leesburg on the same type of work. Now that he is back, we will get those taken care of.

Ms. Hobbs: Do we actually have any signs that say, "*If you need to report a problem with the facility report it to...*"?

Mr. Scheerer: I don't know that we do. I know that we have a non-resident user fee sign, and I don't recall if there is a number on that.

Mr. Harding: There is.

Mr. Scheerer: So that would direct them to us.

Ms. Hobbs: To report problems?

Mr. Harding: No. It's actually to apply for non-resident use.

Ms. Hobbs: Yes. That's why I'm saying, if they see a problem, they don't know who to report it to.



Mr. Harding: It's not for reporting.

Mr. Scheerer: Since you brought up signs, the Board may not be aware, but we received information from the Department of Health that they are now going to start requiring on your pool rule sign, a maximum depth indicator. So, the conversation now is what the maximum depth is because right now your depth markers are 3 feet off of the side wall of the pool, but we know that they are deeper than that. You will see some sign modifications to the pool rules and what we might be able to do with respect to that so if you have any concerns or questions, on the bottom of the pool rules we will have the CDD number.

Mr. Harding: It looks like you have a plan as far as extending the gate coming into Seven Eagles as far as keeping people away. Do you have actual design plans for the other pools as well?

Mr. Scheerer: Yes.

Mr. Harding: I didn't get that.

Mr. Scheerer: We haven't included it. I think Tricia brought it up a couple of times. The Board approved the modification at Seven Eagles. The direction that was given to the contractor was that we need to prevent people from reaching over and opening the gate. They put a box over the handle, but unfortunately, if you are 5 foot 7 like me, it's not a problem, but if you are 6 feet or taller, they can still reach over and open it. So, what was discussed at previous meetings was once we get Seven Eagles corrected, we will be bringing that back to the Board to address the remaining pools that the District has. On the Action Items List, the gate itself has been modified to lower the handle down to a minimum of 3 feet, which was a requirement by the Department of Health (DOH). Currently, it's at it at 4 feet. Apparently, that extra foot gives people like Don and John the ability to reach over. We are hoping that 3 feet with the box around the handle will correct that. I think the rest of the design is great. They did an amazing job.

Mr. Harding: If it works there, it should work on the other side.

Mr. Scheerer: If it works there, we will be bringing you back numbers on the cost of materials. So, I couldn't bring the proposal for \$3,500 that we received six months ago because it may be \$4,500 today. We will bring all of that back. It is still in the works.

Ms. Adams: One item that is on the Action Item List that has been on hold, even at the time of publication that is now emerging as a more time sensitive issue, is the resident only gate at Reunion Proper or Spine Road over the Davenport Creek Bridge into Reunion Village. In the past, the Board had directed the District Engineer to provide a schematic that would lay out what that might look like. That was presented to the Board in the summer of 2020. At that time, there

was discussion regarding adequate turnaround space and some of the other signage requirements to ensure that people that were looking to pass through, would be notified in proper time to not proceed. So today we re-distributed that Spine Road gate plan, which is for resident only. I will let Steve walk you through this design and address whatever salient points he would like to.

Mr. Boyd: Certainly. The concept was to provide limited access as you are traveling southbound on Spine Road, so that there will be a controlled access point there. Anyone that needed a turnaround, could backup onto Whisper Way and turn around. The gate for the northbound traffic would basically just be through access allowing an exit from the villages to the south. That is what we had looked at before. This is a concept plan that was sketched up to finalize this. We would need to go ahead and have some field survey executed and to draw up a construction plan and run it through county permitting.

Mr. Greenstein: I just want to clarify and make sure because you may have said it, but I didn't hear that we are controlling access in and out of Reunion Village and Reunion Proper.

Mr. Harding: Right.

Mr. Greenstein: There are card readers on both sides. It's no different in operation than the Excitement gate or the CVS gate going into Liberty Bluff who have the bars that people like to smash through. Then you have the gate as well.

Mr. Clark: That is correct. You have readers controlling access on both sides. The one issue that we may need to look further into would be a vehicle that approaches from the south that can't get through because it's not authorized. There is very limited opportunity for a large vehicle to turn around, assuming a truck can make a three-point turn to get around there. A tractor trailer is going to have trouble turning around. They shouldn't have crossed the bridge in the first place.

Mr. Greenstein: Right. Yesterday, Alan and I drove through Reunion Village and I saw a lot that I didn't even know was going on. A number of homes are being built and I know that LJI plans to sell at the end of July. That is what prompted some discussion about the guardhouse at the entrance. We described the guardhouse as being in position, "*Behind the hospital at the front entrance to Reunion Village.*" It's position in relation to County Road 532 is significantly into the property. You really can't see it because Reunion Village Boulevard is kind of a winding curvy road that parallels the conservation area. There is a retention pond there and other features that we will have maintenance responsibility over. The Reunion guardhouse is the official stopping point/inspection point for traffic. We talked to the Master Association. We were talking to Mr. David Burman and to Kingwood to make sure that we are all on the same page. Everyone,

including the developer of the property and the salespeople can explain and know what the traffic flow will be through that guardhouse. Since we are limiting access to the bridge only to residents, including the same residential definition we talked about earlier. It's not only the property owner, but someone renting in there and someone occupying it. It is their domicile for the night or whatever. No one is going to be able to go over the bridge unless they are a Reunion resident; therefore, the gatehouse access is really only controlling access into Reunion Village. Right?

Mr. Harding: That is correct.

Mr. Greenstein: So, they will be telling folks that the roads in Reunion Village are public. They will have to let people in, but they are not going to be getting into any other part of Reunion other than Reunion Village. So hopefully with adequate security guidance and controls and signage, we can prevent the scenario that Steve is talking about, which is to stop people from going over the bridge from the Reunion Village side if they are not legally authorized to get through. We looked at some property adjacent to the apron of the bridge. To the right, there is a deep pond. I'm assuming it is a stormwater pond for water retention. Then there is some area that we still have to figure out the ownership of to see if there is a way that we can put in any kind of barrier or checkpoint that stops people from going over the bridge other than signage. We are going to try to do it and revise the proposal and review the cost and anything additional. In other words, we will have two points, not just one. With the guardhouse, people are going to be told *"The way you came in is the way you have to leave."* Again, we know about people's behavior. Regardless, they may try to defeat it.

Ms. Adams: Or get lost.

Mr. Greenstein: The land around there is really tentative. I'm looking at it and saying, *"They really have to do some work to support it."* I'm surprised some of these big trucks haven't caused a land slide already, but it is an interesting area.

Ms. Adams: If the Board is ready to approve this design as presented by the District Engineer, then the next steps would be to move forward with permitting and gathering proposals for construction. So, you will be authorizing the District Engineer to engage hours for the permitting and design process to prepare schematics that can be sent out to bid for construction.

Mr. Harding: With all that you said, Mark, what solves the issue as far as not being able to have big trucks turn around?

Mr. Greenstein: We have a proposal, which controls the card reader only access to and from the bridge area. It stops traffic from going over the bridge from the water park side. This

plan does not, at present, have any physical controls to stop cars from accessing the bridge. We could have signage.

Mr. Dryburgh: Would there be a gate on the other side of the bridge?

Mr. Greenstein: Well, we are looking at what parcels are available where we can at least provide for a turnaround. It is a really delicate area.

Ms. Adams: So, perhaps the Board would want to authorize the District Engineer to engage a survey.

Mr. Harding: We have to do this anyway.

Ms. Adams: The survey could be the first step if the Board wants to have more time for consideration of the right design.

Mr. Greenstein: Truthfully what would happen is, let's say hypothetically, we come up with a way of installing card reader control on the Reunion Village side of the bridge. Then you only need control one way coming in here.

Mr. Boyd: You can split the gate to both sides of the bridge.

Mr. Greenstein: So, it could impact the card reader equipment, by reducing the cost by controlling it in one way. It may give us some other flexibilities as far as a turnaround and the rest of it. So, I'm not really locked into this design, yet.

Mr. Boyd: When this was developed, there weren't any plans prepared yet. We can coordinate with the developer on the other side to split this, so the access is controlled in the direction of travel. Before you get to the bridge, that would be ideal.

Mr. Greenstein: Let me get back to what I think our business is today. This revisits what we talked about in theory about resident only control to and from the bridge. That is what we need to do to avoid slowing down the developer in building homes and getting a Certificate of Occupancy (CO). The declaration for this property, which goes back to May of 2018, requires the implementation of a guardhouse at the entrance to Reunion Village. That structure, as minimal as it is because it is a third of the size of all the other gatehouses we have, has been constructed. I assume that we need to amend agreements that we have in place with the HOA and the Master Association.

Ms. Adams: Once the property is conveyed to the District. That's not yet our property.

Mr. Greenstein: True.

Ms. Adams: I reached out to Encore regarding the timing on various issues. We will have more information at future meetings, but we can control right now in terms of authorizing the District Engineer what the Board wants to see, such as a survey.

Mr. Greenstein: That's fine. The other practical point to all of this and the reason why I don't think we have to take any action on this design today is access to this bridge is in Phase 5 or Phase 4 of the development. No one will be able to get access to this road other than construction vehicles for at least another year. Therefore, based on my four wheeling it with Alan...

Mr. Scheerer: We only use two wheels back there.

Mr. Greenstein: The ideal plan is to control the traffic before the bridge if we can.

Ms. Adams: Good.

Mr. Harding: Perfect.

Ms. Adams: So, do we have a motion to authorize the District Engineer to engage a survey?

Mr. Dryburgh MOVED to authorize the District Engineer to engage the survey for the resident gate for the Davenport Creek Bridge Spine Road area and Mr. Harding seconded the motion.

Mr. Greenstein: We all agree.

Ms. Adams: This item was not an agenda item. It was added to the agenda, so we are required to take public comment. Are there any members of the public who would like to make a comment regarding engaging a survey for this Davenport Creek Bridge Spine Road area? Would anyone on the phone like to speak? Hearing none,

On VOICE VOTE with all in favor authorizing the District Engineer to engage the survey for the resident gate for the Davenport Creek Bridge Spine Road area was approved.

Ms. Adams: Is there any other discussion or anything that you would like to see added to the Action Items List?

Mr. Dryburgh: Yes. Regarding Seven Eagles, particularly the Game Room, you might consider moving the free weights, because it is very tight in there.

Ms. Adams: I understand. Would the Board for the next meeting, include discussion regarding the repurposing of the Game Room? We can provide a schematic which provides square footage and the Board can discuss various options for that space.

Mr. Dryburgh: Yes.

Ms. Adams: Duly noted. We will add the discussion of the former Game Room to next month's agenda.

Mr. Greenstein: Do you think this is of significance that we need to do a survey?

Ms. Adams: That would be a Board issue. I would say, don't survey the community until you have more of an idea.

Mr. Greenstein: We would be very narrow in our focus as to what we think would work there. We can even decide that we have done an adequate job and just choose the options, which would be expansion of the Fitness Center and anything else. You have to remember what Kingwood does is private sector enterprise where we are dealing with a public entity. This center is really admissible compared to their private entity.

Ms. Adams: Is there anything on the Action Items List that you would like further information on? It may be worth noting that Kristen provided an update on the 2021 bond issuance. The District Engineer recently revised the Engineer's Report. Some comments were inserted. There was recently a settlement between Encore and Osceola County regarding the offsite transportation improvement dispute. There is an agreement that has been entered into the public record and some of the verbiage from that was inserted into the Engineer's Report regarding the developer's contribution to that project and engaging a PD&E study and some other points that were agreed to.

Mr. Goldstein: Before we get into the Check Register, I should've done this sooner, but at the other meeting, you talked about people enforcing the sidewalks. Where are we with that? At the last meeting, I thought that we were going to go back to the Sheriff's Department to find out if they were going to enforce it. I was going to talk about it.

Mr. Harding: I was going to give you an update during the security report, but I can discuss it now.

Mr. Goldstein: I think we need to talk about it and towing.

Mr. Harding: As you know, we had an incident awhile back where Victor had his people involved. The police were called and so forth and people were complaining about parking. Someone was giving Victor and the police a lot of problems with regard to taking any action. It

was indicated from the conversations with the Osceola County Police Department that they felt we were a private area and not public roads. So, during the last meeting, I suggested and you guys said to go ahead to contact the Sheriff's Office to make sure your people understand that these are public roads and they should be enforcing the regulations, both traffic and parking within our community. If you go into the Entity Document, there is a contact for parking and traffic evaluations, if you want to contact the Osceola County Sheriff's Department rather than calling 911. I don't have the telephone number with me right now, but there are numbers in there to call. As a result of my letter to Sergeant Joe Nickleson. He sent me a letter saying that he will reinstruct his patrol officers that this is public and when incidents occur, they should treat it as public and regulate accordingly. So, he sent that letter to me. In fact, when I sent the letter to him asking for his input, I got some bad feedback from the General Manager here, telling me that I was being ridiculous trying to enforce laws in here and overreacting. It was scathing and very insulting from him. Anyway, the Sergeant did reply and hopefully things will be a little different in the future. So, let's see what happens. The only other thing I will tell you is I think the General Manager looked at me trying to go after this golf cart situation again as far as unlicensed vehicles and so forth. That had nothing to do with this, but people are complaining about that too about golf carts driving in here unlicensed and driving all over the place and kids on golf carts. Of course, the response from the General Manager and the resort is that they are insured. Well, I did some research on that too with regards to my own insurance company and they basically say if you are driving an unlicensed golf cart in our community and you have an accident, you can forget making a claim because they will not cover it. You are driving illegally. You take your own chances with whatever you are doing. If you want to take chances, be my guest, but all I thought from a CDD standpoint and a Supervisor and resident standpoint is we should make people aware that, that is the law. Once this becomes a gated community, it is a whole different ball game, but it's not a gated community yet. So, in the meantime, these are public roads.

Mr. Greenstein: We consider our community "*gated*" with public roads.

Mr. Harding: Right now, we have public roads and we should be obeying the law regardless. Even the resort should be obeying the law.

Ms. Hobbs: I would like to send a request to landscapers for the HOA or CDD and to the resort requesting them to no longer drive their vehicles on the sidewalks. It's illegal driving on the sidewalks. It's illegal to drive on the roads.

Mr. Harding: They have been told that, Trudy. Sometime back when a different manager was involved, they were trying to make sure their cleaning people didn't drive down the roads, only crossroads, but it is very difficult in here. I try to use only crossroads as well. Again, whatever chance you are taking, I just want to make sure that the letter from the Sheriff's Office and my letter to them are attached to the minutes for this meeting. I sent you a copy of it.

Ms. Adams: Okay.

Mr. Dryburgh: Before the meeting started, I had a chance to talk to legal counsel. I asked them to research what actions we had for those that are blocking sidewalks. That is a tender subject with me, seeing children in wheelchairs, not having access to a public site because someone was too lazy to park their cars in the right spot. I would like to know if we have the ability to tow without notice. I recently contacted the police, but they didn't take action. Let us know what the restrictions are, what the liability is.

Ms. Trucco: John did mention that. Just so Board Members understand, there is a risk to the CDD of towing a car that is partially on a private residence. That's where from a legal perspective, a red flag goes up for us. We will make the Board aware of our concern and if the Board would like, Jan and I can take a closer look into the Statute. I know that Mark had referenced it at a prior Board meeting to see if perhaps there is some precedent out there or how other CDDs are handling it right now that will provide some light on potential liability with respect to that.

Mr. Dryburgh: I would like to follow Don's suggestion to call the police and tell them that people are blocking sidewalks.

Ms. Trucco: I think Victor has done that before. Correct?

Mr. Vargas: Yes.

Ms. Trucco: What was their response?

Mr. Vargas: They said that it was an HOA issue.

Mr. Dryburgh: Now we are changing that response.

Mr. Greenstein: What we need to do is create a card and laminate it that has the Florida Statute that specifically talks about the blocking of sidewalks by vehicles. I believe that it is a violation in the traffic code.

Mr. Harding: It is.



Mr. Greenstein: All of your officers have to have it to know it. He should respond. If a person does not move their vehicle within a few hours, call the Sheriff's Office and hopefully they will be able to respond accordingly.

Mr. Goldstein: Maybe your guys should have a copy of Don's email from their Sargent saying that they could ticket them.

Mr. Greenstein: That too.

Mr. Goldstein: Along with the Ordinance that they are breaking the law. Then maybe we can get one of these guys to actually write tickets.

Mr. Greenstein: Exactly.

Mr. Harding: You were copied on the Sargent's letter back to me. Weren't you?

Mr. Vargas: No.

Mr. Harding: I'll send it to you.

Mr. Goldstein: Good idea.

Mr. Greenstein: The one thing that I feel strongly about are the rules in place, the laws in place, it has to be enforced. We basically need to push for enforcement of blocking of roads and sidewalks by vehicles.

Ms. Adams: Just so Board Members are aware, when it comes to security matters, there are certain items in order to preserve the integrity of the security systems that are in place. The State actually allows for special purpose governments like the CDD to have a shade session or meet outside of the public domain, to discuss these matters. There may be times when a certain legal opinion is best left to that type of session. So, I will confer with the Chairman of the Board and should we need to schedule a shade session, meaning there is no public attendance and certain records are required in order to preserve the integrity of the security operations that are outside of the public domain, we will go ahead and do that. So, this may be a case where if that would be an applicable guideline, we will confer with legal counsel, but when it comes to the legal opinion regarding enforcement of the District rules with parking on sidewalks and other situations where the car is partially on private property, we will look at that very carefully.

Mr. Vargas: Thank you.

Ms. Adams: Is there any other discussion? We skipped down to the parking violations and towing information under security.

**ii. Approval of Check Register**

Ms. Adams: Included in your agenda package under Tab 2, is your Check Register from May 1 to May 31, 2021 in the total amount of \$202,449.88. The detailed check run summary is in the agenda package. Are there any questions? Otherwise, we would be seeking a motion to approve.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the May Check Register was approved as presented.

**iii. Balance Sheet and Income Statement**

Ms. Adams: These are the unaudited financials through April 30th, which you also reviewed as part of your Proposed Budget. No action is required by the Board, but I'm happy to answer any questions.

**iv. Status of Direct Bill Assessments**

Ms. Adams: We are current. There are no concerns at this time.

**D. Security Report****i. Parking Violations and Towing Reports**

Ms. Adams: There was a Security Report provided under separate cover. Included in your agenda package is the Parking Violations and Towing Report. The Reunion Security Director is here at today's meeting if you have any further questions. In order to streamline the information included in the report, in future month's we will send this report under separate cover and provide a summary page in the agenda package, which just includes the number of parking violations that were issued and the number of vehicles towed. So, you will have that detail, but we will be saving money on paper.

Mr. Greenstein: Yes.

Ms. Adams: If you want, all of the detail will be provided as part of the public record.

**NINTH ORDER OF BUSINESS****Other Business**

Ms. Adams: Is there any other business? Hearing none,

**TENTH ORDER OF BUSINESS****Supervisor's Request**

Mr. Harding: I just want to make a note that we posted the Reunion Entity Document on the CDD website, the HOA website and the resort website. We might want to mention in the summary for this month that people are raising a lot of issues that are addressed in that document

as far as who to contact on different issues. We might even want to say, *“When you have different questions on who to contact, refer to the Entity Document on the website.”*

Mr. Greenstein: I’ve been talking with Artemis, with Debbie and David because so many of the issues revolve around the Master Association as far as who to call. So, I’m hoping that they would do a better job, especially now that they changed to a different portal on their website.

Mr. Harding: Right.

Mr. Greenstein: It should be very easy. By subject matter.

Mr. Harding: I know.

Mr. Greenstein: Every Welcome Wagon document we ever had in any community I lived in, always had a directory. We should help them because sometimes you would go directly to a particular contractor or vendor and other times you would have to go through the HOA because they are paying on every service call and they don’t have a blanket agreement in place.

Mr. Harding: We even mentioned that in the Entity Document. If you are still concerned about something, get a hold of the HOA and let them direct you.

Mr. Greenstein: Right. I think they are working on something. Hopefully we will see that too.

Mr. Harding: I would also like to in the summary, at this time, make sure that we talk about the letter from the Osceola Sheriff’s Office and how they will start enforcing our traffic and parking laws.

Mr. Greenstein: Because things are interpreted differently by different people as you have personally witnessed and experienced, I would like for you to prepare the summary and provide a draft of that summary to the Board, providing comment or whatever. I think it needs to be clear.

Ms. Adams: The summary for the purpose of?

Mr. Greenstein: Of posting to the website. Don indicated he wanted things specifically identified in the document.

Ms. Adams: Just to clarify, restate that so I can understand better.

Mr. Greenstein: Well, I think it should be a fairly high-level summary.

Mr. Harding: Which I think is good.

Ms. Adams: I think you are talking about two different things. Are you talking about the summary notes from today’s meeting?

Mr. Greenstein: Yes.

Mr. Harding: That you posted.

Ms. Adams: The summary notes from the meetings are a wrap up of Board actions.

Mr. Harding: And any other important items. One of the actions from the meeting was that I was to contact the police. It wasn't something we voted on.

Ms. Adams: For the record, Board actions are items that you vote on. I think there may have been a thought process. I don't want to mind read on behalf of Board Members, but when you were going to contact the Sheriff's Office, that was in your position as a resident. Certainly, because of your long-standing relationship with the Sheriff's Office, you have many years of neighborhood watch experience and had developed some contacts. I don't know that the Board understood that communication would be ongoing on behalf of the District or on behalf of the Board.

Mr. Harding: Okay.

Ms. Adams: So, I think that may have been non-clarity. There was certainly no action that the Board took per se.

Mr. Harding: Overall, I thought you summarized the meeting well. I just think that item should've been mentioned as well. That's all.

Ms. Adams: I understand what you are saying. So, summary notes will include Board action and then we can include any discussion that took place regarding that matter.

Mr. Harding: If it is of major importance, like law enforcement.

Ms. Adams: Yes. The key message is traffic enforcement is not a CDD matter. It is the responsibility of the Osceola County Sheriff's Office. So, the more residents understand that, the better.

Mr. Harding: Yes.

Mr. Greenstein: Steve brought up the issue of cars parking on sidewalks. John gave a very good example of a handicapped individual who was impeded by the fact that cars were blocking the sidewalks. I think if we can just start with that one, where I believe we have the law on our side, we can get the Osceola County Sheriff's Office to issue tickets. That's why I also brought up at the Reunion West meeting that some of these things can be more localized via covenants by the Master Association.

Mr. Harding: Right.

Mr. Greenstein: That would end up with the potential for fines. I am not one for over regulation, but I have a short patience level on misbehavior in people totally disregarding the

rules. So, let's focus on that one issue that we have total control over and see how Osceola County Sheriff responds.

Mr. Harding: The other major issue is I get inundated, as I'm sure every Board Member does too, as far as what are we doing about some of the people not abiding by the regulations.

Mr. Greenstein: We are not responsible.

Mr. Harding: To some extent just like we were told earlier, the CDD had a responsibility to make sure that the resort was aware that these are public roads.

Mr. Greenstein: They know it.

Mr. Harding: They know it now.

Mr. Greenstein: They have known it over the last year and a half.

Mr. Harding: I know.

Mr. Greenstein: We can only change behavior to a degree.

Mr. Harding: I understand. I'm with you.

Mr. Greenstein: Okay. We are on the same page.

Ms. Adams: Sounds good. Are there any Supervisor's Requests? Hearing none,

#### **ELEVENTH ORDER OF BUSINESS**

#### **Next Meeting Date**

Ms. Adams: Your next meeting date is the second Thursday in July, which is July 8<sup>th</sup> at 1:00 p.m.

#### **TWELFTH ORDER OF BUSINESS**

#### **Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



MINUTES OF MEETING  
REUNION EAST AND REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICTS

The continued meeting of the Board of Supervisors of the Reunion West Community Development District and the regular meeting of the Board of Supervisors of the Reunion East Community Development District was held jointly on Thursday, April 8, 2021 at 1:00 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum for Reunion West were:

Mark Greenstein	Chairman
David Burman	Vice Chairman
Michael Mancke	Assistant Secretary
Sharon Harley	Assistant Secretary
Graham Staley	Assistant Secretary

Present and constituting a quorum for Reunion East were:

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

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Victor Vargas	Reunion Security
Zory Ramos	Reunion Security
Alan Scheerer	Field Manager
Mike Smith	Yellowstone
Nicole Ailes	Yellowstone
Rob Stultz	Yellowstone

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Board members of the Reunion West and Reunion East CDDs were present constituting a quorum.

*\*The recording for this meeting began during the public comment period*

Ms. Adams: Reunion East CDD Board members, are you willing to hold your meeting in tandem with Reunion West? Concluding their meeting, the agenda items that are redundant for both agendas will be moved to the front of your agenda and then Reunion West will be adjourning once those two items have been discussed. Are Board members amendable to that plan?

Reunion East CDD Board: Yes.

Ms. Adams: Thank you for your flexibility. For Reunion East CDD, we do have two discussion items that are scheduled that are going to be moved to the front of the agenda. We will be discussing those after we take public comments. The first item is regarding golf carts on District Roads and the next items is no parking zone enforcement and towing enforcement.

## **SECOND ORDER OF BUSINESS**

### **Public Comment Period**

Ms. Adams: We will take public comments at this time regarding the golf carts on District roads, the no parking enforcement and towing, as well as any other agenda item on the Reunion East CDD Board of Supervisors meeting agenda or any item that is not on the agenda. Generally public comments are limited to three minutes, however if there are many residents who are here to make a comment regarding the same amount, the Chairman has the ability to reduce that length of time to a lesser amount such as two minutes. We may take a show of hand for certain topics to determine if we need to reduce the time per speaker. I want to clarify that the public comments are addressed to the Board, it is not a question and answer session but rather an opportunity to give comments to the Board. Often times your questions are discussed as part of the Board discussion and answered then. Any questions that are not answered during the Board meeting, staff has your name and we will follow up with you. Staff is also available after the Board meeting should you have any questions that arise. Mr. Chairman would you like to make any statements before we take any public comments?

Mr. Greenstein: Yes. It's great to see so many residents here at a CDD meeting. After I provide some information, hopefully it will amend or possibly eliminate your comments. You will be better informed and hopefully we will all be working off the same sheet of music. As you know, all the roads in the District are public roadways. We have been working on the issue of making things right for both the Resort, the CDD, and all property owners living and paying taxes within the Districts. We have had this issue from day one, as far as the roadways being public. In the last few years there has been an increased utilization of golf carts and legal counsel has advised us that we were vulnerable from a liability standpoint. There are certain standards for vehicles that are required to operate on public roads, they are required to be "road ready." For many years



we have looked to find ways to make everything for all parties concerned. We tried to designate Reunion as a golf cart community and the county would not allow us to do that. We researched behind the scenes, for the ability to privatize the roads to make them nonpublic roads. It is an ongoing project. We are working with the Master Association to determine all of the impacts of transferring the roadways from CDD control to a private entity. In a community like ours that private entity is most usually the HOA, or in this case the Master Association of the HOA. Discussions are ongoing and we discussed earlier on in our meeting on the action item update how the Principals of Kingwood and others who sit on the Master Association Board have had discussions with GMS our District management and legal counsels to determine the impacts of going through such a privatization process. In short, all of the costs that pertain to having put in the roads would have to be identified and all the bond service that is in place would have to be paid off in order for those roads to no longer be on the books of the CDD. The purchaser, if it's the Master Association of the HOA, would have to come up with a financing plan so that the HOA assessment would cover the roadways. So you have to pay off the debt service on our side of the books, but it would then be financed. In October all property owners were advised of the status of the legality of driving carts on our roads. At our last meeting, the March meeting, we had a very brief discussion about the Resort and their responsibility and liability relative to operation of vehicles that are unlicensed or unregistered. The focus was not on individual cart owners. The message I am supposed to give you is that the District has taken responsibility to notify residents which we did in the Fall of 2020 and the Resort in 2021 regarding illegal golf cart operation on District roads. The District does not have any further obligation on this matter, it is a traffic enforcement issue. The District does not have the ability to enforce traffic laws on CDD roads. That is our position and remains our position. I remain optimistic that we will work out a solution to this situation. The privatization consideration is still ongoing and open. When we conferred with counsel many years ago about the same issue, no other CDD had ever gone through it or done it. Then we found in the more recent past that there are some situations where it was done. It's highly complex and it is probably going to be the biggest challenge that either Board has had to deal with, or that legal counsel has had to deal with. I am optimistic that we will at a minimum identify all the impacts and issues and fully engage the community as tax paying citizens, or what the options are. We or the Master's Association will then make a recommendation. Speaking as the Chairman of both Boards, the Boards are fully supportive of golf cart use within Reunion Resort. We have done everything that we can possibly do to try to

keep people safe and to try to be legal, because we are a governmental entity and we can't do anything to support illegal activity. We felt it was our responsibility to ensure that the Resort is fully aware of the current situation. We are in discussions with the Master to work on the transaction that will hopefully privatize the roads. If the roads are privatized then there are no issues when it comes to golf cart operations from a motor vehicle law standpoint.

Mr. Goldstein: I don't necessarily agree with the Board on this issue. What makes it difficult for me to understand is if we make these roads private, which I hope we do, nothing would be different with these roads being private with the golf carts that are on there now. The only difference is we are saying it is illegal to be doing it. But we will still have the same golf carts in the same areas doing the same things once our roads are private. As a Board member I don't feel I have to agree with those concerns. As an owner I think we should be able to drive our carts on these roads.

Mr. Greenstein: There should be no disagreement among Board members on this issue. We are not voting on whether it is private or not private. I think this issue came to the surface a few years back when the Resort allowed golf carts to be used on the golf carts. Prior to that you had people who like to have a golf cart, people would build a home with a third car garage with a cart space. You still couldn't use your cart on the course, you had to use the Resort's golf carts. I don't think there's any disagreement that we have a situation, we are a government entity. We are compelled to follow the law, the degree to which we follow the law is what this whole thing is about. We are moving forward and we want everyone to enjoy their golf carts. We know you can take on individual responsibility for management of your golf carts. We agree on some beliefs on issues like underage children driving golf carts. We have limited control over that because we can't enforce that. We can't go to a parent and tell them they are being a bad parents because they are letting a five year old drive the cart. We see that though and we want to cooperate with the Resort and the Master. I agree with what you said Steve, it makes no difference from a practical standpoint who owns the roadway. It does make a difference to this body and this CDD, we cannot do anything that promotes illegal activity. That's the reason why we put out notices that advise folks of what the current legal situation is. It's an advisory. As long as I sit on this Board it will always be an advisory. I want everyone on the Boards to have individual opinions, that's what makes the Board so vibrant and makes the Board work so well. But like any other organization in Reunion, you will have differences of opinion and hopefully the consensus is what we implement.

Mr. Staley: Before you open it up for public comment I just want to reemphasize some of the points that people have made. I think it is really important that we are very clear on what we want to achieve as a West CDD and an East CDD. I think safety has to be top of our list of priorities. I reiterate that we have an obligation to inform people of the law. Then it is up to you as individuals to decide how to apply that law. I think we have to keep reminding people from time to time what the law is. This is a very transient community, people are buying and selling all the time. At least once a year we should probably remind people what the law is, it's very important to do that. Individuals and organizations have to decide how they are going to respond to being informed of the rules. I'm still horrified that the HOA, Kingwood, and the CDD never come together to operate as a group. We operate as three individual bodies. If we can legally meet as a group we should to solve some of these problems. One problem is to look at conducting some sort of study to see what we can do to make this community a little more golf cart friendly. How can we link some of these facilities together so people don't have to drive quiet so much on the roads. Unfortunately this community was not built as a golf cart friendly community, it was not designed as part of the concept. Most importantly, people need to know that we are not trying to eliminate golf carts. We are trying to inform people what the legal liabilities are for themselves. For those that have tried to register their golf carts, it's not easy. I try to do it and was refused by the DMV. As an individual I am going to try to do some more work to see if I can find a simple process.

Mr. Greenstein: I think we should open the public comment period at this time.

Mr. Andy Rock: First question, is this a state statute or a county statute? Has anyone contacted other municipalities who have answers to this without privatizing roads? In Indian Rocks Beach, golf carts are permitted between 12<sup>th</sup> and 28<sup>th</sup> street and they have to meet a minimum of a 19 mph speed and they don't need all the safety equipment we have and they don't need to be insured or licensed. The township came up with that solution. As a follow up in your fiduciary responsibility, maybe you should contact the mayor of Indian Rocks Beach and the city council and see how they came up with a solution. That's all I have.

Mr. Greenstein: Thank you Andy.

Mr. Richard Holmes: With only three minutes I'm afraid I can't be as kind in my comments as I wish to be. I think this Board is incredibly misinformed and I believe you are overstepping what is the responsibility of a CDD. Your responsibilities are set forth on the webpage, you are a fiduciary of funds to oversee the maintenance of foundational aspects of

Reunion. You are not an enforcement Board in any way, shape, or form. Don's comment that you have to make us aware, that is wrong. You have utterly no responsibilities to make people aware. You have sovereign immunity in the state of Florida. This is a personal vendetta. It is really pushed upon us. When I come to the Board after the PSA which Anthony Carl and Kingwood received because Mark just acknowledge that, I'm told that no we are not taking this up again. Four months later a letter goes to the Resort, which has a terrible time making carts street legal to carry out their work here. This isn't an informational letter, this is a threat letter from counsel. It specifically points out "the legal potential ramifications for the Resort." That's not an informative letter it is a threat and it overstepped your bounds. Under sovereign immunity the issue of the regulation of roadways has already been covered in the state of Florida. Specifically it was covered in Ralph versus City of Daytona Beach. Every one of us remembers when Daytona Beach got sued because people didn't actually have access on the beach. The Florida Supreme Authority Court of Appeals that the city had absolutely no responsibility because regulating the roadways as a highway authority was not their responsibility and it is not yours. Your counsel coming to you and telling you to send letters that threaten other people is wrong. They are getting you into a conflict with others that is completely unnecessary and it is beyond your role. When we know certain members have fought golf carts for years, it seems disingenuous. You told us it was over and then you sent a threat letter. This committee isn't fulfilling an obligation under its statutory duties as a CDD. You are going beyond.

Ms. Adams: You have reached your three minutes Mr. Holmes. Thank you so much for your comments.

Mr. Greenstein: How much more time do you need?

Mr. Holmes: Just give me one more minute.

Mr. Greenstein: You got it, go ahead.

Mr. Holmes: You have gone far past your fiduciary capacity to oversee funds and infrastructure and you have taken on a roll you do not have. But worse, you did it without coming together. By coming together today, you proved you could have done that. The East CDD and its members didn't want consultation with the West side. Your counsel has put you in a bad spot when you had no liability whatsoever. I travel all over the United States and I sue people for folks. I can come down here and say I'm going to sue and the first thing you would say is "We have sovereign immunity" and now I would say no you don't because your lawyer says you have an

absolute responsibility and started sending letters to everybody to everybody on earth on what it is. You missed telling somebody thought, Bargain Carts. They sent 100 carts in here 2 weeks ago.

Mr. Greenstein: Rich, your point is well taken. I appreciate it and we will evaluate it.

Ms. Adams: Are there any other public comments?

Resident: I am part of the Community Watch. Every year I have the responsibility to video. There are a lot of carts on the road that are causing backups, road rage, etc. There are a lot of kids driving carts in the community. Should we be sued it would be a shared cost with all Reunion residents for allowing minors to drive golf carts.

Mr. Don Rafferty: I came over the bridge the other day and there was a 10 year old kid driving a cart across the street. Today I went to the clubhouse and there was a 13 year old in a cart in the parking lot. I've watched kids drive the carts on the greens, over hills, etc. and we are going to have an accident. I don't want to be sued. I hope the CDD will take some responsibility in giving people notes.

Resident (Sheila): I'm with Don. I'll take it a step further. I don't know if Kingwood knows this or you might not know this because you don't live on the East side. With the 10 year old, I followed them out. There were 6 kids on it, going out the gate to Lake Wilson. I am not against golf carts, I think they're great. However, a good attorney will sue when the kids get hurt on a golf cart in here. Somebody is going to pay a hefty price for these golf carts.

Mr. David Plummer: I think the way that Mr. Holmes outlined things and the way you addressed this, this is an extremely dangerous topic and dialogue to continue. Of course they'll sue everyone, but they don't have basis for suing everyone. Every statement that is made here today and every person who speaks today is making the case that an attorney will sue everybody, we are making their case for them by prolonging this. We are making it worse by talking about it forever.

Resident (unidentified): I think the decisions on both sides are important. I suggest that the Boards take Mr. Holme's points to heart to determine who is the legal entity that should be thinking about the safety issues with golf carts. I would suggest that one of these stakeholder entities inside the community convene all the stakeholders together within the next 60 days to adopt a Safe Use Agreement for golf carts for the rental resort companies. State that you all jointly support no underage driving of the golf carts or whatever those things are that could be done to support the safety aspect. Privatizing is important, but it doesn't solve any of the concerns of safety. We have two issues as a community. One is how do we launch a Safe Use of Golf Carts

on Reunion campaign and how do you address the legal aspect of not being legally allowed to drive on the streets.

Resident (unidentified): My suggestion would be awareness. When you rent a boat or a rental car you have to sign something. There are people walking on the golf course or in the golf carts don't know anything. But I guarantee if they had to sign something that held them responsible for their conduct, I think they would be more aware. They can't be liable for something they don't know.

Resident (unidentified): A concern that I believe the Board should consider is that Reunion is actively getting marketed as a golf cart community. We looked at 5 or 6 different communities and part of our decision making process was golf carts. I have witness since living here for a year that the rental carts are out of control. It is not the owners, it's policing the folks that are renting carts.

Mr. Tom Jones: I appreciate all the concerns about the legal aspects of the golf carts. We are always going to have exposure as a community with legal aspects just because of the litigious environment that we all live in today. I would like to see the Board, I know we have a complex organizational structure, but I think the sooner we can move forward on getting the roads privatized the better. We could take care of a lot of our issues within Reunion. Interest rates are at an all-time low, so I think we need to expedite the process of privatizing the roads and finding an organizational structure that will allow that.

Resident (unidentified): I agree with the comment about the rental carts being a big part of the issue of the safety. I suggest that the CDD recommends to Reunion Resort, Kingwood, Anthony, etc. to perhaps designate golf cart security to patrol the golf carts themselves. The security would escort any minors back to their houses and their parents would be confronted. They should no longer be able to use the cart for the rest of their stay.

Resident (unidentified): Are you aware that we have to register our carts with Reunion? We also have to have insurance. Are you aware of that?

Mr. Greenstein: Yes.

Resident: Now, are the other outside carts required to?

Ms. Adams: This is not a Q&A session.

Resident: We have to register and insure our vehicles, everybody else in here maybe should have to as well.

Mr. Greenstein: You are pointing out something that is outside our scope of responsibility. Most of these comments are outside our scope with the CDD, but they do go to resolving the problem. We will do anything we need to do to work with other organizations to resolve issues that have come up relative to golf carts. As far as golf cart use on the golf courses, that is outside our scope. The only issue that we deal with is the fact that you have to drive on public roads to get to the golf course. That's the beginning and the end of it as far as our liability goes. This session has given us a lot of input that hopefully other people who are associated with ABOG, HOA, or Master Association will take into consideration. The CDD itself is not responsible for the lion share of things that have come up in discussion.

Ms. Carpenter: I would like to make a couple comments. Mr. Holmes, I respectfully do not agree with some of your points of Florida law. That's what plaintiff's attorneys don't agree with, with government attorneys. The District owns the roads, flat out that is a legal basis. We own the roads and we are responsible for the roads. Accidents and issues with the roads come back to the CDD. Certainly there are ways to try to avoid the liability and there is sovereign immunity up to a certain point in Florida, but it doesn't go the whole way. That's something that government lawyers and insurers are aware of. The real point is that the letter the Supervisors talked about was that Easter and Passover were coming up, and there was advertising by the Resort that there was additional golf cart parking etc. The letter was addressed to the Resort, why it went out to the public or to other members we do not know. This was written to the Resort to say that we have been advised there is a lot of golf cart rentals during Easter break. We wanted to bring it to their attention that under Florida law recreational golf cart use is not permitted on roads that the CDD owns. That was the sole intent of the letter, there was nothing sent to residents or about residents. There were no threats as asserted. It was simply a notice that we were concerned about information that came to our attention. I wanted to summarize that briefly for the residents that aren't aware of what went out. We are sorry this got out to everybody and people were alarmed for a lot of different reasons. The District is doing everything they can, they met with and spent quite a bit of money coming up with a way to pay off taxes and bonds which is a very convoluted process because there is a large number of bond issues. We figured out how that can be done, passed that to the Association and it is up to them to see if there is a way they can finance it and then have private roads okayed by the county. The county is the entity who can determine if private roads can be made into a golf cart community. It's a long process, but both Boards have done a lot of work getting to that point. We've dealt with some of the top Bond

Counsels in the country to figure out how we can do this. It's now with the Master Association and the Boards have committed to working with them and anyone else involved to see if they can get the roads privatized. It sounds like a lot of the residents are concerned as well that there aren't unlicensed kids on the roads who are not following the law. I do understand there was an accident last week, a golf cart ran into a truck. We want to make sure we don't have a serious accident in the community. That is my quick summary.

Ms. Adams: For the public's awareness, there was a lot of discussion about potentially unsafe conditions that you see on the roads. The District does not have the ability to enforce any traffic laws and it does not have any law enforcement powers. If you see a public safety issue the organization that can address that is the Osceola County Sheriffs Office. The CDD cannot engage in traffic or law enforcement activities. It is incumbent if you see an imminent danger to someone's wellbeing, the sheriff's office would be the appropriate organization to contact.

Mr. Greenstein: If an egregious situation arose, security can temporary take control. If it's a serious matter where security feels that Osceola County Sheriffs should be involved then they call them. It's no different than if there is a burglary or a drunk driver or any kind of infraction of the law that is impacting the Resort and its residents and guests. The way we inspect guests and others as they come in to the community is an understanding we have with the Osceola County Sheriffs. The roads are public but we have a right to know who is entering and why they are here. The privatization thing came about not only because of the golf cart thing, but because of pass through traffic and what it does to us. We can talk about this stuff all day because there are all kinds of issues, but I wanted to close out the public comment section on this issue. We want to talk about the parking rules and traffic violations that security has experienced. There has been a feeling among certain communities that they are selective in their enforcement or they will look for one problem and not another. There is very comprehensive data that shows the kinds of calls and incidents that Victor's people have to respond to.

Mr. Staley: A few weeks ago I went over to the Grand and picked up a rental agreement for Reunion's golf carts. The yellow on the form says that all cart drivers must have a valid driver's license and proof of insurance. This is a Reunion Resort and golf club policy. It also says amongst other things, please do not remove the golf cart from the property. Golf carts are not allowed on golf courses or golf cart paths. This is good and people are signing it. What they do with it is a different issue. My question, which we will discuss here, is what can the CDD do to ask Anthony to instruct Victor to drag these carts off the road when they are violating their own



policy. It's not our right to do it. It's very frustrating when you don't have the right to insist on that. We can make a lot of noise and I encourage us all to make a lot of noise when they policy of the club itself is not being enforced. I'm not putting Victor on the spot, that's for later discussion. That's what we can all do though, we can try to make a difference.

Mr. Greenstein: Thank you. We are going to push for collaborative effort to study it and we appoint on the issues that we have some authority to appoint over. The Master and Homeowners views will be heard as well.

### **THIRD ORDER OF BUSINESS**

#### **Discussion Items**

#### **A. No Parking Enforcement and Towing**

Ms. Adams: As you are aware, the District has adopted no parking zones which have been established and designated with "No Parking" signs. Sometimes there are vehicles that are parking in violation. There was discussion about steps that are taken by Reunion security to enforce the no parking zones. Victor Vargas with Reunion security kindly prepared four different reports that were provided to the Boards under separate cover. They identify the March data in terms of the number of parking violations that were issued. It also identified the number of times that vehicles have been towed. There was other content that demonstrated the workload of security in terms of other instances that security is responsive to. I do want to turn the floor over to Victor Vargas at this time, he is the head of Reunion security. One thing for Board members to remember is that Reunion security employees are not District employees. This is a contracted relationship. We do need to be respectful of the chain of command whenever we are requesting data or need to provide comment or input to the security team.

Mr. Vargas: In March we called towing 5 times and we towed 3 vehicles. There were 115 incidents on the property, like fire alarms and things like that.

Ms. Adams: The Board adopted the policy and rule regarding parking regulation and Victor's report speaks to the way that the policy is enforced.

Mr. Staley: I'd like to find a way to put that into a simple piece of paper. People don't understand what Victor has just explained, they don't understand the yellow or blue stickers. They don't understand the call to the towing company. In terms of communicating to the community how it works, we need to find a way. Otherwise, everyone assumes they know what is going on and they don't. They jump to conclusions and usually it's the wrong conclusion and it starts a bunch of chit chat. Thank you for everything you do Victor. Essentially what you said is that 153

were parked illegally, but your actions meant that you didn't have to call the towing company for than 5 times. Is that the implication?

Mr. Vargas: Yes.

Mr. Staley: Anything your team can do to speed up that process is appreciated. Sometimes those cars are parked illegally for hours.

Ms. Adams: We don't have clear direction on the issue when there is a vehicle that is mostly on private property and slightly on District property. We don't know if that vehicle can be towed or if that vehicle can be cited. Osceola County Sheriff's Office has declined to cite any such incidents. Law enforcement have a lot of discretion, unfortunately they may not have the same information and training to understand that these are public roads. They may not understand that traffic enforcement is their responsibility. That is a continuous education issue.

Ms. Carpenter: If the Sheriff is saying they are private roads and saying they cannot enforce, GMS will need to write to the Sheriff and Sergeant and remind them regularly as they change sheriffs and change patrollers. We do that in other CDDs in Osceola County.

**FOURTH ORDER OF BUSINESS                      Supervisor's Requests**

There being no Supervisor's requests, the next item followed.

**FIFTH ORDER OF BUSINESS                      Next Meeting Date**

The next item followed.

**SIXTH ORDER OF BUSINESS                      Adjournment**

There being no further business, Ms. Adams called for a motion to adjourn.

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V



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

## Parcel: 35-25-27-3160-000C-0010



### Owner Information

**Owner Name** UPTOWN REUNION LLC  
**Mailing Address** 700 CELEBRATION AVE 212  
 CELEBRATION, FL 34747  
**Physical Address** OSCEOLA POLK LINE RD, DAVENPORT FL 33896  
**Description** VACANT COMMERCIAL  
**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 06/13/2021, which are subject to change prior to certification

Land	\$696,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$696,000
Assessed(estimated)	\$695,750
Exemption(estimated)	\$0
Taxable(estimated)	\$695,750

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

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 02/04/2021

Land	\$632,500
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$632,500
Assessed*	\$632,500
Exemption	\$0
Taxable	\$632,500

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5126-1323	\$765,000	2017-03-27	WD
1	1234-0549	\$0	1994-12-23	SW
2	0587-0765	\$0	1982-05-01	CD
3	0583-0176	\$0	1982-05-01	WD

**Land Information - Total Acreage: 6.89**

Land Description	Units	Depth	Land Type	Land Value
COM AC	6.89	0.00	AC	\$696,000

**Legal Description**

**Legal Description** BLK C FLA FRUIT & TRUCK LAND CO SUB PB B PG 68 LOT 1 LESS RD R/W HWY 532

Parcel ID: 35-25-27-4851-PRC-0010  
REUNION PALMER & WATSON GOLF PHASE 3  
PLAN BOOK 18, PAGES 75-78

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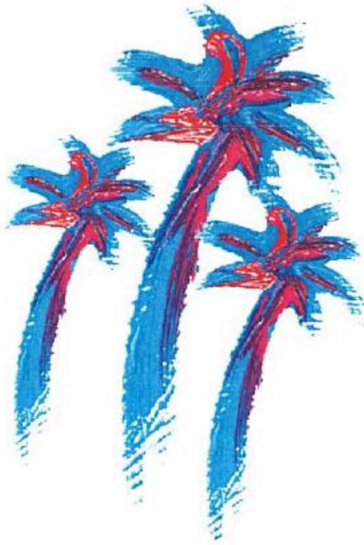
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## SECTION VI

# SECTION A



# First Supplemental Engineer's Cost Report Amended July 8, 2021



Reunion East Community Development District  
Osceola County, Florida  
Dated: July 8, 2021

This First Supplement supplements the Engineer's Cost Report originally dated February 27, 2002 and last revised on November 3, 2020.

**Prepared by:**

Boyd Civil Engineering, Inc.  
Reunion East CDD Engineer  
6816 Hanging Moss Rd.  
Orlando, FL 32807

## **I. INTRODUCTION**

### **A. FIRST SUPPLEMENTAL ENGINEER'S REPORT**

The Reunion East Community Development District ("Reunion East CDD") Engineer's Cost Report dated February 27, 2002 was adopted by the Reunion East CDD and has been revised multiple times to accommodate development and financing updates for the public infrastructure project components of the Reunion East CDD, as follows: February 27, 2002, March 15, 2002, May 2002, July 2, 2002, July 31, 2002, June 23, 2003, July 10, 2003 and February 22, 2005 (collectively, and as modified, the "Engineer's Report"). Prior Reports describe public infrastructure and costs associated with the 2001-2003 Project – Phase 1 and the 2005 Project – Phase 2. Infrastructure Construction and platting of the 2001-2003 Project – Phase 1 and the 2005 Project – Phase 2 have been completed. Refer to prior Engineers Reports for additional information regarding these previously completed assessment areas.

This First Supplemental Engineer's Report describes public infrastructure and costs associated with the overall Project, referenced in this report as the **"2021 Project"**.

#### **2021 Project:**

Based on the current development plans of the Developer, the Reunion East CDD finds it necessary to construct and finance a portion of the public infrastructure necessary for the development within the lands covered by area collectively referred to as the 2021 Project:

1. Reunion Village – 70.0 acres of partially developed land planned for 250 single family lots. This area is currently platted as Reunion Village Phase 3. Recorded in Plat Book 29 Page 53, a portion of which has been replatted as Reunion Village Phase 3 Replat at Plat Book 29, Page 171, Osceola County, Florida.
2. Spectrum at Reunion – 27.6 acres of partially developed land planned for 296 condominium units. This area is a portion of the lands currently platted as Spectrum at Reunion. Recorded in Plat Book 28 Page 138, Osceola County, Florida.

For a complete description of the 2021 Project areas, refer to Section II and Table 2.

The 2021 Project is undergoing a density change; for ease of reference, the land use summary for all property within the Reunion East CDD from the Engineer's Report is reproduced, as amended, in Table 1.

The reader of this First Supplemental Report is advised to review the complete Engineer's Report of a full history of the Reunion East CDD's infrastructure projects and modifications thereto, as well as related historical information concerning the financing of these infrastructure projects.

The Reunion East CDD has adopted a revised methodology report to reflect the changes in the development plan, densities and assessments for the affected properties.

Exhibit 1 - Map H and Exhibit 2 are the approved DRI and PUD Zoning Master Development Plan.

The following table illustrates the approved DRI issued to LRA Orlando, LLC and Reunion West Development Partners, LLLP (the “Developer”) per the Eighth Amended and Restated Development Order dated July 18, 2018 for the Reunion Resort and Club of Orlando Development of Regional Impact (DRI) as noted on Map H- Exhibit 1.

**Approved DRI**

<u>Land Use</u>	<u>Total</u>
Resort Residential	6,233 units
Commercial	484,000 s.f.
Office	140,000 s.f.
Hotel	1,574 rms
Golf Course	54 holes

**B. DESCRIPTION OF REUNION EAST DEVELOPMENT DISTRICT (the “DISTRICT”)**

The District consists of approximately 1,278 acres (after expansion in 2005). The proposed land use program within the District boundaries is summarized in Table 1.

**TABLE 1**  
**LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES**

Parcel	Land Use	# Units		Total Area (ac.)
Phase 1 Parcel 1	Resort Single Family	317	D.U.	80.49
Phase 1 Parcel 2	Resort Multi-Family	94	D.U.	9.3
Phase 1 Parcel 3B	Resort Multi-Family	88	D.U.	13.7
	Resort Multi-Family	82	D.U.	
Phase 1 Parcel 3A	Convention / Meeting Space	20,000	GSF	11.25
	Golf Clubhouse	8,000	GSF	
Phase 1 Parcel 4A	Resort Multi-Family	126	D.U.	11.77
Phase 1 Parcel 5A	Resort Multi-Family	112	D.U.	9.77
	Resort Multi-Family	56	D.U.	
Phase 1 Parcel 5B*	Resort Multi-Family	88	D.U.	36.48
	Commercial	10,000	GSF	
Phase 1 Parcel 6	Resort Multi-Family	154	D.U.	11.9
Phase 1 Parcel 7A*	Resort Multi-Family	208	D.U.	36.79
Phase 1 Parcel 7B	Resort Multi-Family	112	D.U.	8.35
Phase 1 Parcel 7C	Resort Multi-Family	154	D.U.	18.99
Phase 2 Parcel 1	Resort Single Family	94	D.U.	20.5
Phase 2 Parcel 1A	Resort Single Family	177	D.U.	33.59
Phase 2 Parcel 2A	Resort Multi-Family	176	D.U.	23
Phase 2 Parcel 3	Resort Single Family	187	D.U.	41.65
Phase 2 Parcel 4*	Resort Single Family	81	D.U.	25.78
Phase 2 Parcel 5*	Resort Single Family	126	D.U.	28.31
Phase 2 Parcel 6*	Resort Single	43	D.U.	15
Phase 2 Parcel 7*	Open Space			7.9
Phase 2 Parcel 8	Commercial	40,000	GSF	32.08
	Hospital	500,000	GSF	
Phase 2 Parcel 9	Office	24,264	GSF	8.94
	Fire Station	14,904	GSF	
Phase 2 Parcel 13 & 14	Resort Multi-Family	199	D.U.	18.9
Phase 2 Parcel 15	Golf Maintenance			2.9
	Golf Course	36	Holes	226.87
	Upland Preservation			179
	Wetland Preservation			219.328
	District Right-of-Way			34.8
	District Drainage Areas			110.45
	Lift Station Tracts			0.75
	<b>TOTAL=</b>			<b>1278.54</b>

**\*Updated for the 2021 Project**

## II. 2021 Project

The Reunion East CDD's master infrastructure has been and will continue to be constructed in phases as the remaining undeveloped land in the Reunion East CDD is developed. The categories of master infrastructure presented in the Engineer's Report have not changed. This Supplemental Report provides specific cost and related information to describe the 2021 Project Areas. Budget estimates for the costs of on-site and off-site parcel infrastructure for the 2021 Project shown below in Table 2. Permits for construction were and continue to be required prior to the start of master infrastructure construction. The District Engineer hereby certifies that all permits necessary to complete the 2021 Project have either already been obtained, or will be obtained, following a customary and normal permitting process.

### Description of the 2021 Project Development Areas:

1. PHASE 2, PARCELS 4, 5, 6 & 7 – This area is now known as “Reunion Village” and is 70.0 acres of partially developed land planned for 250 single family lots. This area is currently platted as Reunion Village Phase 3 and consists of 43 platted single family lots and Tract FD-2 (which is planned for the remaining 207 single family lots). Recorded in Plat Book 29 Page 53, and partially replatted at Plat Book 29, page 171, Osceola County, Florida. In connection with this development, the recorded plat includes 9.6 acres designated as a CDD owned stormwater pond, right of way and open space. The future platting of Tract FD-2 (which will consist of 207 single family lots) will also include similar designated areas as a CDD owned stormwater pond, right of way and open space.
2. PHASE 5B and 7A – This area is now known as “Spectrum at Reunion” and is 27.60 acres of partially developed land planned for 296 condominiums. This area is currently platted as Tracts Condo-1, Condo-2, PW-1, PW-2 and RW-1 Spectrum at Reunion. Recorded in Plat Book 28 Page 138, Osceola County, Florida. In connection with this development, the recorded plat includes 5.2 acres designated as a CDD owned stormwater pond, right of way and open space. Additionally, there are 16.0 acres within the Spectrum at Reunion that are designated for private use only and are not subject to the 2021 Project. This land is planned for the development of private amenities, private parking and private open space to be owned and controlled by the Developer and/or its affiliates. The costs of these improvements are not included in this report.

The 2021 Project described in this Supplemental Report is intended to provide special benefit to the assessable real property within the boundaries of 2021 Project within the District in accordance with Florida law. The District may construct, acquire, own and operate all or any portion of the proposed 2021 Project improvements as allowed under Florida law. The District may dedicate certain public improvements to other governmental entities as required or permitted by law or approvals for the development. The Developer intends to construct the 2021 Project in phases and to convey them as completed to the District in exchange for payment in the lesser amount of actual cost or reasonable cost as set forth in the Agreement by and between the District and the Developer Regarding an Acquisition of Certain Work Product and Infrastructure (the “Acquisition Agreement”) to be entered into in conjunction with closing on the Series 2021 Bonds. The District will pay for only those portions of the 2021 Project for which proceeds from the Series 2021 Bonds are available. The Developer is obligated to complete at its own cost the 2021 Project under

a Completion Agreement between the District and the Developer Regarding the Completion and Conveyance of Certain Improvements (the “Completion Agreement”) to be entered into in conjunction with closing on the Series 2021 Bonds.

**TABLE 2**  
**SUMMARY OF 2021 INFRASTRUCTURE CATEGORIES**  
**AND PROJECTED COSTS**

<b>Cost Category</b>	<b>Spectrum at Reunion Phase 1 208 Condo Units</b>	<b>Spectrum at Reunion Phase 2 88 Condo Units</b>	<b>Reunion Village Master Infrastructure</b>	<b>Reunion Village Phase 3 43 SF Units</b>	<b>Reunion Village Phases 4 &amp; 5 207 SF Units</b>	<b>Totals</b>
Mass Grading & Stormwater Facilities <sup>(1,4)</sup>	\$1,491,853	\$757,673	\$673,164	\$721,957	\$1,931,648	\$5,576,295
Public Roadways <sup>(1)</sup>	\$0	\$0	\$349,915	\$606,186	\$1,229,078	\$2,185,179
Potable Water, Wastewater & Effluent Reuse <sup>(1)</sup>	\$2,199,748	\$710,669	\$222,778	\$596,179	\$1,895,333	\$5,624,707
Electrical, Communication & Lighting <sup>(1, 5)</sup>	\$250,000	\$50,000	\$423,416	\$86,000	\$166,000	\$975,416
Landscape, Hardscape & Irrigation <sup>(1)</sup>	\$1,463,372	\$390,000	\$594,487	\$355,324	\$1,523,815	\$4,326,998
Western Connector Offsite Obligation <sup>(3)</sup>	\$1,500,000	\$500,000	\$0	\$400,000	\$1,600,000	\$4,000,000
Parks, Recreation and Entrance Security Gatehouse <sup>(2,6)</sup>	\$0	\$0	\$25,000	\$15,000	\$75,000	\$115,000
Professional Design, County, Legal & Bond Fees <sup>(2)</sup>	\$312,000	\$132,000	\$50,000	\$87,500	\$350,000	\$931,500
<b>TOTALS</b>	<b>\$7,216,973</b>	<b>\$2,540,342</b>	<b>\$2,338,760</b>	<b>\$2,868,146</b>	<b>\$8,770,874</b>	<b>\$23,735,095</b>

**Notes for Table 2:**

Note (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).

Note (2): Construction budget obtained from estimates prepared by District Engineer (Boyd Civil Engineering).

Note (3): Allowance a for a portion of the Western Connector construction costs, as such costs provided by the Developer. The Developer or affiliates will fund \$2 million as part of the Interim Settlement Agreement (see page 7 herein); that cost is not included in this table.

Note (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.

Note (5): Only undergrounding of wire in public right-of-way and on District Land is included.

Note (6): The parks / recreation will be accessed by public roadways and sidewalks. Parks and recreation will be made available to the general public's use.

### **III. OPERATION AND MAINTENANCE RESPONSIBILITY**

The ownership, operation and/or maintenance responsibilities of the proposed infrastructure improvements will be as identified in the Engineer's Report or as identified below:

<b>DISTRICT IMPROVEMENTS</b>	<b>RESPONSIBLE PARTY</b>
Stormwater Facilities	CDD
Public Roadways	CDD
Potable Water, Wastewater & Effluent Reuse	TOHO Water Authority
Electrical, Communication & Lighting	Duke Energy (Electric & Lighting)
Landscape, Hardscape, & Irrigation	CDD
Parks Recreation and Entrance Security Gatehouse	CDD
Western Connector	Osceola County

#### **IV. SUMMARY AND CONCLUSIONS**

The 2021 Project described in this Supplemental Report is necessary for the development of the 2021 Project, and, other than the “Western Connector”, all infrastructure described in this report is located within the boundary of the District. The Western Connector is a necessary infrastructure element that Osceola County has determined is required as part of the Eight Amended and Restated Reunion Resort & Club of Orlando DRI Development Order dated August 20, 2018, (the “8<sup>th</sup> ARDO”) and it will be located out side the boundary of the Reunion East CDD..

A dispute has arisen with the County regarding Section 4.13.10(a) of the 8th ARDO (the "Dispute") and, more particularly, the parties' respective rights and obligations, if any, with respect to construction of the Western Connector. Pursuant to an Interim Settlement Agreement dated June 7, 2021 (the “Interim Settlement Agreement”), entered into by the County and Reunion West Development Partners LLLP (“RWDP”), as successor master developer of Reunion West, the County agreed to rescind the suspension on the processing and issuance of development orders and permits placed upon the Developers and any other owner, builder and developer within the Reunion DRI which were imposed pursuant to the letter dated May 11, 2020 from the County to RWDP, but contemplates that the rescission will terminate upon the later of: (a) completion of a Planning, Development and Environmental Study; and (b) the date the County has processed and awarded all mobility fee credits to RWDP. Developers expect that prior to the termination of the Interim Settlement Agreement, RWDP and the County will resolve the Dispute and the rescission by the County of its suspension of processing of development orders and permits will become permanent.

The planning and design of the public infrastructure improvements is in accordance with current governmental regulatory requirements. The 2021 Project will provide the intended functions so long as the construction is in substantial compliance with the design and permits and the facilities are property maintained.

The costs of constructing and/or acquiring the 2021 Project described in this report are based on current plans or estimated quantities for the 2021 Project infrastructure as shown on the approved plans, drawings, specifications and development requirements, latest revision. To the best of our professional opinion, knowledge and belief, the costs of the 2021 Project provided herein are reasonable to complete the construction of the 2021 Project described herein.

All infrastructure costs of the 2021 Project are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes. The benefits to the assessable parcels within 2021 Project to be derived from the 2021 Project will be not less than the costs of such Improvements comprising the 2021 Project.



The opinion of the probable construction cost is only an estimate and not a guaranteed maximum price. The estimated cost of the 2021 Project is based on historical unit prices or current prices being experienced for on-going and similar types of work in the region. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost of the Series 2021 Project may be more or less than this estimate.

---

Steve Boyd, P.E. Dated: July 5, 2021  
Boyd Civil Engineering, Inc.  
Reunion East CDD District Engineer  
State of Florida Registration No. 43225

**EXHIBIT A-1 – 2021 PROJECT GENERAL LOCATION MAP**

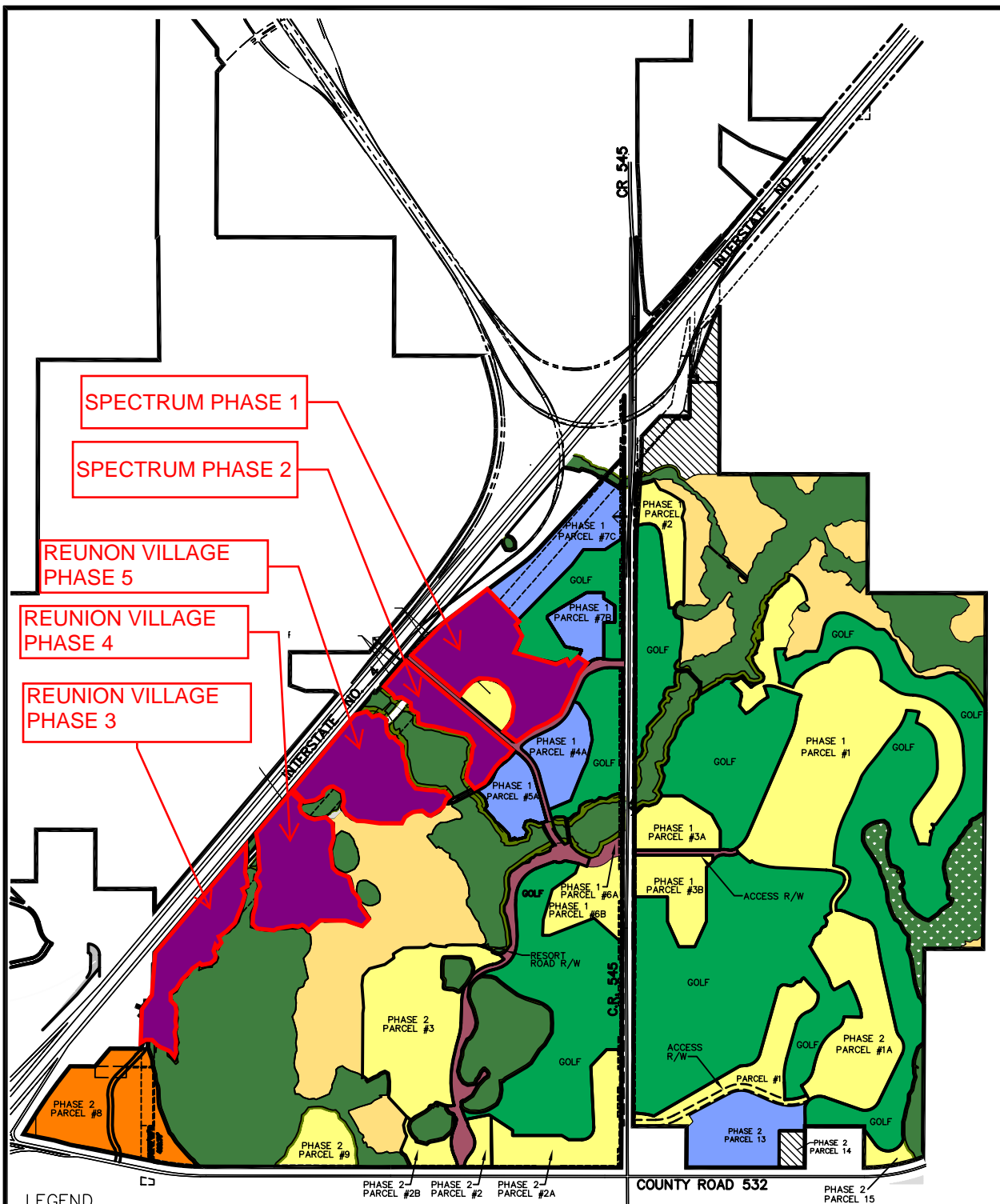
**EXHIBIT A-2 – GRAPHICAL DEPICTION OF ASSESSMENT AREA  
BOUNDARIES FOR THE 2021 PROJECT**

**EXHIBIT A-3 – LEGAL DESCRIPTION FOR SPECTRUM PHASES 1 AND 2  
ASSESSMENT AREA**

**EXHIBIT A-4 – LEGAL DESCRIPTION FOR REUNION VILLAGE  
PHASES 3, 4 AND 5 ASSESSMENT AREA**

**EXHIBIT B – SITE PLAN – REUNION VILLAGE**

**EXHIBIT C – SITE PLAN – SPECTRUM AT REUNION**



#### LEGEND

##### Development Areas

- CDP & Construction Plans Approved
- CDP Approved
- CDP Submitted – Under Review
- PUD Zoning Approved
- Golf Course Parcels
- Area of Resort Road R/W

##### Preservation Areas

- Upland Preservation
- Wetland Buffers
- Wetland Conservation

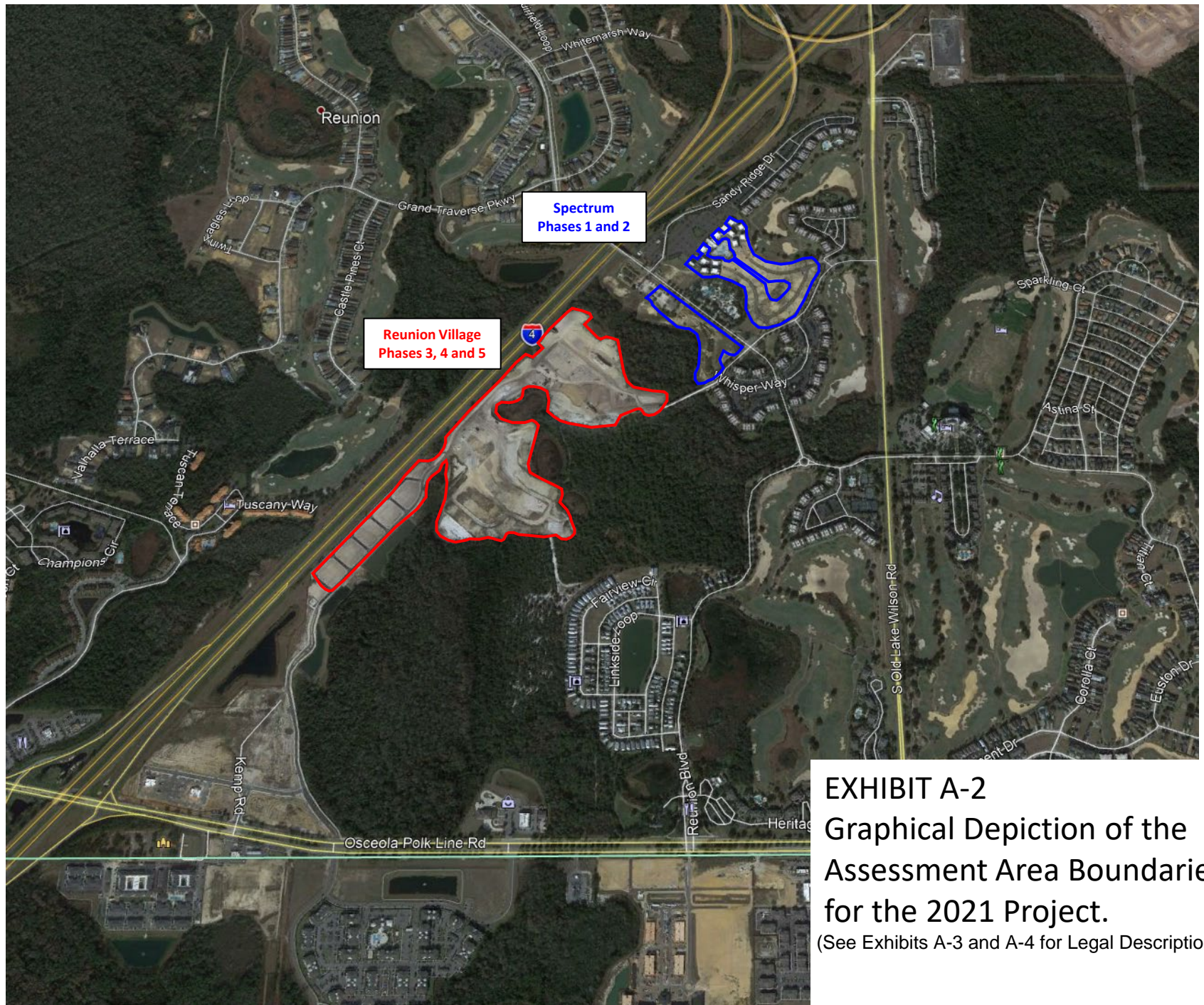


**PROJECT 2021 - GENERAL LOCATION**

Refer to Exhibit A-2 for the Assessment Area Boundaries.  
Refer to Exhibits A-3 and A-4 for Legal Descriptions.

## EXHIBIT A-1 REUNION EAST CDD 2021 PROJECT LOCATION MAP





**EXHIBIT A-2**  
**Graphical Depiction of the**  
**Assessment Area Boundaries**  
**for the 2021 Project.**  
(See Exhibits A-3 and A-4 for Legal Descriptions)



## **EXHIBIT "A-3"**

### **LEGAL DESCRIPTION OF SERIES 2021 ASSESSMENT AREA 1 of 2**

#### **(For Reunion Spectrum Phases 1 and 2)**

TRACT CONDO-1 AND TRACT CONDO-2, OF SPECTRUM AT REUNION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, INCLUDING BUT NOT LIMITED TO:

Units 7740-100, 7740-102, 7740-103, 7740-105, 7740-106, 7740-107, 7740-108, 7740-109, 7740-111, 7740-112, 7740-113, 7740-114, 7740-200, 7740-202, 7740-203, 7740-205, 7740-206, 7740-207, 7740-208, 7740-209, 7740-211, 7740-212, 7740-213, 7740-214, 7770-101, 7770-103, 7770-107, 7770-108, 7770-109, 7770-110, 7770-112, 7770-113, 7770-114, 7770-115, 7770-201, 7770-203, 7770-207, 7770-208, 7770-209, 7770-210, 7770-212, 7770-213, 7770-214, and 7770-215, of Spectrum at Reunion, a Condominium, according to the Declaration of Condominium recorded in Official Record Book 5776, Page 1063, Public Records of Osceola County, Florida, as thereafter amended by that certain First Amendment to the Declaration of Condominium of Spectrum at Reunion, a Condominium, adding Phase 2, as recorded in Official Records Book 5776, Page 2995, as thereafter amended by that certain Second Amendment to the Declaration of Condominium of Spectrum at Reunion, adding Phase 3, as recorded in Official Records Book 5878, Page 2413, such Second Amendment to the Declaration of Condominium of Spectrum at Reunion further amended by that certain Amendment to the Second Amendment to the Declaration of Condominium of Spectrum at Reunion recorded in Official Records Book 5890, Page 2209, all of the Public Records of Osceola County, Florida (collectively, the "Declaration"), together with the undivided shares in the common elements; together with all additional Units created in and pursuant to subsequent amendments to the Declaration, together with the undivided shares in the common elements.


**EXHIBIT "A-4"**

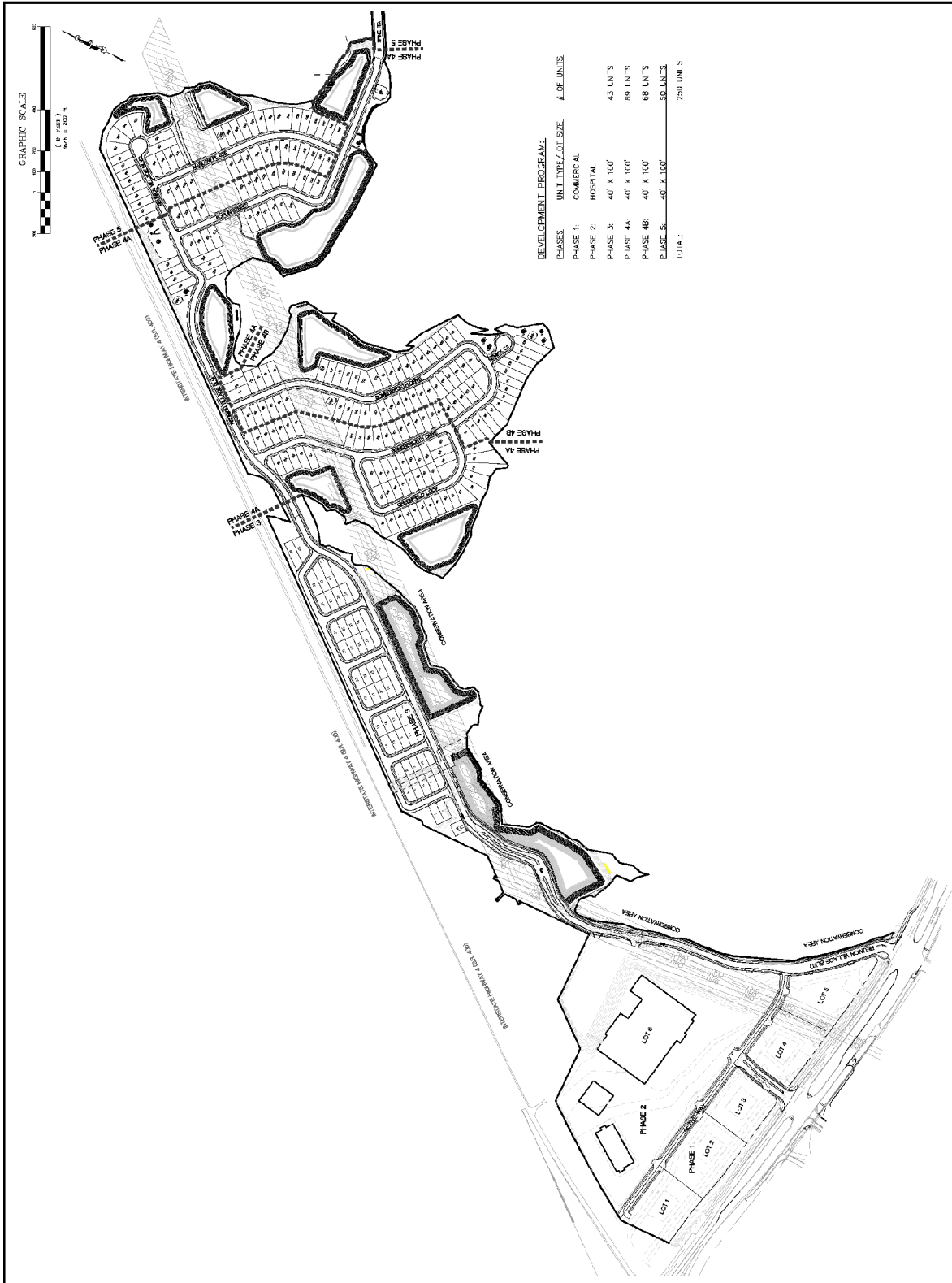
**LEGAL DESCRIPTION OF SERIES 2021 ASSESSMENT AREA 2 of 2**

**(For Reunion Village Phases 3, 4 and 5 as shown on Exhibit A-1 and A-2)**

REUNION VILLAGE PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 61, AS PARTIALLY REPLATTED BY REUNION VILLAGE PHASE 3 REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 171 through 174, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

## SITE PLAN FOR 2021 Project REUNION VILLAGE

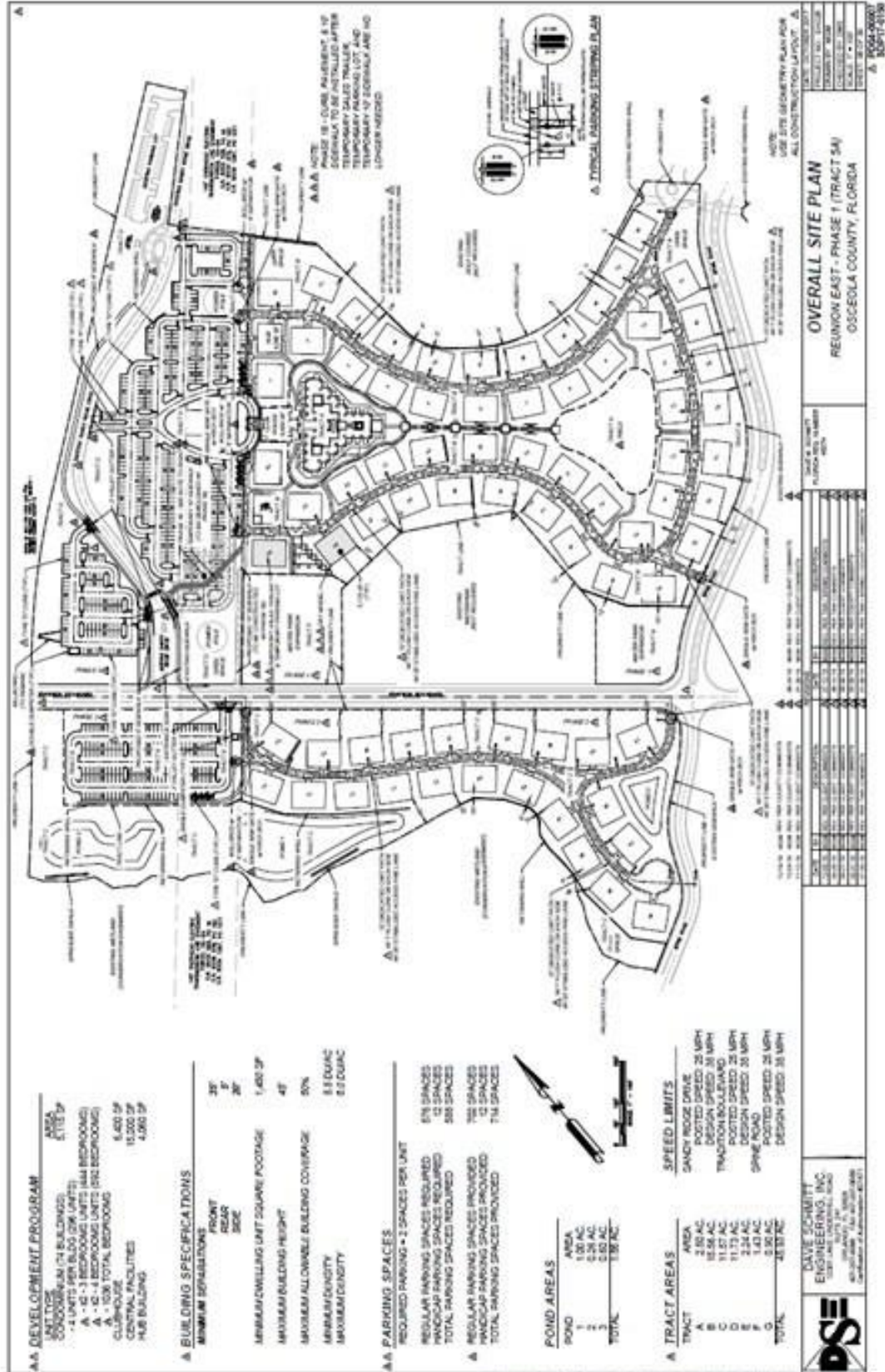
	<b>MADDEN CIVIL ENGINEERS</b> 431 E. Imperial Avenue Fort Lauderdale, Florida 33301 (305) 573-3025	FLORIDA <b>OVERALL SITE PLAN EXHIBIT</b> FOR <b>REUNION VILLAGE RESIDENTIAL (PHASES 4 AND 5)</b> GEOSLOPE COUNTY	EXHIBIT
	ENGINEER'S SEAL AND SIGNATURE AREA (This area contains the official seal and signature of the engineer responsible for the plan.)		



# EXHIBIT C

## SITE PLAN FOR 2021 Project

### SPECTRUM AT REUNION



## **SECTION B**



**AMENDED MASTER  
ASSESSMENT METHODOLOGY  
FOR THE SERIES 2021 ASSESSMENT AREA**

**FOR**

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: July 8, 2021**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Reunion East Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Reunion East Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Reunion East Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District anticipates the issuance of, not to exceed, \$31,000,000 of special assessment bonds ("Series 2021 Bonds"). The Series 2021 Bonds are anticipated to fund certain infrastructure improvements that benefit Reunion Village and Spectrum at Reunion collectively referred to as the Series 2021 Assessment Area (the "Series 2021 Assessment Area"). The infrastructure to be financed (the "2021 Project") is identified in the First Supplemental Engineer's Cost Report, amended June 9, 2021, for Community wide Capital Improvements prepared by Boyd Civil Engineering, Inc. (the "Engineer's Report").

### **1.1 Purpose**

This Master Assessment Methodology for the Series 2021 Assessment Area (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the Series 2021 Assessment Area. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the 2021 Project, as delineated in the Engineer's Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of Series 2021 Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Series 2021 Assessment Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 1,278.54 acres in Osceola County, Florida of which the Series 2021 Assessment Area represents approximately 97.6 acres (including approximately 14.8 acres of CDD owned stormwater ponds, right of way, and open spaces). The proposed development plan is depicted in Table 1 (the "Development Plan"). The Development Plan envisions approximately 546 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the 2021 Project include master public facilities that benefit certain properties within the Series 2021 Assessment Area of the District. Specifically, the District will construct and/or acquire certain infrastructure including mass grading (excluding any assessable lands in the Series 2021 Assessment Area) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping, hardscaping, offsite obligations, recreation facilities, and security facilities as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the 2021 Project.
2. The District Engineer determines the assessable acres that benefit from the District's the 2021 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the 2021 Project.
4. The assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

### **1.3 Special Benefits and General Benefits**

The 2021 Project undertaken by the District creates special and peculiar benefits to assessable property within the Series 2021 Assessment Area different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the 2021 Project enables the 2021 Project within the boundaries of the Series 2021 Assessment Area to be developed. Without the District's 2021 Project, there would be no infrastructure to support development of land within the Series 2021 Assessment Area of the District. Without these improvements, development of the property within the Series 2021 Assessment Area of the District would be prohibited by law.

There is no doubt that the general public and property owners outside the Series 2021 Assessment Area of the District will benefit from the provision of the District's the 2021 Project. However, these benefits will be incidental to the District's the 2021 Project, which is designed solely to meet the needs of property within the Series 2021 Assessment Area of the District. Properties outside the District boundaries and outside

of the Series 2021 Assessment Area of the District do not depend upon the District's the 2021 Project. The property owners within the Series 2021 Assessment Area are therefore receiving special benefits not received by those outside the District's boundaries and outside the boundaries of the Series 2021 Assessment Area within the District.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the Series 2021 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2021 Project, that is necessary to support full development of property within the Series 2021 Assessment Area, will cost approximately \$23,735,095. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including the 2021 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$31,000,000. Without the 2021 Project, the property within the Series 2021 Assessment Area would not be able to be developed and occupied by future residents of the development.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District may issue up to \$31,000,000 in Series 2021 Bonds to fund the District's the 2021 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$31,000,000 in debt to the properties benefiting from the 2021 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within the Series 2021 Assessment Area. The construction costs needed for completion of the 2021 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated

to cost \$23,735,095. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the 2021 Project and related costs was determined by the District's Underwriter to total approximately \$31,000,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt assessments is a continuous process until the Development Plan is completed. The 2021 Project funded by the Series 2021 Bonds benefits all developable acres within the Series 2021 Assessment Area.

The initial debt assessments will be levied on the currently platted lots, and then the remaining gross acres within the Series 2021 Assessment Area and then as platting occurs such debt assessments will be assigned to the remaining platted lots. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Series 2021 Assessment Area are benefiting from the improvements.

As additional platting or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2021 Bonds will be allocated to the planned 546 residential units within the Series 2021 Assessment Area. The planned 546 residential units are the beneficiaries of the 2021 Project, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer, or one of its affiliates that own land within the Series 2021 Assessment Area is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The 2021 Project consists of mass grading (excluding any assessable lands in the Series 2021 Assessment Area) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping, hardscaping, offsite obligations, recreation facilities, and security facilities as detailed in the Engineer's Report, and professional fees along with related incidental costs. There are two product types within the Development Plan. The multi-family has been set as the base unit and has been assigned one and a half equivalent residential units ("ERU"). Table

4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the 2021 Project on the particular units exceeds the cost that the units will be paying for such benefits.

#### **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed 2021 Project will provide several types of systems, facilities and services for its residents. These include mass grading (excluding any assessable lands in the Series 2021 Assessment Area) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping, hardscaping, offsite obligations, recreation facilities, and security facilities and professional fees along with related incidental costs. The 2021 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the 2021 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

#### **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the 2021 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2021 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within the Series 2021 Assessment Area will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the two product types (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed the 2021 Project is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property or property that is not developable. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the developable Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the platted and unplatted property within the Series 2021 Assessment Area of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current assessment roll is depicted in Table 7.



**TABLE 1**  
**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**AMENDED MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA**

Product Type	Spectrum at		Total Units	ERUs per Unit (1)	Total ERUs
	Reunion	Reunion Village			
Single Family	0	250	250	2.00	500
Multi-Family	296	0	296	1.50	444
<b>Total Units*</b>	<b>296</b>	<b>250</b>	<b>546</b>		<b>944</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Condominium = 1 ER

\* - Unit mix is subject to change based on market and other factors

TABLE 2  
 REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 AMENDED MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA

2021 Project (1)	Cost Estimate
Mass Grading and Stormwater Facilities	\$5,576,295
Public Roadways	\$2,185,179
Potable Water, Wastewater, and Effluent Reuse	\$5,624,707
Electrical, Communications & Lighting	\$975,416
Landscape, Hardscape, and Irrigation	\$4,326,998
Western Connector Offsite Obligation	\$4,000,000
Parks, Recreation, and Entrance Gatehouse	\$115,000
Professional and Inspection Fees, Other Misc. Fees	\$931,500
Totals	\$ 23,735,095

(1) A detailed description of these improvements is provided in the First Supplemental Engineer's Cost Report Amended June 9, 2021 prepared by Boyd Civil Engineering, Inc.

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**AMENDED MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA**

<b>Description</b>	<b>Total</b>
Construction Funds	23,735,095
Debt Service Reserve	2,252,116
Capitalized Interest	3,720,000
Underwriters Discount	620,000
Cost of Issuance	250,000
Contingency	422,789
<b>Par Amount*</b>	<b>31,000,000</b>

<b>Bond Assumptions:</b>	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 Months
Debt Service Reserve	100 % Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

**TABLE 4**  
**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**AMENDED MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA**

Product Type	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product	Improvement Costs Per Unit
Single Family	250	2.00	500	53.0%	\$ 12,571,555	\$ 50,286
Multi-Family	296	1.50	444	47.0%	\$ 11,163,540	\$ 37,715
<b>Totals</b>	<b>546</b>		<b>944</b>	<b>100.00%</b>	<b>\$ 23,735,095</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5 REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE AMENDED MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA							
Product Type	No. of Units *	ERU Factor	ERU Totals	% of ERU	Improvement Costs by Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	250	2.00	500	53.0%	\$ 12,571,555	\$ 16,419,492	\$65,678
Multi-Family	296	1.50	444	47.0%	\$ 11,163,540	\$ 14,580,508	\$34,316
Totals	546		944	100%	\$ 23,735,095	\$ 31,000,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6

**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
AMENDED MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA**

Product Type	No. of Units *	Allocation of Par		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt		Gross Annual Debt	
		Debt Per Product Type	Type			Assessment Per Unit	Debt Assessment Per Unit	Assessment Per Unit (1)	Debt Assessment Per Unit (1)
Single Family	250	\$	16,419,492	\$ 65,678	\$ 1,192,858	\$ 4,771	\$ 5,076		
Multi-Family	296	\$	14,580,508	\$ 49,258	\$ 1,059,258	\$ 3,579	\$ 3,807		
<b>Totals</b>	<b>546</b>	<b>\$</b>	<b>31,000,000</b>		<b>\$ 2,252,116</b>				

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

\* Unit mix is subject to change based on market and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7**  
**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**AMENDED MASTER ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA**

Owner	Property ID #'s	Acres	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CD10	11.6	\$ 4,048,012	\$ 294,084	\$ 311,512
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CD20	7.38	\$ 2,575,373	\$ 187,098	\$ 198,186
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CB10	Not Assessed			
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CB20	Not Assessed			
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CB30	Not Assessed			
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-FD20	55.55	\$ 19,385,090	\$ 1,408,306	\$ 1,491,769
	Unplatted	74.53	\$ 26,008,475	\$ 1,889,487	\$ 2,001,468

Owner	Property ID #'s	Unit	Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
LGI Homes	34-25-27-4974-0001-0010	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-4974-0001-0020	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0030	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0040	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0050	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0060	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0070	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0080	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0090	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0100	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0110	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0120	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0130	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0140	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0150	SF	\$ 65,678	\$ 4,771	\$ 5,076
LGI Homes	34-25-27-5033-0001-0160	SF	\$ 65,678	\$ 4,771	\$ 5,076

Owner	Property ID #'s	Unit	Total Par Debt		Net Annual Debt		Gross Annual	
			Allocation Per	Unit	Assessment	Allocation	Debt Assessment	Allocation (1)
LGI Homes	34-25-27-5033-0001-0170	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0180	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0190	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0200	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0210	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0220	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0230	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0240	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0250	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0260	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0270	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0280	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0290	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0300	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0310	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0320	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0330	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0340	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0350	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0360	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0370	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0380	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0390	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0400	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0410	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0420	SF	\$	65,678	\$	4,771	\$	5,076
LGI Homes	34-25-27-5033-0001-0430	SF	\$	65,678	\$	4,771	\$	5,076
GARDEN STATE PROPERTIES LLC	27-25-27-5737-001A-1030	MF	\$	49,258	\$	3,579	\$	3,807
EHOF II - SPECTRUM LLC	27-25-27-5737-001A-1050	MF	\$	49,258	\$	3,579	\$	3,807
CHANDRAN PRAVIN PRATHAP	27-25-27-5737-001A-2030	MF	\$	49,258	\$	3,579	\$	3,807
PANIGRAHI FAMILY REVOCABLE TRUST	27-25-27-5737-001A-2050	MF	\$	49,258	\$	3,579	\$	3,807



Owner	Property ID #'s	Unit	Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
EHOF II - SPECTRUM LLC	27-25-27-5737-001B-1000	MF	\$ 49,258	\$ 3,579	\$ 3,807
INVERSIONES REY SANTIAGO LLC	27-25-27-5737-001B-1020	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5737-001B-2000	MF	\$ 49,258	\$ 3,579	\$ 3,807
MARTINEZ ARGUETA ARNALDO	27-25-27-5737-001B-2020	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5737-001C-1010	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5737-001C-1030	MF	\$ 49,258	\$ 3,579	\$ 3,807
GRANT JERRY G	27-25-27-5737-001C-2010	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5737-001C-2030	MF	\$ 49,258	\$ 3,579	\$ 3,807
WU XIAZHOU	27-25-27-5737-001D-1080	MF	\$ 49,258	\$ 3,579	\$ 3,807
WEN CHENGGUI	27-25-27-5737-001D-1100	MF	\$ 49,258	\$ 3,579	\$ 3,807
NUCASA INTERNATIONAL LLC	27-25-27-5737-001D-2080	MF	\$ 49,258	\$ 3,579	\$ 3,807
GU LANHUA	27-25-27-5737-001D-2100	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-1060	MF	\$ 49,258	\$ 3,579	\$ 3,807
MAXKATMEZ LLC	27-25-27-5738-002A-1070	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-1080	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-1090	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-2060	MF	\$ 49,258	\$ 3,579	\$ 3,807
SPECTRUM 51207 LLC	27-25-27-5738-002A-2070	MF	\$ 49,258	\$ 3,579	\$ 3,807
GRUPO 22 LLC	27-25-27-5738-002A-2080	MF	\$ 49,258	\$ 3,579	\$ 3,807
POLZER STEPHEN	27-25-27-5738-002A-2090	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5738-002B-1070	MF	\$ 49,258	\$ 3,579	\$ 3,807
SEQUELIS CONSULTING LLC	27-25-27-5738-002B-1090	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5738-002B-2070	MF	\$ 49,258	\$ 3,579	\$ 3,807
DARHAN ALI	27-25-27-5738-002B-2090	MF	\$ 49,258	\$ 3,579	\$ 3,807
PANIGRAHI FAMILY REVOCABLE TRUST	27-25-27-5739-003A-1110	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5739-003A-1120	MF	\$ 49,258	\$ 3,579	\$ 3,807
GUO HUI	27-25-27-5739-003A-1130	MF	\$ 49,258	\$ 3,579	\$ 3,807
CHANTIN FL PROPERTIES LLC	27-25-27-5739-003A-1140	MF	\$ 49,258	\$ 3,579	\$ 3,807
PANIGRAHI FAMILY REVOCABLE TRUST	27-25-27-5739-003A-2110	MF	\$ 49,258	\$ 3,579	\$ 3,807
CARLOS MUNIZ LLC	27-25-27-5739-003A-2120	MF	\$ 49,258	\$ 3,579	\$ 3,807
ZHANG FENG	27-25-27-5739-003A-2130	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5739-003A-2140	MF	\$ 49,258	\$ 3,579	\$ 3,807
ZHANG LIHONG	27-25-27-5739-003B-1120	MF	\$ 49,258	\$ 3,579	\$ 3,807

Owner	Property ID #'s	Unit	Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
EHOF II - SPECTRUM LLC	27-25-27-5739-003B-1130	MF	\$ 49,258	\$ 3,579	\$ 3,807
PGC ONE LLC	27-25-27-5739-003B-1140	MF	\$ 49,258	\$ 3,579	\$ 3,807
EHOF II - SPECTRUM LLC	27-25-27-5739-003B-1150	MF	\$ 49,258	\$ 3,579	\$ 3,807
ZHANG YONG	27-25-27-5739-003B-2120	MF	\$ 49,258	\$ 3,579	\$ 3,807
HOU WENSHAN	27-25-27-5739-003B-2130	MF	\$ 49,258	\$ 3,579	\$ 3,807
PGC ONE LLC	27-25-27-5739-003B-2140	MF	\$ 49,258	\$ 3,579	\$ 3,807
SUN KANYUN	27-25-27-5739-003B-2150	MF	\$ 49,258	\$ 3,579	\$ 3,807
	Platted		\$ 4,991,525	\$ 362,629	\$ 385,775
Totals			\$ 31,000,000	\$ 2,252,116	\$ 2,387,243

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$2,252,116

Prepared by: Governmental Management Services - Central Florida, LLC

## **EXHIBIT "A-3"**

### **LEGAL DESCRIPTION OF SERIES 2021 ASSESSMENT AREA 1 of 2**

#### **(For Reunion Spectrum Phases 1 and 2)**

TRACT CONDO-1 AND TRACT CONDO-2, OF SPECTRUM AT REUNION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, INCLUDING BUT NOT LIMITED TO:

Units 7740-100, 7740-102, 7740-103, 7740-105, 7740-106, 7740-107, 7740-108, 7740-109, 7740-111, 7740-112, 7740-113, 7740-114, 7740-200, 7740-202, 7740-203, 7740-205, 7740-206, 7740-207, 7740-208, 7740-209, 7740-211, 7740-212, 7740-213, 7740-214, 7770-101, 7770-103, 7770-107, 7770-108, 7770-109, 7770-110, 7770-112, 7770-113, 7770-114, 7770-115, 7770-201, 7770-203, 7770-207, 7770-208, 7770-209, 7770-210, 7770-212, 7770-213, 7770-214, and 7770-215, of Spectrum at Reunion, a Condominium, according to the Declaration of Condominium recorded in Official Record Book 5776, Page 1063, Public Records of Osceola County, Florida, as thereafter amended by that certain First Amendment to the Declaration of Condominium of Spectrum at Reunion, a Condominium, adding Phase 2, as recorded in Official Records Book 5776, Page 2995, as thereafter amended by that certain Second Amendment to the Declaration of Condominium of Spectrum at Reunion, adding Phase 3, as recorded in Official Records Book 5878, Page 2413, such Second Amendment to the Declaration of Condominium of Spectrum at Reunion further amended by that certain Amendment to the Second Amendment to the Declaration of Condominium of Spectrum at Reunion recorded in Official Records Book 5890, Page 2209, all of the Public Records of Osceola County, Florida (collectively, the "Declaration"), together with the undivided shares in the common elements; together with all additional Units created in and pursuant to subsequent amendments to the Declaration, together with the undivided shares in the common elements.

**EXHIBIT "A-4"**

**LEGAL DESCRIPTION OF SERIES 2021 ASSESSMENT AREA 2 of 2**

**(For Reunion Village Phases 3, 4 and 5 as shown on Exhibit A-1 and A-2)**

REUNION VILLAGE PHASE 3, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 61, AS  
PARTIALLY REPLATTED BY REUNION VILLAGE PHASE 3 REPLAT,  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29,  
PAGES 171 through 174, IN THE PUBLIC RECORDS OF OSCEOLA  
COUNTY, FLORIDA.

# SECTION C

**RESOLUTION NO. 2021-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID 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.**

**WHEREAS**, the Board of Supervisors of the Reunion East Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain certain public infrastructure improvements referred to as the "2021 Project" described in the "First Supplemental Engineer's Cost Report," dated February 27, 2002 and amended July 8, 2021, attached hereto as Exhibit "A" and incorporated by reference (the "Engineer's Report"); and

**WHEREAS**, the Board has determined that the Reunion East Community Development District ("District") shall defray the cost of the 2021 Project by the levy of non-ad valorem special assessments pursuant on the properties within District in pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District previously levied assessments on certain property via Resolution 2021-07. The legal description of a portion of the property on which the assessments were levied has changed slightly. This declaration of assessments is intended to re-declare and confirm the assessments previously levied by Resolution 2021-07 and is intended to declare assessments on certain lands included in an updated legal description; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended Master Assessment Methodology for the Series 2021 Assessment Area for Reunion East Community Development District, dated July 8, 2021, attached hereto as Exhibit "B" and incorporated by reference (the "Assessment Report") and on file at 219 E. Livingston Street, Orlando, Florida 32801("District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. Assessments shall be levied to defray the cost of the 2021 Project.
2. The Board hereby approves and adopts the Engineer's Report, which may be amended from time to time by this Board.
3. The general nature of the 2021 Project is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the 2021 Project is shown in the Engineer's Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the 2021 Project is approximately \$23,735,095 (hereinafter collectively referred to as the "Estimated Cost").
6. The Assessments levied in Resolution 2021-07 and confirmed by this Resolution, plus the additional land, will defray approximately \$31,000,00 for the 2021 Project, which includes the Estimated Cost, plus financing related costs, capitalized interest and, debt service reserve.
7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit "B" and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the 2021 Project development areas or specially benefited thereby and are further designated on the assessment plat referenced below.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the 2021 Project and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which includes the

lands assessed in Resolution 2021-07 and the additional lands and which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the 2021 Project, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of July, 2021.

**ATTEST:**

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

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

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

Name: \_\_\_\_\_  
Secretary / Assistant Secretary

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



**Exhibit "A"**

First Supplemental Engineer's Cost Report, dated February 27, 2002 and amended July 8, 2021

*[See attached.]*

**Exhibit "B"**

Amended Master Assessment Methodology for the Series 2021 Assessment Area  
For the Series 2021 Assessment Area for Reunion East Community Development District,  
dated July 8, 2021

*[See attached.]*

# SECTION D

## **RESOLUTION 2021-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2021 AT \_\_\_\_\_ A.M./P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION (KISSIMMEE), 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.**

**WHEREAS**, the 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

**WHEREAS**, the District has previously adopted Resolution 2021-12, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID 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.**

**WHEREAS**, in accordance with Resolution No. 2021-12, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the "District Records Office").

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

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

2. **DECLARATION OF PUBLIC HEARING.** The District hereby declares a public hearing to be held on \_\_\_\_\_, 2021, at \_\_\_\_\_ A.M./P.M. at the HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION (KISSIMMEE), FLORIDA, 34747, for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Amended Master Assessment Methodology for the Series 2021 Assessment Area for Reunion East Community Development District, dated July 8, 2021 (the "Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. **ADVERTISING OF PUBLIC HEARING.** Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. **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.

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

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**SIGNATURE PAGE FOR RESOLUTION 2021-13**

**ADOPTED** this \_\_\_\_\_ day of July, 2021.

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson or Vice Chairperson,  
Board of Supervisors

Attest:

\_\_\_\_\_  
Its: Secretary

**EXHIBIT “A”**

**ASSESSMENT REPORT**

**Amended Master Assessment Methodology for the Series 2021 Assessment Area  
for Reunion East Community Development District  
(dated July 8, 2021)**

*[ATTACHED ON FOLLOWING PAGES]*

## SECTION VII



# SECTION C

# SECTION 1

Reunion East CDD

<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	<b>In Process</b>	Kingwood provided a proposal document which is under legal review in March. Comments will go back to Kingwood.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	<b>In Process</b>	BOS reviewed design 06.10.2021. DE to facilitate survey.
11/12/20	Seven Eagles Management	Adams/Scheerer	<b>In Process</b>	Best use of Game Room to be discussed 07.08.2021. Other transition still items in process: utility transfers / split, rental fee update, signage update.
8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	<b>On Hold</b>	Security camera for pools completed in April. Other items noted on security assessment (barrier fence nearby 7-11 and barrier gate nearby Sandy Ridge Dr / Old Lake Wilson Rd) on hold.
9/10/20	2021 Bond Issuance	Boyd/Carpenter/ Flint/Bond Counsel	<b>In Process</b>	Bond issuance mid July.

<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
				The gate installed March 23 was not effective. A new prototype is in fabrication and expected to be installed and evaluated in June/July. Five gates needed at other CDD pools. Proposals expected to be presented at a future time.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	
11/12/20	Feasibility Report on Selling Roads to Private Entity	Adams/Carpenter	In Process	Kingwood determining feasibility to purchase roads.
2/11/21	Develop Contact Sheet for RECDD	Adams	In Process	
1/14/21	Construction Easement Agreement	Carpenter	In Process	BOS delegated authority to Chair to execute January 2021.
				Approved at 04.08.2021 BOS Meeting. The furniture is ordered and should be installed by the end of August 2021.
4/8/21	Seven Eagles Pool Furniture	Scheerer	In Process	
1/14/21	Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance	Carpenter/Adams	In Process	District Counsel preparing a proposed amendment or new Interocal agreement with OC. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly.

<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
4/8/21	Duke Street Lights	Adams/Scheerer	<b>In Process</b>	LED Street Light Agreements approved 04.08.2021. Field verification completed in May. Materials on order and expected to arrive in August. No start date at this time.

Reunion West CDD

<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Adams/Boyd/Scheerer	<b>In Process</b>	Rough cost estimates included in capital projects for FY2022. DE engaging Landscape Architect for plan to present to BOS. Land survey being facilitated per BOS approval.
12/10/20	Encore Transition at RWCCDD	Adams / Scheerer	<b>In Process</b>	Identification of CDD irrigation costs pending. Need Board input for landscape service provider at Encore/RWCDD.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	<b>On Hold</b>	The bonds can be priced as early as November 2021 and plan to close February 1, 2022. 10 year no call provision expires May 2022.

<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
2/11/21	Parking Rules for Encore at RWCDD	Adams	<b>On Hold</b>	Monitoring the need to implement street parking restrictions.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	<b>In Process</b>	
	Series 2015, 2016, 2017 Certificates of Completion Series	Boyd/Carpenter	<b>Completed</b>	Scheduled for presentation to BOS 07.08.2021.
3/11/21	Sinclair Gate	Boyd/Adams	<b>In Process</b>	Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC.
1/14/21	TECO Easement Agreement	Carpenter	<b>Completed</b>	Scheduled for signature July 2021.
4/8/21	Improve Communication	Adams	<b>In Process</b>	Meeting Notices & Summary Notes
4/8/21	Duke Street Lights	Adams/Scheerer	<b>In Process</b>	LED Street Light Agreements approved 04.08.2021. Field verification completed in May. Materials on order and expected to arrive in August. No start date at this time.
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	<b>In Process</b>	

## SECTION 2

# Reunion East

## Community Development District

### Summary of Check Register

June 1, 2021 to June 30, 2021

Fund	Date	Check No.'s		Amount
General Fund	6/2/21	5034-5039	\$	19,035.60
	6/8/21	5040-5046	\$	22,637.05
	6/15/21	5047-5054	\$	89,101.99
	6/22/21	5055-5064	\$	69,093.40
	6/28/21	5065-5068	\$	220,775.27
	6/29/21	5069-5076	\$	15,423.35
			\$	436,066.66
Replacement & Maintenance	6/22/21	144	\$	145.00
	6/29/21	145	\$	2,825.00
			\$	2,970.00
Payroll	<u>June 3, 2021</u>			
	Donald Harding	50598	\$	184.70
	John Dryburgh	50599	\$	184.70
	Mark Greenstein	50600	\$	184.70
	Trudy Hobbs	50601	\$	184.70
			\$	738.80
	<u>June 10, 2021</u>			
	Donald Harding	50602	\$	184.70
	John Dryburgh	50603	\$	184.70
	Mark Greenstein	50604	\$	184.70
	Steven Goldstein	50605	\$	184.70
	Trudy Hobbs	50606	\$	184.70
			\$	923.50
			\$	440,698.96



CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/02/21	00095	5/24/21	S229965	202105 320-53800-57400							*	633.48	
		5/24/21	S229965	RPLC GEAR REDUCER GATE 5							*	584.75	
		5/27/21	S230026	202105 320-53800-57400							*	234.40	
		5/27/21	S230026	SNIP CONNECTOR/INST.ARM							*	216.36	
				SNIP CONNECTOR/INST.ARM									
				ACCESS CONTROL TECHNOLOGIES, INC.									1,668.99 005034
6/02/21	00129	5/26/21	4864	202105 320-53800-57400							*	221.00	
		5/26/21	4864	RPLC 12CEILING TILE GRDHS							*	204.00	
				BERRY CONSTRUCTION INC.									425.00 005035
6/02/21	00179	4/30/21	2	202104 320-53800-48100							*	54.60	
		4/30/21	2	BENCH INSTALL&RELOCATION							*	50.40	
				COMMUNITY ASSOCIATION AND LIFESTYLE									105.00 005036
6/02/21	00161	5/27/21	2924	202105 320-53800-47200							*	2,524.08	
		5/27/21	2924	INST.2-15W LED FLOOD LGHT							*	2,329.92	
		5/28/21	2938	202105 320-53800-46200							*	59.80	
		5/28/21	2938	HC B-FABRICATE BRACE GATE							*	55.20	
				HERITAGE SERVICE SOLUTIONS LLC									4,969.00 005037
6/02/21	00054	6/01/21	2021JUN	202106 320-53800-34500							*	6,066.66	
		6/01/21	2021JUN	SECURITY SERVICES JUN21							*	5,600.00	
				REUNION RESORT & CLUB MASTER ASSOC.									11,666.66 005038
6/02/21	00060	5/19/21	367562	202105 330-53800-46200							*	104.49	
		5/19/21	367562	7EAG-RESECURE LGHT SPA 2							*	96.46	
				SPIES POOL LLC									200.95 005039
6/08/21	00049	6/01/21	523	202106 310-51300-34000							*	3,689.58	
				MANAGEMENT FEES JUN21									

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE.....	EXPENSED TO...	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK.....#
6/01/21	523	202106	310-51300-35100	INFORMATION TECH JUN21							*	183.33	
6/01/21	523	202106	310-51300-31300	DISSEMINATION FEE JUN21							*	833.33	
6/01/21	523	202106	310-51300-51000	OFFICE SUPPLIES							*	15.99	
6/01/21	523	202106	310-51300-42000	POSTAGE							*	15.88	
6/01/21	523	202106	310-51300-42500	COPIES							*	108.00	
6/01/21	524	202106	320-53800-12000	FIELD MANAGEMENT JUN21							*	3,083.75	
6/01/21	524A	202104	320-53800-49100	HOMEDPOT-CONCRETE SLEEVE							*	9.24	
GOVERNMENTAL MANAGEMENT SERVICES													
6/08/21	00074	5/31/21	194565	202105 320-53800-47000							*	67.08	7,939.10 005040
		5/31/21	194565	AQUATIC PLANT MGMT MAY21							*	61.92	
APPLIED AQUATIC MANAGEMENT, INC.													
6/08/21	00129	5/30/21	4865	202105 320-53800-46200							*	200.20	129.00 005041
		5/30/21	4865	CP-RPR PAVR/REATTACH SHLF							*	184.80	
BERRY CONSTRUCTION INC.													
6/08/21	00134	6/03/21	3005	202105 310-51300-31100							*	300.00	385.00 005042
				ATTEND CDD MTG 05/13/21									
BOYD CIVIL ENGINEERING													
6/08/21	00161	6/07/21	2976	202104 320-53800-47200							*	1,708.20	300.00 005043
		6/07/21	2976	INST.2 FLOODLIGHTS/6 LEDS							*	1,576.80	
HERITAGE SERVICE SOLUTIONS LLC													
6/08/21	00175	6/01/21	6363	202106 320-53800-46200							*	3,744.00	3,285.00 005044
		6/01/21	6363	POOL MAINTENANCE JUN21							*	3,456.00	
		6/01/21	6363	POOL MAINTENANCE JUN21							*	1,508.00	
		6/01/21	6363	POOL MNT SEVEN EAG JUN21							*	1,392.00	
ROBERTS POOL SERVICE AND REPAIR INC													
		6/01/21	6363	POOL MNT SEVEN EAG JUN21							*		10,100.00 005045

REUE REUNION EAST TVISCARRA

REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/08/21	00060	5/25/21	367885		202105	320-53800-46200		TER-REPLMB DISCHRG/VOLUTE	*	259.45	
		5/25/21	367885		202105	300-13100-10100		TER-REPLMB DISCHRG/VOLUTE	*	239.50	
6/15/21	00095	6/08/21	S230050		202105	320-53800-57400		TEST POWER/CONFIG/REPRGRM	*	193.44	
		6/08/21	S230050		202105	300-13100-10100		TEST POWER/CONFIG/REPRGRM	*	178.56	
6/15/21	00129	6/10/21	4868		202106	320-53800-46200		CP-READJ. PLATE/LEVER/SCRW	*	96.20	
		6/10/21	4868		202106	300-13100-10100		CP-READJ. PLATE/LEVER/SCRW	*	88.80	
		6/10/21	4869		202106	320-53800-46200		TER-RPLC UMBRELLA/CHAIRS	*	616.20	
		6/10/21	4869		202106	300-13100-10100		TER-RPLC UMBRELLA/CHAIRS	*	568.80	
		6/10/21	4870		202106	320-53800-53000		RPLC ERODED ASPHALT PATCH	*	174.20	
		6/10/21	4870		202106	300-13100-10100		RPLC ERODED ASPHALT PATCH	*	160.80	
		6/10/21	4871		202106	320-53800-46200		HS-RPR DRYWALL MUD/PAINT	*	416.00	
		6/10/21	4871		202106	300-13100-10100		HS-RPR DRYWALL MUD/PAINT	*	384.00	
6/15/21	00010	6/08/21	7-396-69		202106	310-51300-42000		DELIVERY 06/01/21	*	28.86	
6/15/21	99999	6/15/21	VOID		202106	000-00000-00000		VOID CHECK	C	.00	
6/15/21	00161	6/07/21	2987		202104	320-53800-53200		SVC CALL-RMV/STORE SIGN	*	44.20	
		6/07/21	2987		202104	300-13100-10100		SVC CALL-RMV/STORE SIGN	*	40.80	
		6/10/21	3037		202104	320-53800-57400		SVC CALL-RPR ROOF/WTRLINE	*	191.64	
		6/10/21	3037		202104	300-13100-10100		SVC CALL-RPR ROOF/WTRLINE	*	176.90	

\*\*\*\*\*INVALID VENDOR NUMBER\*\*\*\*\*  
 BERRY CONSTRUCTION INC.  
 2,505.00 005048  
 28.86 005049  
 .00 005050

REUE REUNION EAST TVISCARRA

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/01/21  
REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/10/21	3041	SVC	202105	320-53800-46200							*	105.67	
6/10/21	3041	SVC	202105	300-13100-10100							*	97.55	
6/10/21	3043	SVC	202105	320-53800-46200							*	113.28	
6/10/21	3043	SVC	202105	300-13100-10100							*	104.56	
6/10/21	3044	SVC	202105	320-53800-48100							*	59.80	
6/10/21	3044	SVC	202105	300-13100-10100							*	55.20	
6/11/21	3048	SVC	202105	330-53800-46200							*	70.20	
6/11/21	3048	SVC	202105	300-13100-10100							*	64.80	
6/11/21	3049	SVC	202105	330-53800-46200							*	96.20	
6/11/21	3049	SVC	202105	300-13100-10100							*	88.80	
HERITAGE SERVICE SOLUTIONS LLC													1,309.60 005051
6/15/21	00002		5/25/21	37208274	202105	310-51300-48000					*	267.50	
NOT.WORKSHOP MTG 06/03/21													
6/15/21	00092		5/31/21	DUKE-DUK	202105	320-53800-43000					*	878.50	
			5/31/21	DUKE ENERGY #40845	34210						*	854.76	
			6/04/21	TOHO METER#62644093	APR21						*	2,192.32	
			6/04/21	SE CONTRACT CLEAN MAY21							*	2,023.68	
			6/04/21	SE CONTRACT CLEAN MAY21							*	528.72	
			6/04/21	SE CLEANING SUPPLY MAY21							*	488.05	
REUNION RESORT													6,966.03 005053
6/15/21	00030		6/01/21	REU 2254	202106	320-53800-47300					*	26,083.20	
			6/01/21	MTHLY LANDSCAPE MNT JUN21							*	24,076.80	
			6/01/21	REU 2254	202106	300-13100-10100					*	522.60	
			6/01/21	MTHLY LANDSCAPE MNT JUN21							*		
			6/01/21	SEVEN EAGLES ADD.JUN21							*		

REUE REUNION EAST TVISCARRA

REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/01/21	REU 2254	202106	300-13100-10100						*	482.40	
6/01/21	REU 2254	202106	320-53800-47300						*	5,800.08	
6/01/21	REU 2254	202106	300-13100-10100						*	5,353.92	
6/01/21	REU 2254	202106	320-53800-47300						*	7,388.16	
6/01/21	REU 2254	202106	300-13100-10100						*	6,819.84	
6/01/21	REU 2254	202106	330-53800-47300						*	585.52	
6/01/21	REU 2254	202106	300-13100-10100						*	540.48	
YELLOWSTONE LANDSCAPE											
6/22/21	00140	4/21/21	5577653	202012	310-51300-31500			TAX ADVICE-FACILITY MGMT	*	7,218.63	77,653.00 005054
GREENBERG TRAUIG P.A.											
6/22/21	00095	6/17/21	S230178	202106	320-53800-57400			RESET READER POWER/TEST	*	93.34	7,218.63 005055
6/17/21	S230178	202106	300-13100-10100					RESET READER POWER/TEST	*	86.16	
ACCESS CONTROL TECHNOLOGIES, INC.											
6/22/21	00166	6/14/21	483893ES	202105	320-53800-43200			GAS CHARGE 05/06-06/07/21	*	187.97	179.50 005056
6/14/21	483893ES	202105	300-13100-10100					GAS CHARGE 05/06-06/07/21	*	173.51	
FLORIDA NATURAL GAS											
6/22/21	00161	6/12/21	3060	202105	320-53800-48100			SVC CALL-ADJUST DOG GATE	*	44.20	361.48 005057
6/12/21	3060	202105	300-13100-10100					SVC CALL-ADJUST DOG GATE	*	40.80	
6/12/21	3065	202105	320-53800-46200					RPLC 5 BALLAST/LIFT RENT	*	1,260.06	
6/12/21	3065	202105	300-13100-10100					RPLC 5 BALLAST/LIFT RENT	*	1,163.14	
6/14/21	3070	202106	320-53800-48100					SVC CALL-RPR GATE PICKETS	*	44.20	
6/14/21	3070	202106	300-13100-10100					SVC CALL-RPR GATE PICKETS	*	40.80	
6/17/21	3076	202106	320-53800-47200					SVC CALL-RPLC LGHT/POSTS	*	476.76	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/22/21	00119	6/17/21	3076	SVC CALL-RPLC LGHT/POSTS	202106	300-13100-10100				HERITAGE SERVICE SOLUTIONS LLC	*	440.09	3,510.05 005058
6/22/21	00119	6/21/21	98358	BD MTG/FDOT/ENCORE EASE	202105	310-51300-31500				LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	1,377.58	1,377.58 005059
6/22/21	00103	6/22/21	06222021	FY21 DEBT SERV SER.2015A	202106	300-20700-10000				REUNION EAST CDD C/O USBANK	*	54,426.43	54,426.43 005060
6/22/21	00103	6/22/21	06222021	FY21 DEBT SERV SER.2015-1	202106	300-20700-10500				REUNION EAST CDD C/O USBANK	*	682.64	682.64 005061
6/22/21	00103	6/22/21	06222021	FY21 DEBT SERV SER.2015-2	202106	300-20700-10600				REUNION EAST CDD C/O USBANK	*	136.50	136.50 005062
6/22/21	00103	6/22/21	06222021	FY21 DEBT SERV SER.2015-3	202106	300-20700-10700				REUNION EAST CDD C/O USBANK	*	61.09	61.09 005063
6/22/21	00075	6/09/21	66000196	HERBICIDE/PESTICIDE/MERPH	202104	320-53800-47000				TEST AMERICA LABORATORIES, INC.	*	592.54	592.54
6/28/21	00103	6/25/21	06252021	FY21 DEBT SERV SER.2015A	202106	300-20700-10000				REUNION EAST CDD C/O USBANK	*	217,261.56	217,261.56 005065
6/28/21	00103	6/25/21	06252021	FY21 DEBT SERV SER.2015-1	202106	300-20700-10500				REUNION EAST CDD C/O USBANK	*	2,724.99	2,724.99 005066
6/28/21	00103	6/25/21	06252021	FY21 DEBT SERV SER.2015-2	202106	300-20700-10600				REUNION EAST CDD C/O USBANK	*	544.87	544.87 005067
6/28/21	00103	6/25/21	06252021	FY21 DEBT SERV SER.2015-3	202106	300-20700-10700				REUNION EAST CDD C/O USBANK	*	243.85	243.85 005068
										REUE REUNION EAST			
										TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/29/21	00095	6/22/21	S230361	202106	320-53800-57400		EMAIL TO RPLC BAD STICKER	*	136.24	
6/29/21	00095	6/22/21	S230361	202106	300-13100-10100		EMAIL TO RPLC BAD STICKER	*	125.76	
ACCESS CONTROL TECHNOLOGIES, INC.										262.00 005069
6/29/21	00129	6/20/21	4875	202106	330-53800-46200		SE-INST.4UMBRELLA STORE 2	*	546.00	
6/29/21	00129	6/20/21	4875	202106	300-13100-10100		SE-INST.4UMBRELLA STORE 2	*	504.00	
6/29/21	00129	6/20/21	4878	202106	330-53800-48100		SE-CLN/RESEAL 21 COLUMNS	*	546.00	
6/29/21	00129	6/20/21	4878	202106	300-13100-10100		SE-CLN/RESEAL 21 COLUMNS	*	504.00	
6/29/21	00129	6/20/21	4879	202106	330-53800-48100		SE-RPLC 14BULB/6CAN LGHTS	*	221.00	
6/29/21	00129	6/20/21	4879	202106	300-13100-10100		SE-RPLC 14BULB/6CAN LGHTS	*	204.00	
6/29/21	00129	6/20/21	4880	202106	330-53800-46200		SE-RMV/RESET PAVERS POOL	*	969.80	
6/29/21	00129	6/20/21	4880	202106	300-13100-10100		SE-RMV/RESET PAVERS POOL	*	895.20	
BERRY CONSTRUCTION INC.										4,390.00 005070
6/29/21	00160	6/26/21	11257	202106	320-53800-12200		FACILITIES VLDG RENT JUN	*	1,770.76	
6/29/21	00160	6/26/21	11257	202106	300-13100-10100		FACILITIES VLDG RENT JUN	*	1,634.54	
CITICOMMUNITIES LLC										3,405.30 005071
6/29/21	00144	6/22/21	43699015	202106	320-53800-57400		CLR DRAIN LINE/PAN WETVAC	*	111.59	
6/29/21	00144	6/22/21	43699015	202106	300-13100-10100		CLR DRAIN LINE/PAN WETVAC	*	103.01	
FRANK'S AIR CONDITIONING, INC.										214.60 005072
6/29/21	00176	6/23/21	23721	202106	330-53800-48200		50%DEP-SE CROSSTRAIN/BIKE	*	342.60	
6/29/21	00176	6/23/21	23721	202106	300-13100-10100		50%DEP-SE CROSSTRAIN/BIKE	*	316.25	
FITNESS SERVICES OF FLORIDA INC										658.85 005073
6/29/21	00176	6/23/21	23721A	202106	330-53800-48200		FINAL-SE CROSS TRAIN/BIKE	*	342.60	
6/29/21	00176	6/23/21	23721A	202106	300-13100-10100		FINAL-SE CROSS TRAIN/BIKE	*	316.25	
FITNESS SERVICES OF FLORIDA INC										658.85 005074

REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/29/21	00060	6/09/21	368840	202106	320-53800-46200						*	123.24	
		6/09/21	368840	202106	300-13100-10100						*	113.76	
		6/09/21	368841	202106	320-53800-46200						*	297.15	
		6/09/21	368841	202106	300-13100-10100						*	274.30	
		6/09/21	368842	202106	320-53800-46200						*	105.53	
		6/09/21	368842	202106	300-13100-10100						*	97.42	
		6/12/21	368889	202106	330-53800-46200						*	91.00	
		6/12/21	368889	202106	300-13100-10100						*	84.00	
		6/12/21	368890	202106	330-53800-46200						*	174.15	
		6/12/21	368890	202106	300-13100-10100						*	160.75	
		6/14/21	368898	202106	320-53800-46200						*	114.37	
		6/14/21	368898	202106	300-13100-10100						*	105.58	
SPIES POOL LLC													1,741.25 005075
6/29/21	00030	6/21/21	REU 2343	202104	320-53800-47400						*	416.00	
		6/21/21	REU 2343	202104	300-13100-10100						*	384.00	
		6/21/21	REU 2343	202103	320-53800-46500						*	538.20	
		6/21/21	REU 2343	202103	300-13100-10100						*	496.80	
		6/21/21	REU 2343	202104	320-53800-46500						*	626.60	
		6/21/21	REU 2343	202104	300-13100-10100						*	578.40	
		6/21/21	REU 2343	202105	320-53800-46500						*	547.30	
		6/21/21	REU 2343	202105	300-13100-10100						*	505.20	
YELLOWSTONE LANDSCAPE													4,092.50 005076

TOTAL FOR BANK A 436,066.66

REUE REUNION EAST TWISCARRA



CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
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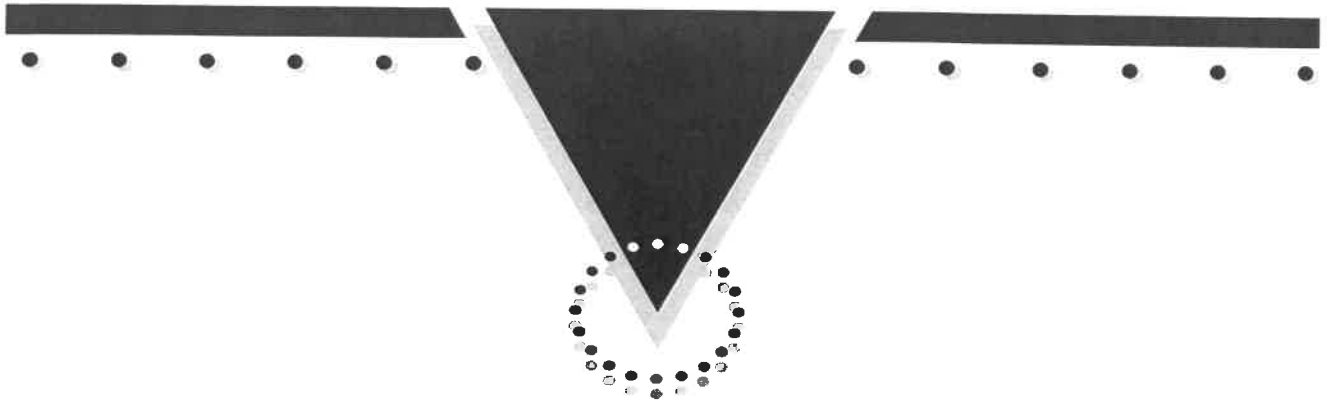
TOTAL FOR REGISTER 436,066.66

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/22/21	00013	6/12/21	3062	SVC CALL-RMV DRAIN/CONC	202105	320	53800	53000			*	75.40	
6/22/21		6/12/21	3062	SVC CALL-RMV DRAIN/CONC	202105	300	13100	10100			*	69.60	
HERITAGE SERVICE SOLUTIONS LLC													
6/29/21	00001	6/20/21	4877	GRIND 113 SECTION SIDEWLK	202106	320	53800	53000			*	1,469.00	145.00 000144
6/20/21		6/20/21	4877	GRIND 113 SECTION SIDEWLK	202106	300	13100	10100			*	1,356.00	
BERRY CONSTRUCTION INC.													
TOTAL FOR BANK C												2,970.00	
TOTAL FOR REGISTER												2,970.00	

REUE REUNION EAST TVISCARRA

## SECTION 3



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

**Unaudited Financial Reporting**

**May 31, 2021**



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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**May 31, 2021**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
<b>ASSETS:</b>					
CASH	\$815,036	\$512,349	---	---	\$1,327,385
CUSTODY ACCOUNT	\$463,276	---	---	---	\$463,276
STATE BOARD OF ADMINISTRATION	\$1,000,578	\$3,071,162	---	---	\$4,071,740
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$226,932	\$23,989	---	---	\$250,921
DUE FROM OTHER	\$11,349	---	---	---	\$11,349
INVESTMENTS	---	---	---	---	---
SERIES 2002A-2	---	---	---	---	---
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,938	---	\$100,938
SERIES 2005	---	---	---	---	---
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,433	---	\$198,433
Construction	---	---	---	---	---
SERIES 2015A	---	---	---	\$10	\$10
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$659,699	---	\$659,699
SERIES 2015-1	---	---	---	---	---
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$155,666	---	\$155,666
SERIES 2015-2	---	---	---	---	---
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$67,941	---	\$67,941
SERIES 2015-3	---	---	---	---	---
Revenue	---	---	\$15,260	---	\$15,260
<b>TOTAL ASSETS</b>	<b>\$2,517,171</b>	<b>\$3,607,499</b>	<b>\$2,097,232</b>	<b>\$10</b>	<b>\$8,221,912</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$33,497	\$145	---	---	\$33,642
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$49,965	---	---	---	\$49,965
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,214,132	---	\$3,214,132
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$3,530,000	---	\$3,530,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,421,010	---	\$2,421,010
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,035,000	---	\$3,035,000
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,607,354	---	---	\$3,850,106
UNASSIGNED	\$2,184,636	---	---	---	\$2,184,636
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	---	---	---
RESTRICTED FOR DEBT SERVICE 2005	---	---	---	---	---
RESTRICTED FOR DEBT SERVICE 2015A	---	---	---	---	---
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	---	---	---
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	---	---	---
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	---	---	---
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	---	---
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$2,517,171</b>	<b>\$3,607,499</b>	<b>\$2,097,232</b>	<b>\$10</b>	<b>\$8,221,912</b>

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

**GENERAL FUND**  
Statement of Revenues & Expenditures  
For The Period Ending May 31, 2021

<u>REVENUES:</u>	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
Special Assessments - Tax Roll	\$1,409,207	\$1,409,207	\$1,288,172	(\$121,035)
Special Assessments - Direct	\$609,465	\$609,465	\$514,361	(\$95,104)
Interest	\$750	\$500	\$594	\$94
Miscellaneous Income	\$0	\$0	\$500	\$500
<b>TOTAL REVENUES</b>	<b>\$2,019,422</b>	<b>\$2,019,172</b>	<b>\$1,803,626</b>	<b>(\$215,546)</b>

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$8,000	\$8,000	\$0
FICA	\$918	\$612	\$612	\$0
Engineering	\$15,000	\$10,000	\$6,348	\$3,452
Attorney	\$35,000	\$23,333	\$32,325	(\$8,992)
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$600	\$600	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$6,667	\$6,767	(\$100)
Property Appraiser Fee	\$1,000	\$1,000	\$468	\$532
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,600	\$5,600	\$5,600	\$0
District Management Fees	\$44,275	\$29,517	\$29,517	\$0
Information Technology	\$2,200	\$1,467	\$1,467	\$0
Telephone	\$300	\$200	\$7	\$193
Postage	\$1,500	\$1,000	\$635	\$365
Printing & Binding	\$1,500	\$1,000	\$814	\$186
Insurance	\$15,200	\$15,200	\$14,479	\$721
Legal Advertising	\$2,500	\$1,667	\$7,472	(\$5,805)
Other Current Charges	\$600	\$400	\$0	\$400
Office Supplies	\$500	\$333	\$128	\$205
Travel Per Diem	\$500	\$333	\$0	\$333
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$175,268</b>	<b>\$112,503</b>	<b>\$120,657</b>	<b>(\$8,153)</b>

MAINTENANCE-SHARED EXPENSES:

Field Management	\$37,005	\$24,670	\$24,670	\$0
Management Services Agreement	\$21,125	\$14,083	\$0	\$14,083
Facility Lease Agreement	\$21,249	\$14,166	\$14,166	(\$0)
Telephone	\$4,836	\$3,224	\$2,894	\$330
Electric	\$317,200	\$211,467	\$190,900	\$20,566
Water & Sewer	\$41,600	\$27,733	\$16,588	\$11,146
Gas	\$40,040	\$26,693	\$17,032	\$9,662
Pool & Fountain Maintenance	\$117,000	\$78,000	\$60,036	\$17,964
Environmental	\$5,200	\$3,467	\$2,863	\$603
Property Insurance	\$25,740	\$25,740	\$26,828	(\$1,088)
Irrigation Repairs	\$7,800	\$5,200	\$2,772	\$2,428
Landscape Contract	\$403,671	\$269,114	\$302,064	(\$32,950)
Landscape Contingency	\$26,000	\$17,333	\$998	\$16,335
Gate and Gatehouse Expenses	\$16,640	\$11,093	\$15,037	(\$3,943)
Roadways/Sidewalks	\$26,000	\$17,333	\$1,173	\$16,161
Lighting	\$5,200	\$3,467	\$10,954	(\$7,488)
MSA Building Repairs	\$13,000	\$8,667	\$0	\$8,667
Pressure Washing	\$18,200	\$12,133	\$15,798	(\$3,664)
Maintenance (Inspections)	\$910	\$606	\$0	\$606
Repairs & Maintenance	\$10,400	\$6,933	\$1,175	\$5,758
Pest Control	\$377	\$251	\$0	\$251
Signage	\$13,000	\$8,667	\$4,886	\$3,781
Security	\$72,800	\$48,533	\$48,533	\$0
Parking Violation Tags	\$260	\$173	\$47	\$127

SEVEN EAGLES:

Electric	\$0	\$0	\$2,323	(\$2,323)
Water & Sewer	\$0	\$0	\$895	(\$895)
Contract Cleaning	\$0	\$0	\$14,906	(\$14,906)
Landscape Contract	\$0	\$0	\$3,136	(\$3,136)
Landscape Contingency	\$0	\$0	\$3,251	(\$3,251)
Pool Maintenance	\$0	\$0	\$20,605	(\$20,605)
Lighting	\$0	\$0	\$675	(\$675)
Fitness Center Repairs & Maintenance	\$0	\$0	\$366	(\$366)
Repairs & Maintenance	\$0	\$0	\$1,765	(\$1,765)

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$100,000	\$66,667	\$0	\$66,667
Contingency	\$0	\$0	\$117	(\$117)
Transfer Out	\$498,902	\$498,902	\$498,902	\$0

<b>TOTAL MAINTENANCE</b>	<b>\$1,844,155</b>	<b>\$1,404,317</b>	<b>\$1,306,354</b>	<b>\$97,963</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,019,422</b>	<b>\$1,516,820</b>	<b>\$1,427,010</b>	<b>\$89,810</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$376,616</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$2,050,772</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$2,427,388</b>	

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

Statement of Revenues & Expenditures  
For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Transfer In	\$498,902	\$498,902	\$498,902	\$0
Interest	\$25,000	\$16,667	\$3,563	(\$13,103)
<b>TOTAL REVENUES</b>	<b>\$523,902</b>	<b>\$515,569</b>	<b>\$502,465</b>	<b>(\$13,103)</b>
<b><u>EXPENDITURES:</u></b>				
Contingency	\$0	\$0	\$5	(\$5)
Building Improvements	\$109,200	\$72,800	\$0	\$72,800
Fountain Improvements	\$13,000	\$8,667	\$0	\$8,667
Gate/Gatehouse Improvements	\$52,000	\$34,667	\$4,330	\$30,336
Landscape Improvements	\$104,000	\$69,333	\$4,189	\$65,145
Lighting Improvements	\$4,160	\$2,773	\$0	\$2,773
Monument Improvements	\$13,000	\$8,667	\$0	\$8,667
Pool Furniture	\$13,000	\$8,667	\$12,126	(\$3,460)
Pool Repair & Replacements	\$44,200	\$29,467	\$8,088	\$21,379
Roadways/Sidewalks Improvement	\$13,000	\$8,667	\$26,787	(\$18,121)
Signage	\$52,000	\$34,667	\$60,318	(\$25,651)
Capital Outlay	\$26,000	\$17,333	\$70,042	(\$52,708)
<b><u>SEVEN EAGLES:</u></b>				
Gate/Gatehouse Improvements	\$0	\$0	\$1,196	(\$1,196)
Landscape Improvements	\$0	\$0	\$3,305	(\$3,305)
Pool Furniture	\$0	\$0	\$8,009	(\$8,009)
<b>TOTAL EXPENDITURES</b>	<b>\$443,560</b>	<b>\$295,707</b>	<b>\$198,394</b>	<b>\$97,312</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$80,342</b>		<b>\$304,071</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$3,282,749</b>		<b>\$3,303,283</b>	
<b>FUND BALANCE - Ending</b>	<b>\$3,363,091</b>		<b>\$3,607,354</b>	



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

**Debt Service 2002A-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$7	\$7
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7</b>	<b>\$7</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$7</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$6,643,198)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$6,643,191)</b>	

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

**Debt Service 2005**  
Statement of Revenues & Expenditures  
For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$13	\$13
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13</b>	<b>\$13</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,771)</b>	<b>(\$3,771)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$3,758)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$5,253,814)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$5,257,572)</b>	

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

**Debt Service 2015A**

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$2,568,595	\$2,568,595	\$2,331,635	(\$236,960)
Interest	\$500	\$333	\$72	(\$261)
<b>TOTAL REVENUES</b>	<b>\$2,569,095</b>	<b>\$2,568,928</b>	<b>\$2,331,707</b>	<b>(\$237,221)</b>
<b>EXPENDITURES:</b>				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$614,625	\$614,625	\$614,625	\$0
Principal Expense 05/01	\$1,375,000	\$1,375,000	\$1,375,000	\$0
Interest Expense 05/01	\$614,625	\$614,625	\$614,500	\$125
<b>TOTAL EXPENDITURES</b>	<b>\$2,604,250</b>	<b>\$2,604,250</b>	<b>\$2,609,125</b>	<b>(\$4,875)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$35,155)</b>		<b>(\$277,418)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$923,909</b>		<b>\$1,117,117</b>	
<b>FUND BALANCE - Ending</b>	<b>\$888,754</b>		<b>\$839,699</b>	

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

**Debt Service 2015-1**  
Statement of Revenues & Expenditures  
For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$31,584	\$31,584	\$29,244	(\$2,340)
Special Assessments - Direct Billed	\$197,181	\$197,181	\$149,295	(\$47,886)
Interest	\$100	\$67	\$23	(\$44)
<b>TOTAL REVENUES</b>	<b>\$228,865</b>	<b>\$228,832</b>	<b>\$178,562</b>	<b>(\$50,270)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$64,185	\$64,185	\$64,185	\$0
Principal Expense 05/01	\$100,000	\$100,000	\$100,000	\$0
Interest Expense 05/01	\$64,185	\$64,185	\$64,185	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$228,370</b>	<b>\$228,370</b>	<b>\$228,370</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$495</b>		<b>(\$49,808)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$205,248</b>		<b>\$550,749</b>	
<b>FUND BALANCE - Ending</b>	<b>\$205,743</b>		<b>\$500,941</b>	

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

**Debt Service 2015-2**  
**Statement of Revenues & Expenditures**  
For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$10,291	\$10,291	\$5,848	(\$4,444)
Special Assessments - Direct Billed	\$583,234	\$583,234	\$437,426	(\$145,809)
Interest	\$250	\$167	\$24	(\$143)
<b>TOTAL REVENUES</b>	<b>\$593,775</b>	<b>\$593,692</b>	<b>\$443,297</b>	<b>(\$150,395)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$192,720	\$192,720	\$192,720	\$0
Principal Expense 05/01	\$215,000	\$215,000	\$215,000	\$0
Interest Expense 05/01	\$192,720	\$192,720	\$192,720	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$600,440</b>	<b>\$600,440</b>	<b>\$600,440</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,665)</b>		<b>(\$157,143)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$228,728</b>		<b>\$599,097</b>	
<b>FUND BALANCE - Ending</b>	<b>\$222,063</b>		<b>\$441,953</b>	

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

**Debt Service 2015-3**  
**Statement of Revenues & Expenditures**  
For The Period Ending May 31, 2021

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$2,878	\$2,878	\$2,617	(\$261)
Special Assessments - Direct Billed	\$326,618	\$326,618	\$248,160	(\$78,458)
Interest	\$100	\$67	\$4	(\$63)
<b>TOTAL REVENUES</b>	<b>\$329,596</b>	<b>\$329,563</b>	<b>\$250,781</b>	<b>(\$78,782)</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$96,030	\$96,030	\$96,030	\$0
Principal Expense 05/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$96,030	\$96,030	\$96,030	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$337,060</b>	<b>\$337,060</b>	<b>\$337,060</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$7,464)</b>		<b>(\$86,279)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$105,366</b>		<b>\$101,540</b>	
<b>FUND BALANCE - Ending</b>	<b>\$97,902</b>		<b>\$15,260</b>	

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

**Capital Projects 2005**  
**Statement of Revenues & Expenditures**  
**For The Period Ending May 31, 2021**

	ADOPTED BUDGET	PRORATED THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$10</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10</b>	

# Reunion East CDD

## Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Roll	\$0	\$185,519	\$773,715	\$88,427	\$53,731	\$35,997	\$104,115	\$46,668	\$0	\$0	\$0	\$0	\$1,288,172
Special Assessments - Direct	\$0	\$0	\$113,330	\$190,210	\$0	\$95,432	\$58,724	\$56,665	\$0	\$0	\$0	\$0	\$514,361
Interest	\$2	\$2	\$12	\$148	\$117	\$115	\$102	\$96	\$0	\$0	\$0	\$0	\$594
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
<b>Total Revenues</b>	<b>\$2</b>	<b>\$185,521</b>	<b>\$887,056</b>	<b>\$278,785</b>	<b>\$53,848</b>	<b>\$131,543</b>	<b>\$163,441</b>	<b>\$103,429</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,803,626</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$8,000
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$612
Engineering	\$3,300	\$975	\$300	\$698	\$675	\$300	\$0	\$300	\$0	\$0	\$0	\$0	\$6,548
Attorney	\$3,091	\$4,275	\$10,111	\$2,541	\$4,596	\$2,419	\$3,916	\$1,378	\$0	\$0	\$0	\$0	\$32,325
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$833	\$833	\$933	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$6,767
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$468
Property Taxes	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Annual Audit	\$0	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$29,517
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$1,467
Telephone	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$343	\$19	\$14	\$25	\$123	\$65	\$25	\$22	\$0	\$0	\$0	\$0	\$635
Printing & Binding	\$117	\$43	\$188	\$138	\$102	\$67	\$102	\$58	\$0	\$0	\$0	\$0	\$814
Insurance	\$14,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,479
Legal Advertising	\$0	\$193	\$7,012	\$0	\$0	\$0	\$0	\$268	\$0	\$0	\$0	\$0	\$7,472
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$128
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	<b>\$32,303</b>	<b>\$16,947</b>	<b>\$23,430</b>	<b>\$9,201</b>	<b>\$11,863</b>	<b>\$8,649</b>	<b>\$10,441</b>	<b>\$7,824</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$120,657</b>



**Reunion East CDD  
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance</b>													
Field Management	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$0	\$0	\$0	\$0	\$24,670
Facility Lease Agreement	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$0	\$0	\$0	\$0	\$14,166
Telephone	\$333	\$333	\$487	\$159	\$280	\$277	\$425	\$600	\$0	\$0	\$0	\$0	\$2,894
Electric	\$24,381	\$22,582	\$23,474	\$23,631	\$23,491	\$22,997	\$23,117	\$25,227	\$0	\$0	\$0	\$0	\$190,900
Water & Sewer	\$1,627	\$1,735	\$1,868	\$1,805	\$2,043	\$2,533	\$2,778	\$2,199	\$0	\$0	\$0	\$0	\$16,588
Gas	\$244	\$663	\$1,347	\$2,615	\$3,751	\$3,904	\$2,182	\$2,325	\$0	\$0	\$0	\$0	\$17,032
Pool & Fountain Maintenance	\$9,148	\$7,449	\$8,129	\$6,011	\$5,541	\$9,883	\$6,171	\$7,704	\$0	\$0	\$0	\$0	\$60,036
Environmental	\$136	\$728	\$136	\$136	\$728	\$136	\$728	\$136	\$0	\$0	\$0	\$0	\$2,863
Property Insurance	\$26,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,828
Irrigation	\$1,032	\$0	\$0	\$608	\$805	\$59	\$189	\$79	\$0	\$0	\$0	\$0	\$2,772
Landscape Contract	\$31,266	\$59,139	\$31,883	\$33,953	\$33,953	\$39,753	\$38,166	\$33,953	\$0	\$0	\$0	\$0	\$302,064
Landscape Contingency	\$374	\$624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$998
Gatehouse and Gatehouse Expenses	\$1,411	\$1,664	\$1,263	\$556	\$963	\$3,314	\$2,930	\$2,935	\$0	\$0	\$0	\$0	\$15,037
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$647	\$0	\$31	\$494	\$0	\$0	\$0	\$0	\$1,173
Lighting	\$3,359	\$0	\$0	\$0	\$0	\$0	\$5,071	\$2,524	\$0	\$0	\$0	\$0	\$10,954
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,849	\$3,913	\$4,056	\$2,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,798
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$81	\$0	\$678	\$258	\$0	\$55	\$104	\$0	\$0	\$0	\$0	\$1,175
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,287	\$0	\$83	\$867	\$0	\$1,554	\$668	\$426	\$0	\$0	\$0	\$0	\$4,886
Security	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$0	\$0	\$0	\$0	\$48,533
Parking Violation Tags	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
<b>Seven Eagles</b>													
Electric	\$0	\$0	\$0	\$0	\$973	\$955	\$0	\$395	\$0	\$0	\$0	\$0	\$2,323
Water & Sewer	\$0	\$0	\$0	\$0	\$340	\$529	\$25	\$0	\$0	\$0	\$0	\$0	\$895
Contract Cleaning	\$0	\$0	\$2,446	\$2,459	\$2,268	\$2,506	\$2,506	\$2,721	\$0	\$0	\$0	\$0	\$14,906
Landscape Contract	\$0	\$0	\$523	\$523	\$523	\$523	\$523	\$523	\$0	\$0	\$0	\$0	\$3,136
Landscape Contingency	\$0	\$0	\$0	\$0	\$3,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,251
Pool Maintenance	\$0	\$91	\$4,148	\$2,244	\$3,385	\$4,704	\$3,678	\$2,156	\$0	\$0	\$0	\$0	\$20,605
Lighting	\$0	\$275	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$130	\$0	\$236	\$0	\$0	\$0	\$0	\$366
Repairs & Maintenance	\$0	\$0	\$1,490	\$0	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,765
<b>Maintenance-Direct</b>													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$498,902	\$0	\$107	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$17
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498,902
<b>Total Expenditures</b>	\$117,198	\$111,199	\$591,603	\$90,145	\$94,704	\$104,676	\$101,173	\$95,657	\$0	\$0	\$0	\$0	\$1,306,354
<b>Excess Revenues (Expenditures)</b>	\$149,501	\$128,145	\$615,033	\$99,346	\$106,566	\$113,325	\$111,613	\$103,481	\$0	\$0	\$0	\$0	\$1,427,010
	(\$149,499)	\$57,376	\$277,023	\$179,440	(\$52,719)	\$18,219	\$51,827	(\$52)	\$0	\$0	\$0	\$0	\$376,616

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**LONG TERM DEBT REPORT**

<b>SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
INTEREST RATES:	4.000%, 5.000%, 5.000%
MATURITY DATE:	5/1/2033
RESERVE FUND REQUIREMENT	\$175,000
RESERVE FUND BALANCE	\$175,000
BONDS OUTSTANDING - 09/30/20	\$24,585,000
LESS: SPECIAL CALL 11/1/20	(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21	(\$1,375,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$23,205,000</b>

<b>SERIES 2015-1, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
INTEREST RATES:	6.600%
MATURITY DATE:	5/1/2033
RESERVE FUND REQUIREMENT	\$345,275
RESERVE FUND BALANCE	\$345,275
BONDS OUTSTANDING - 9/30/20	\$1,945,000
LESS: PRINCIPAL PAYMENT 05/1/21	(\$100,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$1,845,000</b>

<b>SERIES 2015-2, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
INTEREST RATES:	6.600%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$374,013
RESERVE FUND BALANCE	\$374,013
BONDS OUTSTANDING - 9/30/20	\$5,840,000
LESS: PRINCIPAL PAYMENT 05/1/21	(\$215,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$5,625,000</b>

<b>SERIES 2015-3, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
INTEREST RATES:	6.600%
MATURITY DATE:	5/1/2033
RESERVE FUND REQUIREMENT	\$75,000
RESERVE FUND BALANCE	\$0
BONDS OUTSTANDING - 9/30/20	\$2,910,000
LESS: PRINCIPAL PAYMENT 05/1/21	(\$145,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,765,000</b>



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
1/6/21	11/1/20	WIRE	\$ 313,495.00	\$ 313,495.00	\$ 58,852.50	\$ 95,772.50	\$ 109,684.50	\$ 49,185.50
4/9/21	2/1/21	WIRE	\$ 156,747.00	\$ 156,747.00	\$ 29,425.75	\$ 47,886.25	\$ 54,842.25	\$ 24,592.75
	5/1/21		\$ 156,747.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 626,989.00	\$ 470,242.00	\$ 88,278.25	\$ 143,658.75	\$ 164,526.75	\$ 73,778.25

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
1/6/21	11/1/20	WIRE	\$ 407,939.00	\$ 407,939.00	\$ 109,752.50	\$ 181,932.50	\$ 116,254.00
3/1/2021 & 4/9/21	2/1/21	8539/WIRE	\$ 203,969.00	\$ 203,969.68	\$ 54,876.00	\$ 90,966.25	\$ 58,127.43
	5/1/21		\$ 203,969.00	\$ -	\$ -	\$ -	\$ -
			\$ 815,877.00	\$ 611,908.68	\$ 164,628.50	\$ 272,898.75	\$ 174,381.43

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
3/15/21	11/1/20	132443	\$ 4,012.00	\$ 4,012.00	\$ 1,194.00	\$ 2,818.00
3/15/21	2/1/21	132443	\$ 2,005.00	\$ 2,005.00	\$ 596.00	\$ 1,409.00
3/15/21	5/1/21	132443	\$ 2,005.00	\$ 2,005.00	\$ 596.00	\$ 1,409.00
			\$ 8,022.00	\$ 8,022.00	\$ 2,386.00	\$ 5,636.00

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/6/21	11/1/20	WIRE	\$ 21,605.00	\$ 21,605.00	\$ 21,605.00
4/9/21	2/1/21	WIRE	\$ 10,803.00	\$ 10,803.00	\$ 10,803.00
	5/1/21		\$ 10,803.00	\$ -	\$ -
			\$ 43,211.00	\$ 32,408.00	\$ 32,408.00

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/14/20	11/1/20	1001350933	\$ 113,330.00	\$ 113,330.00	\$ 113,330.00
3/15/21	2/1/21	1001359898	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
5/24/21	5/1/21	1001367811	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			\$ 226,660.00	\$ 226,660.00	\$ 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	\$ 514,360.75	\$ 149,294.75	\$ 437,425.50	\$ 248,159.68
VARIANCE	\$ (95,104.25)	\$ (47,886.25)	\$ (145,808.50)	\$ (82,719.32)

## SECTION 4

District  
Reunion East[illegible]

# SECTION D

# SECTION 1



*This item will be provided under  
separate cover*