

*Reunion East Community
Development District*

Agenda

August 12, 2021

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 5, 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, August 12, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the July 8, 2021 Meeting
4. Public Hearings
 - A. Assessment Hearing
 - i. Consideration of Amended Engineer's Report
 - ii. Consideration of Amended Master Assessment Methodology
 - iii. Public Comment and Testimony
 - iv. Consideration of Resolution 2021-16 Declaration of Assessments for the Series 2021 Bonds
 - B. Budget Hearing
 - i. Consideration of Resolution 2021-17 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Reunion Village Directional Signage
6. Consideration of Revised Special Events Policy
7. Consideration of First Amendment to Interlocal Agreement for Maintenance of Road Rights-of-Way
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Approval of Fiscal Year 2022 Meeting Schedule
 - D. Security Report

- i. 63 Parking Violations and 1 Vehicle Tow
- 9. Other Business
- 10. Supervisor's Requests
- 11. Next Meeting Date
- 12. Adjournment

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

The third order of business is the approval of the minutes of the July 8, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearings. Section A is the is the Assessment Hearing. Sub-Section 1 is the consideration of the amended Engineer's Report and Sub-Section 2 is the consideration of the Amended Master Assessment Methodology Report. Copies of both reports are enclosed for your review. Sub-Section 3 is the public comment and testimony. Sub-Section 4 is the consideration of Resolution 2021-16 declaration of assessments for the Series 2021 Bonds. A copy of the Resolution is enclosed for your review. Section B is the budget hearing. Sub-Section 1 is the consideration of Resolution 2021-17 adopting the Fiscal Year 2022 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Sub-Section 2 is the consideration of Resolution 2021-18 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and a copy of the assessment roll will be available at the meeting for reference.

The fifth order of business is the consideration of Reunion Village directional signage. A copy of the signage diagram is enclosed for your review.

The sixth order of business is the consideration of the revised Special Events Policy. A copy of the proposed policy is enclosed for your review.

The seventh order of business is the consideration of the first amendment to the interlocal agreement for maintenance of road rights-of-way. The form of amendment is enclosed for your review.

The eighth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for 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. Sub-Section 5 is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review. Section D is the Security Report and the violation detail was previously provided via e-mail. There were 63 parking violations and 1 vehicle tow.

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, July 8, 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
Jan Carpenter <i>(by phone)</i>	District Counsel
Ashton Bligh <i>(by phone)</i>	Bond Counsel
Xabier Guerricagoitia	Boyd Civil Engineering
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Mike Smith	Yellowstone Landscape
Zac Johnson <i>(by phone)</i>	Encore Development
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:05 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. Is there anyone in the audience who would like to make a statement to the Board?

**Due to audio issues, a resident's comment about landscaping on HOA property could not be transcribed.*

Ms. Adams: Just for clarification, this is a CDD meeting. The CDD does have landscaping in CDD common areas. This is not a question-and-answer session with the Board, but our Field

Operations Manager is here, and he can follow up with you after the meeting, regarding if the trees you are inquiring about, are on CDD property or private property. He will be able to point you in the right direction.

Mr. Dryburgh: Have you reached out to your HOA?

Resident (Not Identified): Yes.

Ms. Adams: If you leave before the meeting is over, make sure we have your telephone number to follow up. Would anyone else like to make a statement to the Board of Supervisors? Board Members, we have some public callers on the line. Are there any callers who would like to make a statement to the Board of Supervisors?

A Resident: Has the Board had any discussions over the proposed road between 429 and the Poinciana Expressway?

Mr. Harding: I don't know if they have made any final decisions.

Ms. Adams: It's not a CDD matter.

Mr. Harding: I think they are still studying it.

Mr. Greenstein: They started the PD&E study last month and it is probably going to take 18 to 24 months minimum to do that study. We have yet to get to a stage on that project where there is any impact on the CDD that we would be discussing.

Mr. Harding: There are public hearings, but Board Members can only attend as citizens. We are not paying for it or getting involved in it.

Ms. Carpenter: There is a public meeting coming up. The Chairman is correct. It will be 2023 before they complete their study and then they will have some projections. That is the only time when the CDD would know if there are any impacts. If so, we could retain a Condemnation Lawyer or see if anyone else is impacted. So it will be at least another year or two before we even know.

Mr. Harding: They are also studying Old Lake Wilson Road.

Ms. Adams: Are there any other public comments? Hearing none, Board Members, distributed today is a revised agenda. You will notice that several items were added to the agenda. These items were provided under separate cover. You also have handouts for today's meeting. You just heard from Ms. Jan Carpenter who is on the phone. I just wanted to acknowledge that for the record. Ms. Kristen Trucco is also present. We also have Ms. Ashton Bligh from Greenberg, Traurig. When we get to some of the resolutions, she will be presenting those.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 10, 2021 Meeting and the April 8, 2021 Meeting

Ms. Adams: Are there any comments or corrections to the meeting minutes? If not, we need a motion to approve.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the Minutes of the April 8, 2021 and June 10, 2021 Meetings were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Re-Purposing Former Game Room at Seven Eagles Center

Ms. Adams: Mr. Chairman, would you like to defer this item until later in the agenda?

Mr. Greenstein: Yes.

Ms. Adams: That way we can take care of some financing matters and staff members, who may need to do so, can leave. Ashton, we are going to reorganize the agenda and move onto financing matters. Then we will go back to our agenda.

FIFTH ORDER OF BUSINESS

Discussion of Proposed Villatel Development

This item was tabled until later in the meeting.

SIXTH ORDER OF BUSINESS

Financing Matters

Ms. Adams: There are several items related to the Series 2021 Financing. If Board Members recall, changes to the Engineer's Report and the Master Assessment Methodology were presented to the Board on numerous occasions. Those changes required re-presenting to the Board and some re-noticing. Some of the resolutions have been updated and are scheduled for presentation and confirmation with the Board today.

A. Consideration of Amended Engineer's Report

Ms. Adams: The first item under financing matters is consideration of the amended Engineer's Report. This is something that Mr. Steve Boyd has worked on. The Engineer's Report was presented to the Board in the past. With us today is Mr. Xabier Guerricagoitia of Boyd Civil Engineering who is serving for Steve who is not here. Did you want to walk the Board through the Engineer's Report?

Mr. Guerricagoitia: Yes. As Tricia mentioned, we prepared a Supplemental Engineer's Report for Reunion Village and Spectrum at Reunion. Reunion Village consists of 250 single-family lots. Spectrum at Reunion consists of 296 condominium units. On Page 3, in Table 1, the Land Use Summary has been updated to include these parcels. They are marked by asterisks and included in the 2021 project. Further along in the report, if you look at the exhibits, starting with Exhibit A-1, behind Page 8, on the map we highlighted where Spectrum Phases 1 and 2 and Reunion Village Phases 3 through 5 are located. There is an aerial map in Exhibit A-2. Behind that are legal descriptions in Exhibits A-3 and A-4. Exhibit B is the site plan for Reunion Village and Exhibit C is the site plan for Spectrum at Reunion. If you have any questions, I would be happy to answer them at this time.

Ms. Adams: The Engineer's Report is an attachment in several of the resolutions and documents related to the bond financing. Kristen, does the Board need to take action to approve the amended report?

Ms. Trucco: Yes.

Ms. Adams: Are there any comments or questions for the District Engineer? If not, we would be looking for a motion to approve the Amended Engineer's Report.

Mr. Greenstein MOVED to approve the Amended Engineer's Report and Mr. Harding seconded the motion.

Ms. Adams: Is there any further discussion? Are there any comments from District Counsel? Hearing none,

On VOICE VOTE with all in favor the Amended Engineer's Report was approved.

B. Consideration of Amended Master Assessment Methodology

Ms. Adams: The Amended Master Assessment Methodology was included in your agenda package. It was dated July 8, 2021 and encompasses the acreage that the District Engineer just walked through. Page 9, Table 1 shows that Reunion Village has 250 single-family lots and 296 multi-family condominium units at Spectrum at Reunion, for a total of 546 units. It also assigns an Equivalent Residential Unit (ERU). The single-family homes are 2 ERUs and the multi-family homes are 1 ½ ERUs, for a total of 944 ERUs. Moving to the next table, this ties back to the Engineer's Report and the qualified infrastructure expenses. Table 4 shows a breakdown with the

ERUs and the improvement cost per unit. Again, this is your Master Assessment Methodology. When the bond is issued, that will tie into a Supplemental Assessment Methodology that ties into the actual terms of the bond.

Mr. Dryburgh: Is there only one gatehouse?

Ms. Adams: Yes. For the Development Plan, this includes one gatehouse at the Reunion Village area. On Page 14, Table 6 starts to go into the par debt per unit also the net debt service payments per unit. Again your Master Assessment Methodology is in place but you will also have your Supplemental Assessment Methodology based on the actual terms of the bonds. Your Property Tax Roll is attached to it and includes all of the area to be assessed. The Board has seen this information before. This now includes the additional property areas that were identified in the Engineer's Report. Are there any questions regarding the Master Assessment Methodology that's been amended?

Mr. Greenstein: The only thing that I'm going to point out is you can see starting on the bottom of Page 16 and continuing on Page 17, the entities that own the various parcels for Spectrum. I'll just leave it at that.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Amended Master Assessment Methodology was approved.

C. Consideration of Resolution 2021-12 Declaring Special Assessments

Ms. Adams: This was prepared by Kristen and Jan. Jan, would you like to present Resolution 2021-12?

Ms. Carpenter: Yes. I will just introduce it to let the Board know that the reason we are coming back with a revised report. This new hearing and declaration of assessments is due to the fact that when we did the last hearing, which did the same thing, you levied assessments on the Spectrum at Reunion and Reunion Village parcels. The Property Appraiser legal descriptions were not quite in sync due to construction. So to make sure that all of various lots were included, we are redoing the assessment process. Basically, this is the same process we did last year, incorporating all of the lots that were put in the Methodology Report and the Engineer's Report follows that. So this is kind of a redo of what you did before to clarify and make sure that none of the lots were missing due to the moving pieces in the development process.

Mr. Greenstein: Thanks, Jan.

Ms. Carpenter: I will now turn it over to Kristen to give the 30 second review of the declaration and public hearing resolutions.

Ms. Trucco: Resolution 2021-12 declares assessments on the property we completed for the 2021 project. The amounts specified are identical to the one you approved last year, except it includes the First Supplemental Engineer's Report that Xabier presented and the amended Assessment Methodology. We are looking for a resolution to adopt Resolution 2021-12.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2021-12 Declaring Special Assessments on Property Within the District; Indicating the Location, Nature and Estimated Cost of those Improvements whose Cost is to be Defrayed by the Special Assessments; Providing the Estimated Cost of the Improvements to be Partially Defrayed by the Special Assessments; Providing the Manner in which such Special Assessments Shall be Made; Providing when such Special Assessments Shall be Made; Designating Lands Upon which the Special Assessments shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution and Providing for an Effective Date was adopted.

D. Consideration of Resolution 2021-13 Setting a Public Hearing for Special Assessments

Ms. Adams: Resolution 2021-13 sets your public hearing for your August meeting date. Kristen, did you want to present this?

Ms. Trucco: Sure. Again, this is just a repeat of what we had done a year ago in order to levy assessments. Therefore, for these bonds with their revised legal description, we are required to hold another public hearing or any affected property owners have an opportunity to come and be heard if they have an objection to the levy of assessments in accordance with the revised Special Methodology Report and the revised Engineer's Report. So, we just need a motion to approve this.

Ms. Hobbs MOVED to adopt Resolution 2021-13 Setting a Public Hearing to be Held on August 12, 2021 at 1:00 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 and Mr. Goldstein seconded the motion.

Ms. Adams: Is there any further discussion?

Mr. Harding: What is the date of the public hearing?

Ms. Adams: The second Thursday in August, which is August 12th. It will be at your regular meeting time, which is 1:00 p.m. Is there any further discussion regarding Resolution 2021-13 setting the public hearing for your August meeting date? Hearing none,

On VOICE VOTE with all in favor Resolution 2021-13 Setting a Public Hearing to be Held on August 12, 2021 at 1:00 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 was adopted.

E. Consideration of Resolution 2021-15 Amending Resolution 2021-05 Authorizing the Issuance of Bonds - Added

Ms. Adams: Resolution 2021-15 is your Delegation Resolution setting the bond parameters. The Board had previously gone through the process, but due to the Amended Engineer's Report as well as the Amended Master Assessment Methodology, it must go through the process again. We have Ms. Ashton Bligh on the phone with Greenberg Traurig. She is going to walk the Board Members through this Delegation Resolution. It was provided to the Board under separate cover and Resolution 2021-15 was included in your agenda package. Ashton, are you on the line?

Ms. Bligh: I am. This resolution is a simple resolution. It is amending the original Delegation Resolution, which was adopted by the Board in December of last year. The original Delegation Resolution, among other items, sets forth the parameters for the bonds. The parameters for the bonds are not being amended at this time. What this is doing is it amends the preamble in that original Delegation Resolution to bring it forward. Then any references to the Engineer's

Report in that original Delegation Resolution referred to the Amended Engineer's Report, which you approved at this meeting. References to the Master Assessment Methodology Report will refer to the Amended Master Assessment Report, which you approved at this meeting as well. Any references to the Assessment Resolution are deemed to refer to the two Assessment Resolutions that you adopted at this meeting as well as an Equalization Resolution, which will be adopted at a later meeting. If you have any questions, let me know, but that is Resolution 2021-15.

Mr. Greenstein: Thank you.

Ms. Adams: A motion to adopt Resolution 2021-15, the amending Delegation Resolution would be in order.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Resolution 2021-15 Amending 2021-05 Bond Delegation Resolution was adopted and the Chairman was authorized to execute.

Ms. Adams: Thank you, Ashton.

Ms. Carpenter: The bonds are expected to close right after the next meeting with the hearing. The Chairman looked at the offering document and was ready to sign off a month or two ago under the Delegation Resolution. He has that authority, so as we get close to posting an offering document, we will be bringing that before Mark again for execution. This time we are ready to close as soon as we get through that hearing next month. Thank you all for your patience getting through this process.

Mr. Greenstein: Thank you, Jan. I think our timing is going to be good on the rates.

Ms. Adams: Yes. At this time we are going to revert to our revised agenda.

- **Consideration of Re-Purposing Former Game Room at Seven Eagles Center**
(Item 4)

Ms. Adams: Back in December, the CDD took over the direct management of the Seven Eagles Center. Because of a change in organizational structure, Reunion Resort is no longer managing that facility. At that time, the Board directed staff to remove the arcade games from the Game Room. So that facility was not getting a lot of use. It was discussed at that time that the Board would like to wait until COVID waned and there were more opportunities for visitation and using that space to discuss how that room could be repurposed with the intention of potentially updating that facility. Under separate cover Board Members were distributed a schematic of

Seven Eagles Center, which included a marking that highlighted the area of the Game Room. You can see that space is 14 ½ foot x 24 foot. It is tucked into the pool pavilion area, which also includes a Fitness Center, mail kiosk and men's and women's restrooms.

Mr. Harding: Did that also include the location on the backside? We are trying to figure out who owned it.

Ms. Adams: That 14 ½ foot does not include that space, but that is part of the Seven Eagles Center. It is not included with the carved out piece that is owned by the resort.

Mr. Harding: So it is ours. It is actually part of that room. You took that wall down and pulled out all the kitchen stuff.

Ms. Adams: I would categorize it more as a restroom and a break area rather than a full kitchen. There is a commercial kitchen that is owned by the resort.

Mr. Harding: I'm not talking about that. I'm talking about that little facility.

Ms. Adams: Yes. It's almost like a little employee break room.

Mr. Harding: So you are going to use the room for something else.

Ms. Adams: Yes. There's also a single person restroom.

Mr. Harding: That back room is 14 ½ feet. It might even be 15 ½ feet or closer to 18 ½ feet or 20 feet, actually.

Ms. Adams: Maybe another 4 feet.

Mr. Dryburgh: There's not much room, though.

Ms. Adams: No.

Mr. Greenstein: It's worth noting because of what are you going to do with it after it's over.

Mr. Harding: I agree.

Ms. Adams: Also provided under separate cover, was a quick video of the space so you can see the current conditions. It's obvious that the entire facility needs to be re-purposed or re-furnished from flooring to painting to ceiling. One of the concepts that Board Members have discussed off and on, is the fact that the Fitness Center is very popular. The Fitness Center had previously been expanded because it was well used and because fitness is a priority for so many residents and guests. One option that the Board may want to consider is if additional space can be dedicated to wellness and fitness. So just for a conversation starter, I reached out to Fitness Services of Florida. They are the company that is servicing the current Fitness Center and had a good understanding of the cardio and strength equipment that is currently in place. They

suggested that if the Board wants to consider a wellness and fitness space, functional fitness equipment may be something that the Board wants to consider. So those are things that would complement the existing space, the rowers, upper body ergometer and cardio equipment. Also, on the back of this schematic, you see a list of some of the accessories. There might be things like kettlebells, medicine balls and battle ropes, some of the items that are popular for functional fitness now. This list would have to be pared down to be suitable for this space. When you put in fitness equipment, you want to have a certain amount of clearance around it for ADA compliance and for the benefit of user's comfort. So this is one thing to consider. The Board may have other ideas or other options that you want to discuss. This was just a conversation starter.

Mr. Harding: Do you have any idea of the cost for something like this?

Ms. Adams: No. I did not want to bring forward any costs until I had an idea if this was something that the Board wanted to consider.

Mr. Harding: The workout facility we have currently, I use frequently. It is very compact. Clearly, we have just gone through a horrible time with COVID-19 when it couldn't be used because of the compactness of it. Other facilities I belong to continue to operate. We were able to take some of the machinery that's existing and at least move it over. You would allow people to then see that this is the free weights area and over here are the machines. If I want to do free weights, I go to the left. It wouldn't necessarily have to cost a lot of money to bring in machinery. I think we would just allow people to work out in three areas.

Ms. Adams: Yes. One option would be to just refurbish the facility with an appropriate floor, the kind of flooring you would use in the Fitness Center, painting and cleaning it up and then spread out the existing equipment that the District already owns.

Mr. Harding: You may want to bring a few pieces in, but I'm not sure you have to spend a lot of money on it.

Mr. Greenstein: Exactly. I think it's a good idea as far as considering this space as an extension of the primary Fitness Center and we can evaluate all of the equipment that is currently in there and the different functionality. You may identify some new functionality as a result, but again, it is not starting from scratch with a standalone Fitness Center.

Mr. Goldstein: You might want to find out the cost of the breezeway to the other side. If you are starting on one side and want to go to the other, it's not a big deal. You can cool off for a second.

Mr. Greenstein: As you said, it is cramped and this allows us to spread things out a little more. If it turns out to be a functional distinction too, that would be great.

Mr. Harding: Many of the women like to come here and do their aerobics, so it would be nice to have it up there, but it doesn't exist.

Mr. Goldstein: No.

Mr. Harding: We likely can use it for something like this.

Mr. Greenstein: I was surprised when we opened the door to see the hidden bathroom and breakroom, but other than to have a facility in there, we could possibly have the bathroom because the plumbing is already there. We could have it as a powder room. I would recommend leaving that in there.

Mr. Harding: As a male/female bathroom?

Mr. Greenstein: I was going to say all genders, which is a much broader term. We can then use that space as part of the primary space by knocking down the wall.

Mr. Harding: Sounds good.

Mr. Goldstein: We should get a cost for cleaning the room, refurbishing the floor and then going from there and decide after that what we want to do.

Mr. Greenstein: Yes.

Ms. Adams: So what I hear the Board saying is whether it is feasible to maintain the existing powder room, uninstall and open up everything that is in that break area and make that part of the main room.

Mr. Greenstein: Yes.

Mr. Harding: Okay.

Ms. Adams: Then to find appropriate flooring for a Fitness Center type facility. Bring that information back as far as a cost to get that far and then come back at a later time with equipment suggestions.

Mr. Harding: It is not flooring like carpeting. We would only get five to seven years out of it. You should have flooring that would give you a good 15 to 20 years.

Mr. Greenstein: This flooring looks good.

Ms. Adams: Actually Fitness Services of Florida has installed fitness center floors at multiple facilities and we can get competitive bids on that.

Mr. Harding: It looks like a wooden floor with a big mat across it.

Mr. Greenstein: It's a doable job. It is not a tremendous project. It is not the under \$2,500 type of thing. Obviously, we will have to get bids on the job. I think it's manageable financially.

Mr. Adams: Okay. So staff will gather proposals for setting up the bones, the floor, paint, ceiling, any demo and remodel that needs to be done with that small space and then come back later with a schematic design for the layout, which would include whatever equipment is appropriate to relocate from the other space as well as how new equipment might be configured into both rooms.

Mr. Greenstein: Okay.

Ms. Adams: Sounds good.

Mr. Greenstein: Because this is a cross serviced area. I hope Supervisor Graham Staley from the west side is hearing this, but none of us officially want to share the proposal that we are going to come up with.

Ms. Adams: With Reunion West.

Mr. Greenstein: To get their input.

Ms. Adams: Sounds good. Do we have any comments from the District Engineer? Hearing none, do we have any comments from legal staff? Hearing none, do we have any comments from operations staff? Hearing none. We will bring back something at a later meeting. Right now, we just have Board direction and understand loud and clear the type of proposal that you are looking for and the concept for the room.

Mr. Greenstein: Okay.

- **Discussion of Proposed Villatel Development (Item 5)**

Ms. Adams: Included in your agenda package under Tab 5 is a parcel identification and pullout, which is 11 x 17, of the proposed Villatel Development, which has the working name of Enclave at Reunion.

Mr. Harding: Is this on Polk Line Road?

Ms. Adams: Yes, this is for County Road 532 or Polk Line Road.

Mr. Greenstein: Otherwise known to golfers as Palmer Five. When they first put the signage up for the project, I called Alan because I was interested to know what the CDD connection is here.

Ms. Adams: Right now, I am just putting this on the Board's radar. I have been contacted by the developer. There was some thought that they want to inquire about some proposed

infrastructure sharing; however, they backed off from that. I think they realized that is not something they want to pursue at this time.

Mr. Greenstein: This isn't equivalent to splitting a check at a restaurant.

Ms. Adams: At this time, we are just putting this on the Board's radar. This project looks like it is coming down the pike. At this time, there is no request from Villatel for any shared infrastructure or any request to the CDD. This is just making you aware of a project that abuts your property.

Mr. Harding: As I look at this diagram, it looks like you have eight lots and two commercial buildings?

Ms. Adams: Yes, commercial buildings. I believe that they have already identified and secured their anchoring commercial vendors.

Mr. Harding: Okay. We are not being asked to pay for anything here.

Ms. Adams: The CDD is not being asked for anything at this time. Right now, everything that they are considering is on their own property or would only impact private Reunion property, for example, the shared cart path, but there is nothing under CDD consideration. There is no infrastructure that the CDD owns that is proposed to be shared and no requests from Villatel at all.

Mr. Greenstein: They are really sandwiched on both sides, but to get to The Terraces side is even more of a sandwich. The East side is towards the golf maintenance facility, which is basically conservation area.

Mr. Harding: With The Terrace's expanding, which we heard at the last meeting, it will be more of a sandwich.

Mr. Greenstein: Right, but as it stands right now, you have a building right there just past the comfort station on Palmer 5.

Mr. Harding: So their entrance may be?

Mr. Greenstein: The main entrance would be off of the exclusive address of 532.

Ms. Adams: Right. They are going through the county with this project, so the county is well aware of road construction plans for 532. I'm sure that they are taking that into consideration.

Mr. Greenstein: It's not a large enough project, that they would be interested in proposing annexation or things along that line as Encore did when they expanded on the east side of the ramp for 429 off of I-4. They took another parcel that they acquired and it was brought into the Reunion West CDD, but this project is not big enough for them to want to try to do that.

Ms. Adams: So no Board action is required. It is being provided for informational purposes. If Villatel does come forward with a request in the future, that would be presented to the Board for consideration at that time.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-14 Accepting Conveyance and Transfer of Lift Station Tract LS-1 - Added

Ms. Adams: I believe this was going from the developer to the District and then to the Toho Water Authority (Toho).

Ms. Trucco: Yes. This was a conveyance that was originally contemplated in the initial plat for the development. It is just a Lift Station track. That's all it is. I think this was previously approved by the Board about a year ago.

Ms. Adams: Yes.

Ms. Trucco: Since then, I received a map and an Engineer's Certificate or Bill of Sale. So we wanted to bring it back to the Board. It is a resolution approving the conveyance. Attached to the resolution is a deed, which transfers the actual tract to the real property. There are actually two deeds, one from the developer, Encore to the District and is a separate deed that transfers the Lift Station to Toho for maintenance of the Lift Station. There is a Bill of Sale for the associated improvements related to the Lift Station; Certificate of Completion, permits, etc. as evidence that the Lift Station was constructed and complete. The Bill of Sale is the same type of transaction that goes from the developer to the District and then the District transfers those improvements to Toho. There is also an agreement regarding taxes, which is required by the District that we draft and that the developer has signed stating that there are no outstanding taxes related to the property or the improvements that would hinder our ability to own and maintain and eventually transfer to Toho. There is also an Owners Affidavit that the developer signs and there is also a requirement from the District stating that there are no encumbrances on the property and improvements that would hinder the District from owning and maintaining the Lift Station tract. As part of our initial bond documents, there is requirement also for the District Engineer to review these types of conveyances and ensure that the property that is being conveyed has been completed in accordance with the District Engineer's Report and initial bond documents. It is improved for this type of conveyance. So we also have that. I only have an access Easement Agreement where the developer is giving us easement rights so we can access the Lift Station. Eventually Toho can do

that too. So if you have any questions, I can try to answer them now. Otherwise, we are just looking for a motion to approve.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Resolution 2021-14 Accepting Conveyance and Transfer of Lift Station Tract LS-1 was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Proposed Reunion Village Signage - Added

Ms. Adams: This information was just received by staff yesterday afternoon. It came at an opportune time to put it before the Board. Yesterday evening, I circulated via electronic mail, a schematic of the proposed signage. That is comprehensive. It shows the proposed signage as well as the proposed locations. One of the proposed locations is private property and the District does not need to be involved in that matter, but at the other proposed location, the road going into Reunion Village is CDD property. The concept for the sign is that it would be installed on the vegetated median at the entrance going into Reunion Village. The further concept is that the CDD would own and maintain the signage once that is installed, which is consistent with how entry signage is for other Reunion entrances.

Mr. Dryburgh: Yes, but there is a difference in that all of the other monuments, we don't go flipping through changes in code. That is not something we are in charge of taking care of. The developer would be on the hook for that.

Ms. Adams: That is a consideration.

Mr. Dryburgh: It is a commercial sign. That is my issue. It is a 12-foot-tall sign. It is not a sign saying, *"This is Reunion. There are residential homes."* This is a commercial sign saying, *"Please come to the hospital."*

Ms. Adams: Yes. Keep in mind that all of those commercial parcels contribute operation and maintenance (O&M) as well as debt service fees to the District. So they are part of the District boundaries. That is something the Board might want to consider.

Mr. Harding: But it would be a CDD owned sign.

Ms. Adams: Exactly.

Mr. Harding: Would there be arrows pointing in the direction?

Ms. Adams: Let me see. The first handout today is PS.1A. This signage is exemplifying the height, verbiage that would be there. The top of the sign is the residential portion identifying that it's the community entrance for the residents who live at Reunion Village. Then it identifies

the tenants of the commercial tracts. The second page shows the proposed location for PS.1A. This road is County Road 532. You can see where Reunion Boulevard is. There is a proposed vegetated median there. This sign would go right in that median.

Mr. Goldstein: Is that sign really going to say, "*Reunion Resort & Golf Club Residential?*"

Ms. Adams: That's the proposal. This has already passed the Architectural Review Committee (ARC) with the Master Association. So I'm sure that certain stakeholders have reviewed this.

Mr. Goldstein: So everybody that drives down County Road 532 who sees that is going to think it is the main entrance to Reunion.

Mr. Greenstein: Let me just amplify this issue. That is a good point. From what I recall, from an ACV standpoint, because I saw all of the signage and we approved it from a Master Association standpoint. We did not see this rendering basically listing who the tenants are or Reunion Resort & Golf Club Residential. It was a frame, from materials, from a combination of stainless steel and stone. It's lovely, but we did not, to the best of my recollection approve it. I saw this at least a year ago if not more. We will get back to the point about the cost of maintaining the sign. I suggest we go back to the Master Association through Mr. David Burman and point this out to him because if they want to have a sign up here that addresses Reunion Village, that's fine. This piece should be Reunion Village because the general access. In fact the access to the public to be able to get in through that guard station is going to be limited to Reunion Village, unless you are a resident or extended authorization type. You are not going to be able to go over the bridge to get anywhere else. So I think this should be modified to reflect Reunion Village.

Mr. Dryburgh: I think you should modify this and submit it to us.

Mr. Harding: I don't want to vote on this until we have it. They already have Reunion Village on the right-hand side.

Mr. Greenstein: Yes, but the content on the sign should be controlled by the Master Association because all of our signage, even though we placed it on CDD property, we have gotten approval from the Master Association and the Master Association is the one who gave us the frame and the sign, the specs, etc. I agree with you. This never should have been an issue.

Mr. Dryburgh: My person impression of the Master Association is they do tend to bend a little bit more towards the needs of the developer than the needs of the rest of us.

Mr. Greenstein: That is true.

Mr. Harding: The developer controls the Master Association.

Mr. Dryburgh: Yes, so before I say yes, I want to know exactly what they want.

Mr. Greenstein: We can recommend that the top portion of the sign be reflective of Reunion Village only.

Mr. Harding: Right.

Mr. Greenstein: This is not a general entrance for Reunion Resort. That's one issue. The other issue and maybe someone has more experience with commercial property management in this situation, would a business be responsible for signage changes at the entrance to a shopping center or is that something that the normal protocol would be that when you rent a space in a shopping center, at the entrance to the shopping center, they pay for it because you are paying rent?

Mr. Dryburgh: Yes. In every regional store I owned, and most of them have been in strip centers, the property owner of the strip center either charges you, the lessee or absorbs it themselves through the aggregated renter they are collecting from. If the tenant goes out of business, they put up the new name.

Mr. Greenstein: Basically, the only reason why we are addressing the issue of the signage is because it is on our property.

Ms. Adams: Exactly.

Mr. Greenstein: So I would think that maintenance in this case, changed the entity on the sign. If it has changed from a Longhorn and now it becomes Shorthorn or whatever, they would be responsible. The CDD is not going to expend any funds regardless of whether they are paying assessments or not to change the logo to update the signage. This sign needs to be updated by, in this case Encore as the owner of the property that these tenants are leasing.

Mr. Harding: They won't be the permanent owner when all the houses are sold.

Mr. Greenstein: This has nothing to do with houses, though. What I'm talking about is the commercial strip where they have these five tenants listed.

Mr. Harding: Okay.

Mr. Greenstein: That is a strip shopping center that as far as I know, unless they sell the shopping center, it is going to continue to be Encore owned.

Mr. Harding: I thought they were passing that ownership over to each of the individual homeowners.

Mr. Greenstein: That's true.

Mr. Harding: Even for the restaurants.

Mr. Goldstein: They can't.

Mr. Greenstein: I don't know about that, but the bottom line is we are discussing it because it's on our property. I think we have an issue, and we can go back to the Master Association and explain that its misleading and should be changed to be a Reunion Village sign. As far as the maintenance of the other portions of the sign, that's going to be left up to the Property Manager for that parcel.

Mr. Dryburgh: Yes.

Mr. Greenstein: We are just giving him a license to put a sign there.

Mr. Dryburgh: If he's asking us to pay for this structure, that might be something we should consider.

Ms. Adams: The developer is scheduling the production and installation of the sign. They are not asking for money. Basically, the request is that the CDD approve the location and content and we will bring back a revised schematic at a future meeting for Board consideration with the changes that you requested regarding Reunion Village and get some further clarification if there's a commercial association management or who would be in charge of identifying sign needs and how that will be handled.

Mr. Harding: I just think that the ultimate decision on whatever goes on that sign or in the future what goes on that sign should be approved by the Board.

Ms. Adams: That is correct. You would own the sign and be responsible to maintain the sign.

Mr. Harding: Right. What if they wanted to make any changes to whatever goes on there?

Ms. Adams: They would have to come to the Board.

Mr. Harding: Not to the Master Association.

Mr. Greenstein: You can't have it both ways.

Mr. Dryburgh: I have two comments. The first is that we, the Board is responsible for maintaining this.

Ms. Adams: Yes.

Mr. Dryburgh: The second is no, we are not responsible for it. It is just on our property and we are giving them permission to put it on our property.

Ms. Adams: The proposal right now is that the Board considers approving the location and installation. Once it is installed, the District owns the sign and would be responsible to maintain the sign.

Mr. Dryburgh: Exactly. Is there any way to have that on our property under an agreement?

Ms. Adams: There could be if it wasn't being proposed to be owned by the District. Say we want it proposed to be owned and maintained by someone else, then a Licensing Agreement would be required.

Mr. Greenstein: That's what I'm thinking.

Mr. Dryburgh: That's where I'm coming from as well. We as citizens have a responsibility.

Ms. Adams: So you would just be approving the location of the installation and would not be approving the sign.

Mr. Dryburgh: We cannot control what's going on there. If Mr. David Burman and the Master Association approve it, they can have fireworks in there, if they want. They are going to make some decisions on what they want to do about it.

Mr. Greenstein: I know that we were piggybacking on the monuments. The fact that we have monuments in the communities, is a non-commercial purely residential application. This is the first time we are dipping our toe in the water of supporting a commercial entity. The hospital may give us issues that we have to deal with that we haven't even thought of. So far so good.

Ms. Adams: I'm hearing consensus that the District does not want to own and maintain the sign.

Mr. Greenstein: I think we want a license to maintain the signage. I'm not even sure if this was included in the bond funds, but this is a commercial application. We don't want to have control over maintaining this sign because we have no experience with the material that they are using. I think it's going to be stainless steel and stone or whatever. It could weather in a matter of years.

Mr. Goldstein: We can just wait for a new proposal.

Ms. Adams: Yes.

Mr. Goldstein: We discussed it for 15 minutes and have made it clear what we are not going to do or don't want to do.

Ms. Adams: There is consensus regarding changing the residential portion to Reunion Village and the District would be willing to consider giving permission to install and license a sign, but not in owns and maintaining it. Are there any comments from legal staff?

Ms. Trucco: Would that be a license for them to maintain?

Ms. Adams: They would need to agree that they are willing to maintain it.

Mr. Greenstein: We don't control what they put on the sign.

Mr. Harding: I know, but how do we control them changing from Reunion Resort to Reunion Village?

Mr. Greenstein: As a courtesy, we want that to show Reunion Village.

Ms. Trucco: We can look into the legal implications with respect to advertising from a commercial entity.

Ms. Adams: Okay.

Ms. Trucco: Is this all within Reunion East?

Ms. Adams: Yes. They are within the District boundaries.

Ms. Trucco: Let me report back.

Ms. Adams: Are there any comments from the District Engineer?

Mr. Guerricagoitia: No.

Ms. Adams: Are there any further comments?

Mr. Greenstein: I didn't mean to have a sidebar here.

Mr. Harding: Its really in their best interest for that not to be Reunion Resort & Club because all those people coming in there think it's a way to the resort and it's not.

Mr. Greenstein: I think they will be fine with it. They just plugged it in. We did not see this. It was just a frame.

Mr. Harding: You kind of wonder why you have to have that on the sign.

Mr. Greenstein: That's the style that they like.

Mr. Harding: Anyway, let them have it.

Ms. Adams: Alright. Sounds good.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: Kristen is here this afternoon.

Ms. Trucco: As you know, we are working on completing the bond issuance. So we will keep you updated on that. We were also tasked with looking into parking on sidewalks. I wanted to report that we did some research and it turns out that the Florida Legislature enacted legislation through the Florida Statute that dictates the law on this particular issue. We are precluded from declaring a rule regarding this because there is already a Florida Statute that states the rule regarding parking on sidewalks and the penalty for doing such. That is also echoed in an Osceola County Ordinance, but it does help us determine who we can call, which is law enforcement for

this particular issue. I have a copy of the Statute with me today and the Osceola County Ordinance. It states, *"It is definitely necessary to avoid conflict with other traffic to be compliant with the law and the directions of a Police Officer or official traffic-control device, no person shall stop or park a vehicle on a sidewalk."* It goes on to say, *"A law enforcement officer or parking enforcement specialist who discovers a vehicle parking in violation of this section or municipal and or county ordinance may issue a ticket."* It goes on to specify where that ticket needs to be placed. It states, *"A violation of this section is not a criminal traffic infraction under Chapter 318 of the Florida Statutes."* It also states, *"Ordinance 2239 restates the Florida Statute."* Our opinion on this is that the Florida Statute governs and is controlling over the District, so we will encourage the District to call the police if they notice a car parked on a sidewalk.

Mr. Dryburgh: Does it issue a ticket for a car parked on a sidewalk?

Ms. Trucco: It doesn't specify. It says a violation under Chapter 316.1945 is a noncriminal traffic infraction, punishable as a nonmoving violation. There is a fee that is in the Statute under Chapter 318. I wanted to report back to the Board on this. With respect to Kingwood Irrigation Agreement, that's on the checklist. We are moving forward on that. We have comments out. We are working to complete it and hopefully by the next meeting, we will have more information.

Mr. Goldstein: Are we authorizing security to call the Sheriff every time there is a car on the sidewalk and have it ticketed? How are we going to handle it since we now know that it is against the law?

Mr. Greenstein: We knew that it was always against the law. You just confirmed what we knew.

Ms. Trucco: Does the Board want to direct security when they see a car parked on a sidewalk to call police law enforcement to ticket them or will you leave that just up to individual residents that notice someone is breaking the law?

Mr. Greenstein: Its all of the above as far as I am concerned.

Mr. Goldstein: Anybody should be able to do it. Security should definitely be doing it.

Mr. Harding: Can you put a warning sign on those cars? Do you do that now?

Mr. Vargas: Yes.

Mr. Harding: Could they tow a car that is on the sidewalk?

Mr. Greenstein: No. That's the problem.

Ms. Trucco: The law says it's a law enforcement issue and that a law enforcement officer may issue a ticket. Then it says, "*If the vehicle is unattended, a law enforcement officer can attach such ticket to the vehicle in a conspicuous place.*" The remedy under the law is to issue a ticket.

Mr. Dryburgh: But you can't get the police to take action.

Mr. Greenstein: The protocol is for security to try to correct the situation by contacting the residents with their cars parked. If they don't comply, give them the sticker. He should make a record of the fact that you called the Osceola County Sheriff to have an officer come out and ticket the vehicle. Maybe we need to have some human-interest story from an ADA standpoint or some other issue and make more of a hullabaloo about it to get them to raise it up on their priority list.

Mr. Dryburgh: They might appreciate it because the police are underfunded and understaffed. They may need more people like us saying to the county how much we need the police to address this.

Mr. Greenstein: Are we limited in only contacting the Osceola County Sheriff? Could we contact the Florida Highway Patrol? Troopers come into Reunion all the time to give out moving violation tickets. Is parking out of their realm?

Mr. Goldstein: They could only issue moving violations on State highways like Old Lake Wilson or 532. They can't come in here.

Mr. Greenstein: These are public roads.

Mr. Goldstein: They are not State roads. They can only issue moving violations on State roads.

Mr. Greenstein: I'm only asking a jurisdictional question.

Mr. Goldstein: When the Sheriff comes, he won't handle it. He will call the Highway Patrol because Old Lake Wilson Road is a State road.

Mr. Greenstein: Unbelievable.

Mr. Goldstein: I know. It's crazy.

Mr. Dryburgh: Walking yesterday on the sidewalks, I noticed that where they have the pipes going over to Palmer 1, all of the sidewalks are destroyed.

Mr. Scheerer: They will take care of that. In communication with Anthony, there are some sod repairs where they were staging all of the heavy equipment.

Mr. Dryburgh: That's great.

Mr. Scheerer: We are doing sidewalk work as a District and are identifying the ones for repairs.

Mr. Dryburgh: Thank you.

Ms. Adams: Are there any other questions for Kristen?

Mr. Dryburgh: No. Thanks Kristen.

Mr. Greenstein: Thank you.

B. Engineer

Ms. Adams: Xabier is here to provide the District Engineer's Report. There may be some additional questions as we go through the Action Items List. Xabier, did you have anything outside of the Action Items List?

Mr. Guerricagoitia: I don't.

C. District Manager's Report

i. Action Items Lists

Ms. Adams: Included in your agenda package is the Action Item List for the Reunion East CDD. Kristen, you just mentioned that you might have some comments regarding the irrigation turnover.

Ms. Trucco: We were working on comments to the existing agreement. We are working through them right now and trying to get it finalized as quickly as possible.

Ms. Adams: Sounds good. The next item is something that was discussed last month regarding the resident only access from Reunion Proper to Reunion Village. There was discussion that the first step would need to be to engage a surveyor. I believe that the District Engineer was facilitating that. The Board took action last month to approve.

Ms. Adams: Xabier, do you have an update on the status of the survey of that area before the bridge?

Mr. Guerricagoitia: I don't have a completion date. I know that it is in process. We did have communications with the Department of Transportation (DOT) about that bridge over the creek because they were asking for backup documentation of the plans. The Engineer of Record for that bridge is no longer in business. So we had to get that information through Osceola County.

Ms. Adams: Okay. That was related to getting that bridge back onto the regular DOT Inspection List, which happens every other year. That is something that has been in process for a while.

Mr. Greenstein: The one thing that I think we agreed to at the last meeting was the fact that in order to have effective control of traffic to avoid backups because we the lack of turnaround area, we need to have a control point basically on both sides of the bridge.

Ms. Adams: Right.

Mr. Greenstein: I went on a little tour and the area that's problematic has limited space when you get to the base of that bridge.

Mr. Guerricagoitia: I know.

Mr. Greenstein: It looks like a very, very deep retention pond area to the right as you are approaching the bridge and a small parcel to the left. Because they haven't gotten to that phase of development yet, we really can't tell if there is going to be area there where you can put in a turnaround. The bottom line is, please communicate to Steve the need to hopefully have by the next meeting, whatever is on the books currently for that parcel so we can see if there is any potential whatsoever to putting in a control point with an access gate on the Reunion Village side of the bridge. The good thing is there won't be access to that bridge until they get to a later phase of development, which is going to be at least 12 to 18 months down the road. For planning purposes, I would like to know what the feasibility is.

Ms. Adams: Right. So that survey will identify what can be constructed in that area and then a schematic would come back to the Board for approval and bidding out.

Mr. Greenstein: Exactly.

Mr. Dryburgh: It will be tough enough with a car, forget about a truck.

Ms. Adams: Yes.

Mr. Greenstein: We don't want anybody going on the bridge and then trying to back out or force their way over to the other side to make a U-Turn.

Ms. Adams: Sounds good. With Seven Eagles Management, we already discussed the Game Room. All of the utility transfers have been completed and confirmed. We are looking at the pro-rata share to bill back the restaurant in cases where there are shared utilities. Some of the signage updates will happen in conjunction when we can coordinate a painter to patch and repair walls where we are going to be changing out some signage. So that will be happening over the summer months. Also at Seven Eagles, there is some fitness equipment that is currently out of order. The Technician has been here and assessed. Repairs are being facilitated. I reached out yesterday, but the parts have not been received back, but those repairs are moving along. There is also an item with Seven Eagles, which is listed later on the Action Items List, which is securing

all of the pool access gates. As you know, we have been looking at Seven Eagles as the prototype for securing gate access. Alan, do you have an update on the status of that?

Mr. Scheerer: We are just waiting on the gates to get back. Things are taking a little while.

Ms. Adams: We are waiting to bring back proposals for the other pool gates until that is installed and we know that it is done right. Make sure that it's the right template and that is the right fabrication and mechanisms. Once we have that, then we will move on to proposals for the other pool areas. There are no active security items right now, but I did leave it on the Action Item List as on hold for consideration of other security enhancements down the road. You have quite a few updates on your 2021 bond issuance today. They are expected to price out the bonds in mid-July. As you know, we will do the levying of the assessments and pre-close on August 12th. Then we are hoping to close by August 18. One other thing that has been changed is that all of the Series 2015-1, 2 and 3 debts will be retired as part of this new bond issuance. Originally it was going to be 2 and 3 of the Series 2015 debt and now it's going to be 1, 2 and 3. So you will see those changes on your financial documents. We haven't had any information back from Kingwood regarding their interest in purchasing the roads. The contact sheet for the RECD is in conjunction with the signage and the updated Amenity Policies. We will continue to work with Kristen and Jan on the Construction Easement Agreement with Encore for Reunion Village.

Ms. Hobbs: Has that been completed?

Ms. Adams: No. The Seven Eagles pool furniture has been ordered.

Mr. Scheerer: It should come in any day now, I hope.

Ms. Adams: We are being conservative and saying by the end of August. We are hoping for better than that. Regarding County Road 532, last month the Board made a decision that the only area that you want to be relieved of maintaining landscaping improvements is the south side of 532. I believe District Counsel will be bringing back an amendment to the agreement or a new agreement.

Ms. Trucco: It will be an amendment to the Interlocal Agreement. It is already drafted, but we are working with the District Manager for a map of the area, specifying what we are not going to be maintaining any longer.

Ms. Adams: Okay.

Ms. Trucco: Yes, we will bring it back to the Board so that they can approve it.

Ms. Adams: Sounds good. The Duke streetlights are still in process. They have done their verification, put everything on order and as soon as those materials arrive, you will see the crews

out here changing out the streetlights. No action is required on this, but if there is anything that the Board would like to see added or I didn't cover, I'm happy to do so.

Mr. Goldstein: I have questions. It was probably discussed on the west side, but we discussed it last time too. The engineers were trying to talk to the county about what we were going to do on Sinclair Road about turning cars around. Do we have any kind of report on that?

Ms. Adams: Yes. The Sinclair Road gate was discussed at the Reunion West CDD Board meeting. The District Engineer reported that they had not successfully been in communication with the county. I have been copied on numerous emails where they attempted to reach out to the county. There have been some personnel changes in the county, which has made it difficult to get to the right person. However, while Xabier and Steve continue to work on that matter, the Board directed staff to implement a temporary or experimental sequestering of resident and visitor lanes using traffic cones and other temporary traffic management tools that are needed and signage improvements to try to separate the residents and people with gate openers between visitors who need to be let in by security. So Alan is getting information from the District Engineer regarding how many cones are required to do that. If there is a standard that needs to be adhered to.

Mr. Goldstein: There are a couple of hundred now.

Ms. Adams: Exactly. Alan is going to purchase the cones and provide those to Reunion Security. Reunion Security is going to work on implementing that and experimenting with different formations that may be helpful to get people in the right lane. With the goal being expediting resident traffic.

Mr. Goldstein: Is that a shared expense between themselves and the other side?

Ms. Adams: Yes. On this matter, one thing that I made a note to discuss with the Board, is there is consideration about whether its legally feasible to designate the Sinclair Road entrance gate as resident only. So while the Reunion West CDD Board is considering different options, one thing that Kristen suggested from a legal perspective is that if the Board wants to consider that, their first step would be to confer with the Reunion East Board of Supervisors regarding whether this Board is amenable and would you consent to no public access at Reunion West and designating your main entrance as public access. So the Board can have that discussion now or we can bring that back at a future meeting if you run out of steam today. I will say that beyond this Board consenting, that is just one step. Kristen had also identified that they would need to confer with Bond Counsel. Reunion West may decide that it's not in all stakeholders best interest to even close that out, but the first step in considering that is would this Board consent?

Ms. Trucco: Essentially all of the entrances in Reunion West would be resident only and the public would be able to access Reunion West through an entrance at Reunion East.

Ms. Adams: If this Board consents and if Bond Counsel agrees that is legally feasible and if Reunion West decides to take that step.

Mr. Dryburgh: I think we should work with bond counsel to at least looking into can it be done if that's what we want to do because what's the sense of just saying let's do it and find out later that we can't.

Ms. Adams: We are just inquiring if Bond Counsel is going to charge a fee to provide that opinion and if so, that information will be brought back.

Mr. Greenstein: Beyond the legality of it, where we kind of left it on the West side is that we agreed that we need to evaluate the pros and cons of such a maneuver.

Mr. Dryburgh: I agree.

Mr. Greenstein: We need to decide whether we need legal advice on the issue, do we have an administrative need or a management decision that we want to move in that direction. So what I think we need to do and the west will do it and we can jointly do it, but we need to really evaluate the pros and cons because again, they didn't create multiple entrances because there wasn't a need.

Mr. Harding: Maybe we need to survey the residents.

Mr. Greenstein: No. We represent the interest of the community. We have a resort that you have to look at as a commercial activity as well as residential activity. We are not going to jump to that yet.

Mr. Harding: No, I know, but early on, I heard from the resort too that they just assume it be for hotel guests only.

Mr. Greenstein: Let them put pen to paper and tell us that they think it is in the best interest of the community and their business to have one entrance. Because if it backs up on 532, you have no place for traffic to go. Again, we are going to evaluate it, but I just don't see how we can limit it to one entrance road.

Ms. Adams: Yes.

Mr. Greenstein: We have a lot of acreage here.

Mr. Dryburgh: So the bottom line is, yes, we want to find out what the cost is and yes, we need to have an evaluation.

Ms. Adams: Yes. There is a lot of consideration.

Mr. Dryburgh: I agree 100%, but I think we need to find out where the entrances are.

Ms. Adams: Sounds good. So that is a summary of the discussion from Reunion West.

Mr. Dryburgh: Okay.

Mr. Goldstein: I'm glad you guys are talking about today.

Ms. Adams: Are there any other Reunion West action items that the Board would like any updates on? Hearing none,

ii. Approval of Check Register

Ms. Adams: Included in your agenda package under Tab 2, is your June 1 through June 30, 2021 Check Register in the amount of \$404,698.96. The detailed for your Check Register is included behind your summary. This does require Board action. Are there any questions? If not, we would be seeking a motion to approve.

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

iii. Balance Sheet and Income Statement

Ms. Adams: These are the unaudited financials for May 31, 2021. No Board action is required; however, staff is happy to answer any questions. It does show your prorated spending through May 31st as well as your actuals for your General Fund and Replacement and Maintenance Fund.

Mr. Dryburgh: We refinanced a couple of bonds, so I'm assuming that was for a more attractive interest rate that is not effective this year.

Ms. Adams: You will see a new page for debt service for Series 2021. The interest rate on that will be lower. The primary beneficiary is going to be those people who are paying that debt service fee. Some of your pages, like Page 6, your debt service 2015A will still be there, but the debt service for 2015-1, 2 and 3 is all being retired as part of your new issuance. So there are some expenses related to your debt service such as your arbitrage reports and trustee fees. I am speculating it will almost be a wash because you have some going away and then your new Series 2021 coming forward. So overall, I'm not certain that you will see much of an impact. All of the platted lots at Reunion Village are on the tax roll. All of the unplatted lots have been paying.

iv. Status of Direct Bill Assessments

Ms. Adams: You will notice on Page 15, there were several payments on May 1st with EHOF. We have been in communication with them. We provided a retirement amount for Series

2015-1, 2 and 3. So the only payment that they will be making and they confirmed yesterday that was in process, is the one related to the General Fund. So that is EHOF Acquisition 2, LLC, which is your fourth box down where you see the amount for the General Fund that will be coming in. Everything else is going to be paid as part of that debt retirement.

D. Security Report

i. Parking Violations and Towing Reports

Ms. Adams: Provided to the Board under separate cover was a summary of the parking violations for the month. There was quite a bit of data. We decided rather than having all those pages in your agenda package to email that. There were 120 parking violations issued and one vehicle towed. So security has been busy. Also, Reunion Security has officially taken over at that Encore section of Reunion West CDD. So we now have one security provider for all of Reunion.

Mr. Harding: Good.

TENTH ORDER OF BUSINESS

Other Business

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

ELEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Harding: The only thing that I was curious about, at the last meeting, I think we were talking about having a summary of the meetings.

Ms. Adams: Yes.

Mr. Harding: Where do they get posted?

Ms. Adams: They are posted on the website.

Mr. Harding: I thought we were going to have them posted through our HOA sending them out to residents.

Ms. Adams: I've been sending out the meeting reminder to the Master Association for their Distribution List. I don't recall if I sent the summary notes to the Master Association for distribution or posted on the website.

Mr. Harding: I thought you were going to do both.

Ms. Adams: I may have, but if there is a strong preference for the Board one way or another.

Mr. Harding: People were complaining about communications. Unfortunately, people don't go in and check the websites. They complain about things not having information, but then they don't go onto the website to look at it.

Mr. Greenstein: Maybe they need to.

Mr. Harding: I agree with that. Even those kinds of communications help. I think it makes it easier.

Mr. Greenstein: We asked the Master Association and Artemis to do a lot for us out of necessity because they have an email address for almost every property. So meeting notices as reminders and general information, we can put out as well as the summaries and any other information such as financial information that has to do with the CDD, not the Master Association. I'm just saying that we are expecting them to take on a load.

Mr. Harding: We were just talking about the actions that were discussed at the last CDD meeting for information purposes only.

Ms. Hobbs: We could put a disclaimer to the site.

Mr. Harding: You can do that too. Whatever.

Mr. Greenstein: We keep prodding people to get with the program and we are trying to spoon feed them.

Mr. Harding: People need to be spoon fed in some cases. It behooves us to have people know what is going on too. The more that we can do to ensure that, even issuing a little summary of what took place in the CDD via the HOA or whatever, I think would be in the best interest.

Mr. Greenstein: I think we are asking Artemis to do more for us than is reasonable.

Mr. Harding: We pay them.

Mr. Greenstein: We don't pay them for that. We are going to resolve this issue.

Mr. Harding: I thought we agreed to do it, but anyway.

Mr. Greenstein: We are putting together the minutes and doing summaries.

Ms. Adams: Summary notes have been posted on the website.

Mr. Greenstein: Artemis is putting out a note that tells people when our meetings are.

Ms. Adams: I will add a link to the website.

Mr. Greenstein: Have them include a link on this. I would like for residents to see who is on the Board, know more about the Board and what the Board covers. There is a whole bunch of information that they learn from our website. We can't expect to duplicate our website on the Master Association. That's my point, even though I know you are not saying that. It's only a piece of that, but it's the same basic concept.

Ms. Adams: Just for Board Members awareness, when I send notices to the Master Association, I send that same notice to Artemis who manages Encore at Reunion West CDD.

They indicated their plan to post anything that the CDD sends via electronic notice on their website, but not send it out via electronic mail. Just so you are aware.

Mr. Staley: On the website, there should be a heading for meeting notes.

Mr. Greenstein: How about meeting summary?

Mr. Staley: Yes. Something that will catch your attention.

Ms. Adams: Sounds good. Are there any other Supervisor requests or other business?
Hearing none,

TWELFTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: Your next meeting date is August 12th at 1:00 p.m. We will also be adopting your budget that date.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

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

Land Use	Total
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
Phase 1 Parcel 3A	Resort Multi-Family	82	D.U.	
	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
Phase 1 Parcel 5B*	Resort Multi-Family	56	D.U.	
	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
TOTAL=				1278.54

***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

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

Notes 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:

DISTRICT IMPROVEMENTS	RESPONSIBLE PARTY
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 “8th 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.



Steven N Boyd

2021.07.05

12:45:15 -04'00'

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

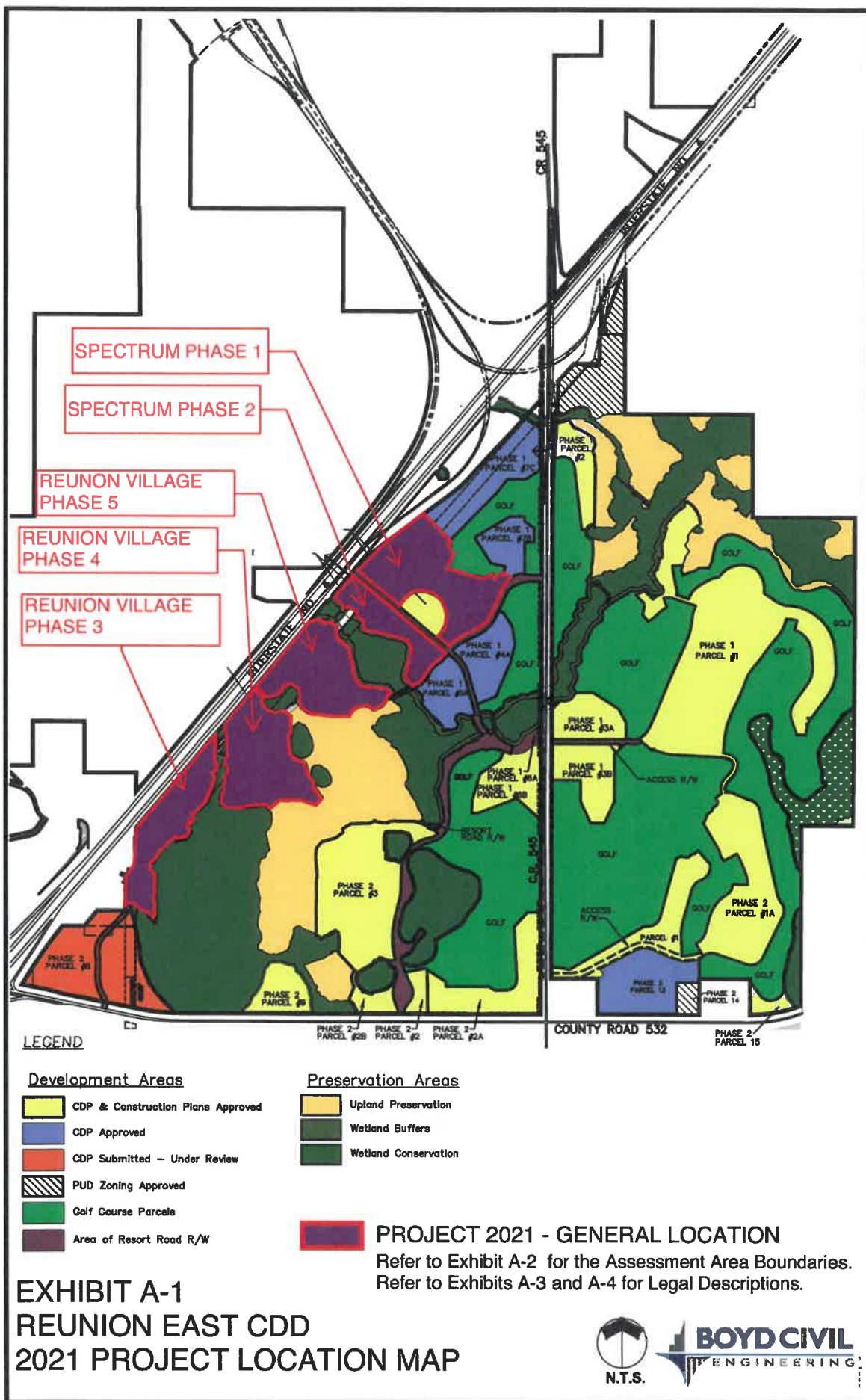
**EXHIBIT A-2 – GRAPHICAL DEPICTION OF ASSESSMENT AREA
BOUNDARIES FOR THE 2021 PROJECT**

**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



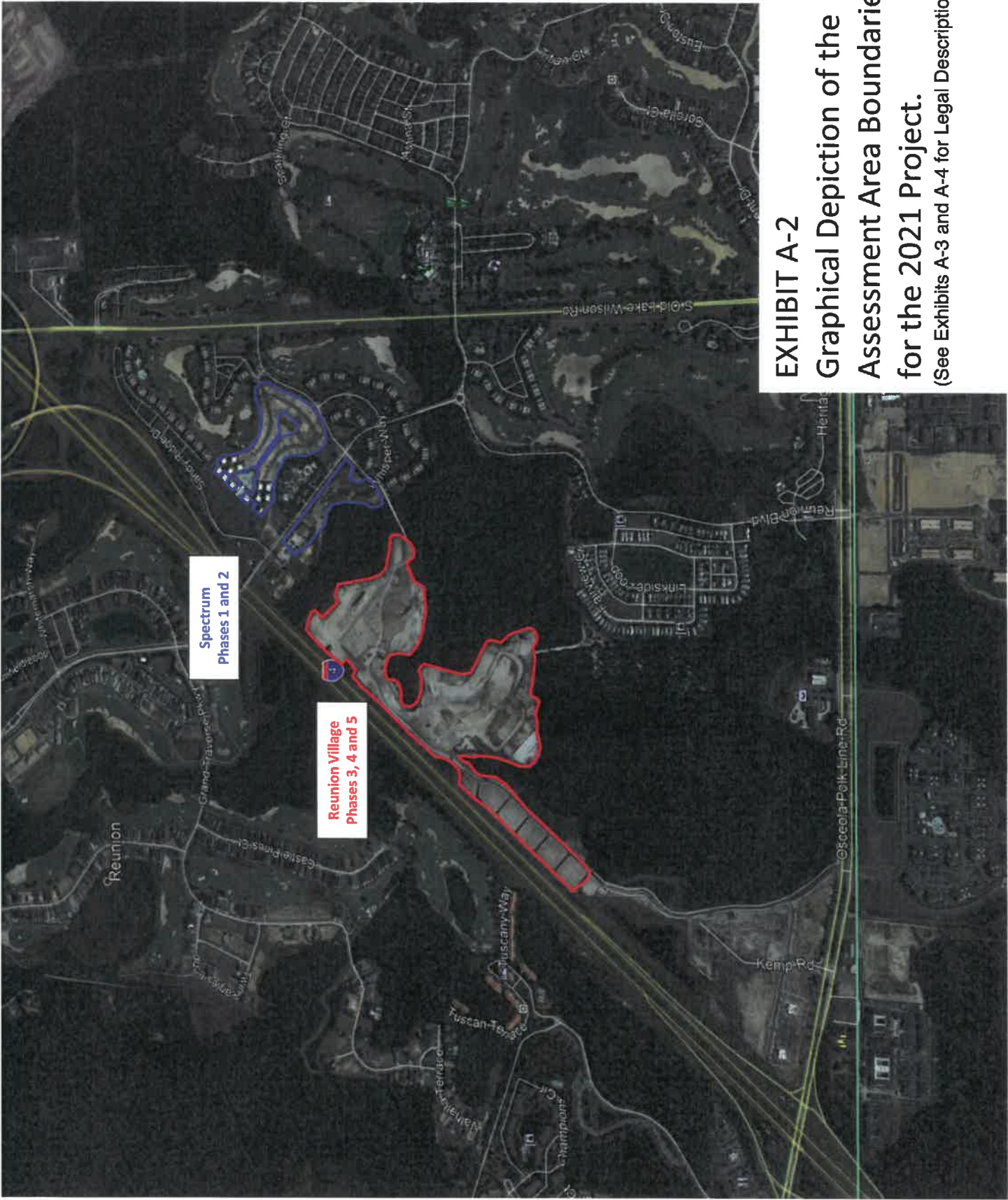


EXHIBIT A-2
Graphical Depiction of the
Assessment Area Boundaries
for the 2021 Project.
(See Exhibits A-3 and A-4 for Legal Descriptions)

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

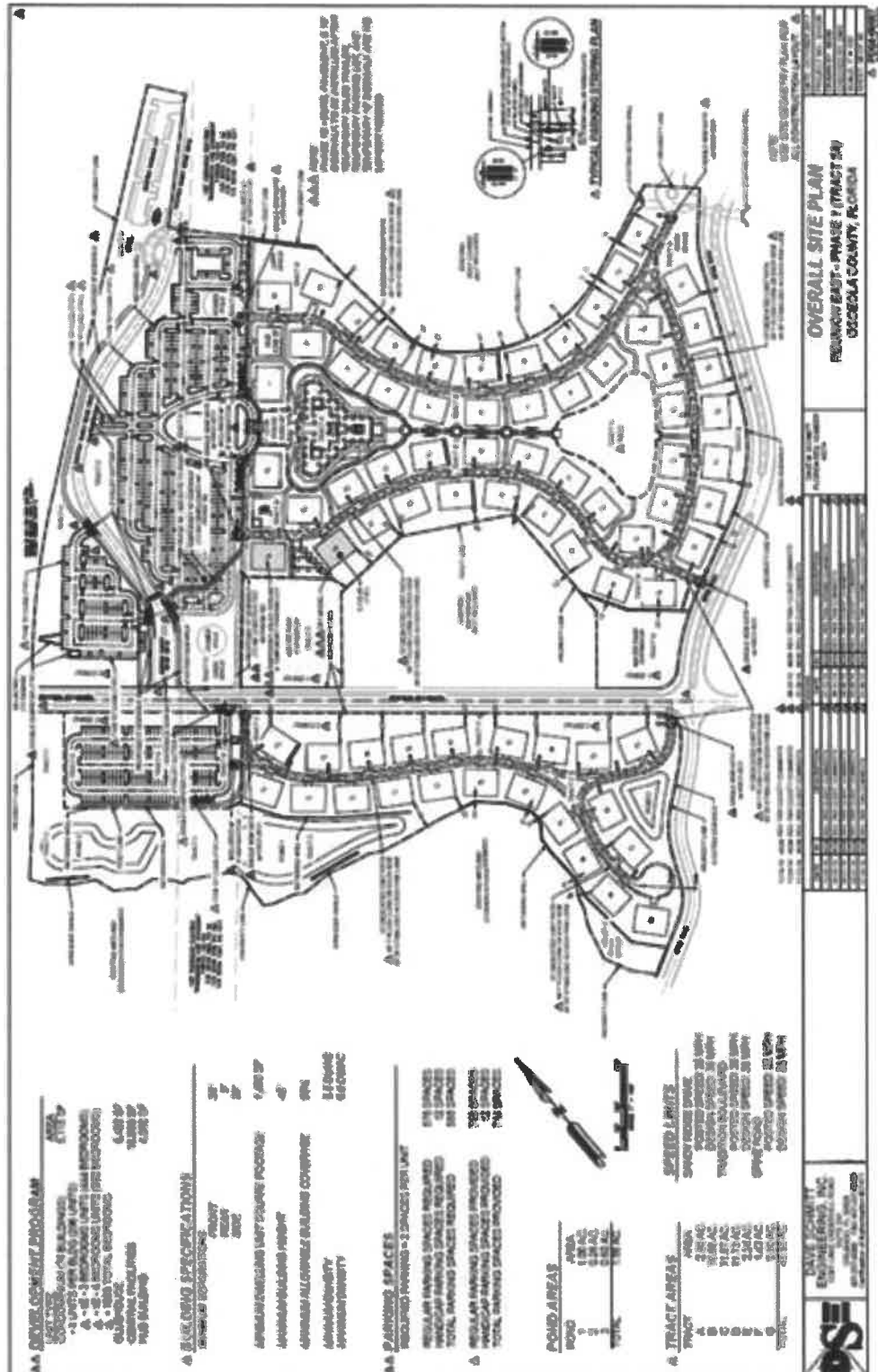
GRAPHIC SCALE
0 100 FEET

REUNION VILLAGE RESIDENTIAL PHASES 4 AND 5
PLAN
OVERALL SITE PLAN EXHIBIT

DEVELOPMENT PROGRAM

PHASE	LOT TYPE/LOT SIZE	# OF LOTS
PHASE 1:	COMMERCIAL	
PHASE 2:	INDUSTRIAL	
PHASE 3:	40' X 100'	43 LOTS
PHASE 4A:	40' X 100'	50 LOTS
PHASE 4B:	40' X 100'	60 LOTS
PHASE 5:	40' X 100'	50 LOTS
TOTAL:		250 LOTS

SPECTRUM AT REUNION



SECTION 2

**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		Reunion Village	Total Units	ERUs per Unit (1)	Total ERUs
	Reunion					
Single Family	0		250	250	2.00	500
Multi-Family	296		0	296	1.50	444
Total Units*	296		250	546		944

(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

Description	Total
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
Par Amount*	\$ 31,000,000

Bond Assumptions:

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 Type	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
Totals	546		944	100.00%	\$ 23,735,095	

* 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

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 Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual 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
Totals	546	\$ 31,000,000		\$ 2,252,116		

(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

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 Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual 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 4

RESOLUTION 2021-16

A RESOLUTION AUTHORIZING AND CONFIRMING THE PROJECT; EQUALIZING, APPROVING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECT TO PAY THE COSTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.

A. The Reunion East Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*.

B. The District is authorized under Chapter 190, *Florida Statutes*, to construct roads, water management and control facilities, water and wastewater systems and other public infrastructure projects to serve lands within the District.

C. The District adopted of the *Reunion East Community Development District First Supplemental Engineer's Cost Report*, dated November 3, 2020 (the “**Engineer’s Report**”), as amended and supplemented by the First Supplemental Engineer’s Cost Report, dated July 8, 2021, describing the capital improvement program to be constructed and/or acquired by the District (“**2021 Project**”).

D. The District is authorized by Chapter 170, *Florida Statutes*, to levy special assessments to pay all, or any part of, the cost of the 2021 Project and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 190 and 170, *Florida Statutes*.

SECTION 3. FINDINGS. The District's Board of Supervisors ("**Board**") hereby finds and determines as follows:

A. It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District provide the 2021 Project, the nature and location of which is described in the Engineer's Report and the plans and specifications on file at the District Manager's office at 219 E. Livingston Street, Orlando, Florida 32801; (ii) the cost of such 2021 Project be assessed against the lands specially benefited by such project; and (iii) the District issue the Series 2021 Bonds to provide funds for such purposes, pending the receipt of such special assessments.

B. The provisions of said infrastructure projects, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential and valid public purpose.

C. In order to provide funds with which to pay the costs of the 2021 Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District to sell and issue its not-to-exceed \$20,355,000 Reunion East Community Development District Special Assessment Bonds, Series 2021 in one or more series ("**Series 2021 Bonds**").

D. In Resolutions 2021-02 and 2021-12, the Board determined to provide the 2021 Project and to defray the cost thereof by making special assessments on benefited property and expressed an intention to issue the Series 2021 Bonds to provide the funds needed for the 2021 Project prior to the collection of such special assessments. Resolutions 2021-02 and 2021-12 were adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes*, had been complied with.

E. As directed by Resolutions 2021-02 and 2021-12, said resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the District Manager.

F. As directed by Resolutions 2021-02 and 2021-12, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*.

G. The Board hereby adopts the *Supplemental Assessment Methodology for the Series 2021 Assessment Area for Reunion East Community Development District*, dated July 15, 2021 (the "**Assessment Methodology**"), attached hereto and incorporated herein as **EXHIBIT "A"**.

H. The Board, by Resolutions 2021-02 and 2021-12, and as ratified today, approved the Engineer's Report.

I. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolutions 2021-03 and 2021-13

fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

J. Notice of such public hearing has been given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

K. At the time and place specified in the resolution and notice referred to in paragraph (I) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (I) above and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

L. Having considered any revised costs of the 2021 Project, any revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

(i) that the estimated costs of the 2021 Project are as specified in the Engineer's Report, and the amount of such costs is reasonable and proper; and

(ii) that it is reasonable, proper, just and right to assess the cost of such 2021 Project against the properties specially benefited thereby using the methods determined by the Board as set forth in the Assessment Methodology, which result in special assessments set forth on an assessment roll contained in the Assessment Methodology and herein adopted by the Board, and which roll will be supplemented and amended by the Board when properties are platted and when final project costs, structure and interest rate on the Series 2021 Bonds to be issued by the District are established; and

(iii) that the 2021 Project will constitute a special benefit to all parcels of real property listed on said assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and

(iv) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Methodology in order to ensure that all parcels of real property benefiting from the 2021 Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due; and

(v) it is desirable that the special assessments be paid and collected as herein provided.

SECTION 4. AUTHORIZATION OF THE 2021 PROJECT. The 2021 Project, as more specifically described by the Engineer's Report and the plans and specifications on file with the District Manager, are hereby confirmed, authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Series 2021 Bonds.

SECTION 5. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the 2021 Project, and the costs to be paid by special assessments on all specially benefited property, are set forth in **EXHIBIT "A."**

SECTION 6. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Assessment Methodology is hereby adopted, approved and confirmed by the Board acting in its capacity as an Equalization Board. The special assessment or assessments against each respective parcel to be shown on the assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. FINALIZATION OF SPECIAL ASSESSMENTS. When all of the 2021 Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each special assessment for the 2021 Project the difference between the special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the projects, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no discount shall be granted, or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such improvements. Such credits, if any, shall be entered in the District's Improvement Lien Book. Once the final amount of special assessments for all of the 2021 Project improvements have been determined, the term "special assessment" shall, with respect to each benefited parcel, mean the sum of the costs of the 2021 Project.

SECTION 8. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest (excluding any capitalized interest period), calculated in accordance with the Assessment Methodology. All special assessments collected utilizing the uniform method of collection shall be levied in the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently a total of four percent (4%), as may be amended from time to time by Osceola County and by changes to Florida Statutes and implementing regulations, if any).

B. The District hereby may elect, under its charter and Section 197.3631, Florida Statutes, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*, and applicable rules adopted pursuant thereto to elect to use this method; and, if required, the District shall enter into a written agreement with the Property Appraiser and/or Tax Collector of Osceola County in compliance therewith. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

C. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All special assessments may be prepaid in whole or in part at any time by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Series 2021 Bonds and in the amount sufficient to pay interest on the Series 2021 Bonds on the next interest payment date which occurs at least **45 days** after such prepayment and to the next succeeding interest payment date if such prepayment is less than **45 days** from the next interest payment date. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*; provided, however, that the owner of land subject to special assessments may elect to waive such statutory right of prepayment.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the special assessments without specific consent thereto. In addition, property owned by a property owners' association or homeowner's association that is exempt from special assessments under Florida law shall not be subject to the special assessments. If at any time, any real property on which special assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of special assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District Manager is hereby directed to record a general Notice of Assessments in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that

such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 12th day of August, 2021.

[Signatures are on following page.]

ATTEST:

**BOARD OF SUPERVISORS OF THE
REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____

By: _____

Name: _____
Secretary/Assistant Secretary

Name: _____
Chairman/Vice Chairman

EXHIBIT “A”

ASSESSMENT METHODOLOGY

Supplemental Assessment Methodology for the Series 2021 Assessment Area for
Reunion East Community Development District, dated July 14, 2021

[See attached.]

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR THE SERIES 2021 ASSESSMENT AREA**

FOR

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 14, 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 will issue \$20,355,000 of special assessment bonds (“Series 2021 Bonds”). The Series 2021 Bonds are anticipated to fund certain infrastructure improvements that benefit Spectrum at Reunion and Reunion Village 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 July 8, 2021, for Community wide Capital Improvements prepared by Boyd Civil Engineering, Inc. (the “Engineer’s Report”).

1.1 Purpose

This Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the certain Master Assessment Methodology for the 2021 Project dated November 12, 2020 (the “Master Report”) and together with the Supplemental Report (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 2021 Project 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. The Series 2021 Assessment Area represents approximately 97.6 acres. 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 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 2021 Project 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 2021 Project 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 \$20,355,000. 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 will issue \$20,355,000 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 \$20,355,000 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 \$20,355,000. Balance of remaining improvements not funded by these bonds will be completed by Developer or an additional bond issuance. 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 all 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 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") occurs 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 or submitted to the condominium form of ownership, 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 2021 Project) 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
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE SERIES 2021 ASSESSMENT AREA

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

(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
SUPPLEMENTAL 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 July 8, 2021 prepared by Boyd Civil Engineering, Inc.

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

Description	Total
Sources	
Par Amount	\$ 20,355,000
Premium	\$ 506,277
Total Sources	\$ 20,861,277
Uses	
Construction Funds	\$ 18,918,874
Debt Service Reserve	\$ 1,116,155
Capitalized Interest	\$ 140,923
Underwriters Discount	\$ 407,100
Cost of Issuance	\$ 278,225
Total Uses	\$ 20,861,277
Average Coupon Rate	3.68%
Amortization	30 years
Capitalized Interest	4 months
Debt Service Reserve	100% Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

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

Product Type	No. of Units *	ERU Factor	Total ERUs	% of Total		Total Improvement		Improvement Costs	
				ERUs	ERUs	Costs	Per Product Type	Per Unit	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
Totals	546		944	100.00%		\$	23,735,095		

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

TABLE 5
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL 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 Prior to Contributions	Developer Contributions	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	250	2.00	500	53.0%	\$ 12,571,555	\$ 12,061,297	\$ 2,416,728	\$ 9,644,569	\$38,578
Multi-Family	296	1.50	444	47.0%	\$ 11,163,540	\$ 10,710,431	-	\$ 10,710,431	\$36,184
Totals	546		944	100%	\$ 23,735,095	\$ 22,771,728	\$ 2,416,728	\$ 20,355,000	

* 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
SUPPLEMENTAL 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		Gross Annual	
		Debt Per Product Type	Debt			Debt Assessment Per Unit	Debt Assessment Per Unit	Debt Assessment Per Unit (1)	Debt Assessment Per Unit (1)
Single Family	250	\$	9,644,569	\$ 38,578	\$ 528,855	\$ 2,115	\$	\$ 2,250	
Multi-Family	296	\$	10,710,431	\$ 36,184	\$ 587,300	\$ 1,984	\$	\$ 2,111	
Totals	546	\$	20,355,000		\$ 1,116,155				

(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

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

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CD10	11.6	\$ 2,662,108	\$ 145,975	\$ 155,293
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CD20	7.38	\$ 1,693,651	\$ 92,870	\$ 98,798
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	\$ 12,748,284	\$ 699,045	\$ 743,665
	Unplatted	74.53	\$ 17,104,043	\$ 937,891	\$ 997,756

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	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-4974-0001-0020	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0030	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0040	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0050	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0060	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0070	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0080	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0090	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0100	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0110	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0120	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0130	SF	\$ 38,578	\$ 2,115	\$ 2,250
LGI Homes	34-25-27-5033-0001-0140	SF	\$ 38,578	\$ 2,115	\$ 2,250

Owner	Property ID #'s	Unit	Total Par Debt		Net Annual Debt		Gross Annual	
			Allocation Per	Unit	Assessment	Allocation	Debt Assessment	Allocation (1)
LGI Homes	34-25-27-5033-0001-0150	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0160	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0170	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0180	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0190	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0200	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0210	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0220	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0230	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0240	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0250	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0260	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0270	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0280	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0290	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0300	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0310	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0320	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0330	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0340	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0350	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0360	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0370	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0380	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0390	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0400	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0410	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0420	SF	\$ 38,578	\$	2,115	\$	\$	2,250
LGI Homes	34-25-27-5033-0001-0430	SF	\$ 38,578	\$	2,115	\$	\$	2,250
GARDEN STATE PROPERTIES LLC	27-25-27-5737-001A-1030	MF	\$ 36,184	\$	1,984	\$	\$	2,111
	27-25-27-5737-001A-1050	MF	\$ 36,184	\$	1,984	\$	\$	2,111

Owner	Property ID #'s	Unit	Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CHANDRAN PRAVIN PRATHAP	27-25-27-5737-001A-2030	MF	\$ 36,184	\$ 1,984	\$ 2,111
PANIGRAHI FAMILY REVOCABLE TRUST	27-25-27-5737-001A-2050	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5737-001B-1000	MF	\$ 36,184	\$ 1,984	\$ 2,111
INVERSIONES REY SANTIAGO LLC	27-25-27-5737-001B-1020	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5737-001B-2000	MF	\$ 36,184	\$ 1,984	\$ 2,111
MARTINEZ ARGUETA ARNALDO	27-25-27-5737-001B-2020	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5737-001C-1010	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5737-001C-1030	MF	\$ 36,184	\$ 1,984	\$ 2,111
GRANT JERRY G	27-25-27-5737-001C-2010	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5737-001C-2030	MF	\$ 36,184	\$ 1,984	\$ 2,111
WU XIAZHOU	27-25-27-5737-001D-1080	MF	\$ 36,184	\$ 1,984	\$ 2,111
WEN CHENGGUI	27-25-27-5737-001D-1100	MF	\$ 36,184	\$ 1,984	\$ 2,111
NUCASA INTERNATIONAL LLC	27-25-27-5737-001D-2080	MF	\$ 36,184	\$ 1,984	\$ 2,111
GU LANHUA	27-25-27-5737-001D-2100	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-1060	MF	\$ 36,184	\$ 1,984	\$ 2,111
MAXKATMEZ LLC	27-25-27-5738-002A-1070	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-1080	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-1090	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5738-002A-2060	MF	\$ 36,184	\$ 1,984	\$ 2,111
SPECTRUM 51207 LLC	27-25-27-5738-002A-2070	MF	\$ 36,184	\$ 1,984	\$ 2,111
GRUPO 22 LLC	27-25-27-5738-002A-2080	MF	\$ 36,184	\$ 1,984	\$ 2,111
POLZER STEPHEN	27-25-27-5738-002A-2090	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5738-002B-1070	MF	\$ 36,184	\$ 1,984	\$ 2,111
SEQUELIS CONSULTING LLC	27-25-27-5738-002B-1090	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5738-002B-2070	MF	\$ 36,184	\$ 1,984	\$ 2,111
DARHAN ALI	27-25-27-5738-002B-2090	MF	\$ 36,184	\$ 1,984	\$ 2,111
PANIGRAHI FAMILY REVOCABLE TRUST	27-25-27-5739-003A-1110	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5739-003A-1120	MF	\$ 36,184	\$ 1,984	\$ 2,111
GUO HUI	27-25-27-5739-003A-1130	MF	\$ 36,184	\$ 1,984	\$ 2,111
CHANTIN FL PROPERTIES LLC	27-25-27-5739-003A-1140	MF	\$ 36,184	\$ 1,984	\$ 2,111
PANIGRAHI FAMILY REVOCABLE TRUST	27-25-27-5739-003A-2110	MF	\$ 36,184	\$ 1,984	\$ 2,111

Owner	Property ID #'s	Unit	Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CARLOS MUNIZ LLC	27-25-27-5739-003A-2120	MF	\$ 36,184	\$ 1,984	\$ 2,111
ZHANG FENG	27-25-27-5739-003A-2130	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5739-003A-2140	MF	\$ 36,184	\$ 1,984	\$ 2,111
ZHANG LIHONG	27-25-27-5739-003B-1120	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5739-003B-1130	MF	\$ 36,184	\$ 1,984	\$ 2,111
PGC ONE LLC	27-25-27-5739-003B-1140	MF	\$ 36,184	\$ 1,984	\$ 2,111
EHOF II - SPECTRUM LLC	27-25-27-5739-003B-1150	MF	\$ 36,184	\$ 1,984	\$ 2,111
ZHANG YONG	27-25-27-5739-003B-2120	MF	\$ 36,184	\$ 1,984	\$ 2,111
HOU WENSHAN	27-25-27-5739-003B-2130	MF	\$ 36,184	\$ 1,984	\$ 2,111
PGC ONE LLC	27-25-27-5739-003B-2140	MF	\$ 36,184	\$ 1,984	\$ 2,111
SUN KANYUN	27-25-27-5739-003B-2150	MF	\$ 36,184	\$ 1,984	\$ 2,111
	Platted		\$ 3,250,957	\$ 178,264	\$ 189,643
Totals			\$ 20,355,000	\$ 1,116,155	\$ 1,187,399

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

Annual Assessment Periods	30
Average Coupon Rate (%)	3.68%
Maximum Annual Debt Service	\$1,116,155

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.

EXHIBIT “B”

ENGINEER’S REPORT

First Supplemental Engineer’s Cost Report, dated July 8, 2021

[See attached.]

SECTION B

SECTION 1

RESOLUTION 2021-17

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 12, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

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

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2021", as adopted by the Board of Supervisors on August 12, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2015-1	\$ _____
TOTAL DEBT SERVICE FUND – 2015-2	\$ _____
TOTAL DEBT SERVICE FUND – 2015-3	\$ _____
TOTAL DEBT SERVICE FUND – 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

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

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

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

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

Introduced, considered favorably, and adopted this 12th day of August, 2021.

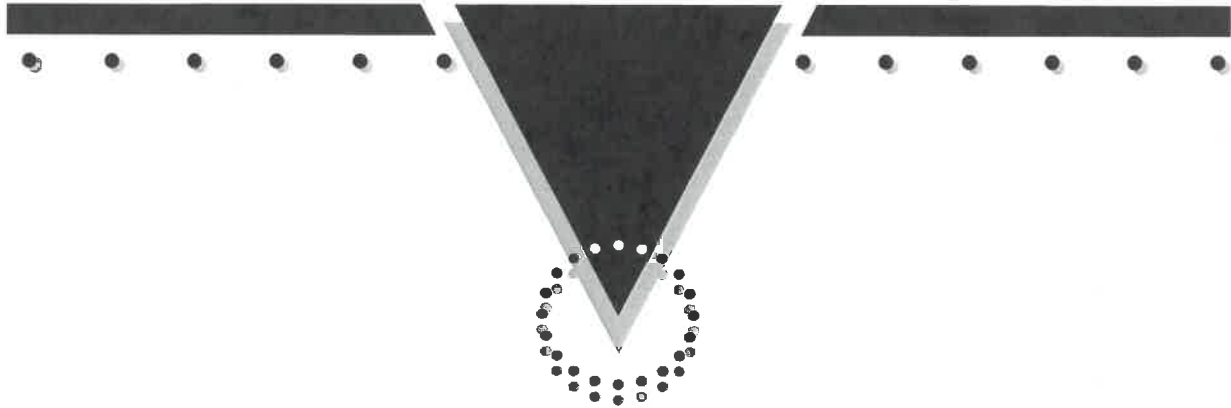
ATTEST:

**BOARD OF SUPERVISORS OF
THE REUNION EAST
COMMUNIT DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____



Reunion East
Community Development District
Proposed Budget
FY 2022



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Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - Tax Collector	\$1,417,679	\$1,438,273	\$0	\$1,438,273	\$1,435,176
Special Assessments - Direct	\$600,993	\$514,361	\$95,105	\$609,466	\$583,672
Interest	\$750	\$675	\$150	\$825	\$750
Miscellaneous Income	\$0	\$500	\$0	\$500	\$0
Total Revenues	\$2,019,422	\$1,953,808	\$95,255	\$2,049,063	\$2,019,598

Expenditures

Administrative

Supervisor Pay	\$12,000	\$9,800	\$3,000	\$12,800	\$12,000
FICA	\$918	\$750	\$230	\$979	\$918
Engineering	\$15,000	\$7,570	\$2,930	\$10,500	\$15,000
Attorney	\$35,000	\$35,054	\$9,000	\$44,054	\$35,000
Trustee Fees	\$17,500	\$0	\$16,310	\$16,310	\$8,620
Arbitrage	\$3,600	\$600	\$2,400	\$3,000	\$2,400
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$10,000	\$7,600	\$2,600	\$10,100	\$10,000
Property Appraiser Fee	\$1,000	\$468	\$0	\$468	\$1,000
Property Taxes	\$400	\$43	\$0	\$43	\$400
Annual Audit	\$5,600	\$5,600	\$0	\$5,600	\$5,700
District Management Fees	\$44,275	\$33,206	\$11,069	\$44,275	\$44,275
Information Technology	\$2,200	\$1,650	\$550	\$2,200	\$1,400
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$7	\$18	\$25	\$300
Postage	\$1,500	\$680	\$320	\$1,000	\$1,500
Printing & Binding	\$1,500	\$922	\$426	\$1,350	\$1,500
General Liability Insurance	\$15,200	\$14,479	\$0	\$14,479	\$15,950
Legal Advertising	\$2,500	\$7,472	\$2,500	\$9,972	\$5,000
Other Current Charges	\$600	\$0	\$50	\$50	\$600
Office Supplies	\$500	\$144	\$48	\$192	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$175,268	\$131,220	\$51,352	\$182,572	\$168,288

Maintenance - Shared Expenses

Field Maintenance	\$37,005	\$27,754	\$9,251	\$37,005	\$37,538 ¹
Management Services Agreement	\$21,125	\$0	\$6,338	\$6,338	\$21,430 ²
Facility Lease Agreement	\$21,249	\$15,937	\$5,312	\$21,249	\$3,593 ³
Telephone	\$4,836	\$3,575	\$1,638	\$5,213	\$6,858 ⁴
Electric	\$317,200	\$217,422	\$81,250	\$298,672	\$355,635 ⁵
Water & Sewer	\$41,600	\$16,427	\$7,500	\$25,927	\$42,200 ⁶
Gas	\$40,040	\$18,561	\$450	\$19,011	\$40,618 ⁷
Pool & Fountain Maintenance	\$117,000	\$63,119	\$24,000	\$87,119	\$118,688 ⁸
Environmental	\$5,200	\$2,999	\$1,000	\$3,999	\$12,054 ⁹
Property Insurance	\$25,740	\$26,828	\$0	\$26,828	\$29,013 ¹⁰
Irrigation Repairs & Maintenance	\$7,800	\$4,881	\$2,500	\$7,381	\$8,572 ¹¹
Landscape Contract	\$403,671	\$349,205	\$101,858	\$451,063	\$503,702 ¹²
Landscape Contingency	\$26,000	\$1,414	\$22,386	\$23,800	\$26,375 ¹³
Gate and Gatehouse Expenses	\$16,640	\$18,098	\$7,469	\$23,567	\$16,880 ¹⁴
Roadways/Sidewalks/Bridge	\$26,000	\$1,547	\$12,353	\$13,900	\$26,375 ¹⁵
Lighting	\$5,200	\$11,431	\$0	\$11,431	\$5,275 ¹⁶
Building Repairs & Maintenance	\$13,000	\$0	\$10,000	\$10,000	\$13,188 ¹⁷
Pressure Washing	\$18,200	\$15,798	\$0	\$15,798	\$18,463 ¹⁸
Maintenance (Inspections)	\$910	\$0	\$0	\$0	\$0 ¹⁹
Repairs & Maintenance	\$10,400	\$1,220	\$1,500	\$2,720	\$10,550 ²⁰
Pest Control	\$377	\$0	\$0	\$0	\$0 ²¹
Signage	\$13,000	\$5,720	\$8,374	\$14,094	\$13,188 ²²
Security	\$72,800	\$54,600	\$18,200	\$72,800	\$73,850 ²³
Parking Violation Tags	\$260	\$47	\$63	\$130	\$264 ²⁴
Total Maintenance Shared	\$1,245,253	\$856,583	\$321,461	\$1,178,044	\$1,384,206

Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Seven Eagles</u>					
Electric	\$0	\$3,411	\$3,588	\$6,999	\$14,559
Water & Sewer	\$0	\$895	\$1,695	\$2,590	\$6,881
Gas	\$0	\$649	\$2,106	\$2,755	\$8,546
Telephone / Emergency Pool Phone	\$0	\$0	\$0	\$0	\$185
Contract Cleaning	\$0	\$17,556	\$6,684	\$24,240	\$27,118
Landscape Contract	\$0	\$4,244	\$4,657	\$8,900	\$9,495
Landscape Contingency	\$0	\$3,251	\$0	\$3,251	\$2,638
Pool Maintenance	\$0	\$24,160	\$4,524	\$28,684	\$18,357
Lighting	\$0	\$675	\$0	\$675	\$791
Fitness Center Repairs & Maintenance	\$0	\$1,181	\$260	\$1,441	\$791
Operating Supplies	\$0	\$0	\$0	\$0	\$6,594
Pest Control	\$0	\$0	\$54	\$54	\$222
Repairs & Maintenance	\$0	\$2,672	\$0	\$2,672	\$3,165
Total SE Community Center Shared	\$0	\$58,694	\$23,568	\$82,261	\$99,340
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Contingency	\$0	\$127	\$0	\$127	\$0
Transfer Out - R&M Fund	\$498,902	\$498,902	\$0	\$498,902	\$267,764
Total Maintenance Expenses	\$598,902	\$499,029	\$0	\$499,029	\$367,764
Total Expenses	\$2,019,423	\$1,545,525	\$396,381	\$1,941,906	\$2,019,598
Excess Revenues (Expenditures)	(\$0)	\$408,283	(\$301,126)	\$107,157	\$0

Net Assessments \$2,024,761
Add: Discounts & Collections \$129,240
Gross Assessments \$2,154,001

Notes:

(1 thru 37) is 52% of the shared costs with the remaining 48% allocated to Reunion West for FY21. For FY22, the proposed allocation will be 53% of the shared costs for Reunion East with the remaining 47% allocated to Reunion West.

	Shared Costs				
	FY 2021 Budget	FY 2021 Projections	Total Proposed 2022 Budget	Reunion East 53%	Reunion West 47%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$37,538	\$33,625
2 Management Services Agreement	\$40,825	\$12,188	\$40,825	\$21,430	\$19,195
3 Facility Lease Agreement	\$40,864	\$40,864	\$6,811	\$3,593	\$3,218
4 Telephone	\$9,300	\$10,025	\$13,000	\$6,858	\$6,143
5 Electric	\$610,000	\$574,501	\$674,000	\$355,535	\$318,465
6 Water & Sewer	\$80,000	\$48,576	\$80,000	\$42,200	\$37,800
7 Gas	\$77,000	\$36,560	\$77,000	\$40,618	\$36,383
8 Pool & Fountain Maintenance	\$225,000	\$168,658	\$225,000	\$118,688	\$106,313
9 Environmental	\$10,000	\$7,690	\$22,852	\$12,064	\$10,798
10 Property Insurance	\$49,500	\$51,537	\$55,000	\$29,013	\$25,988
11 Irrigation Repairs & Maintenance	\$15,000	\$14,540	\$18,250	\$9,572	\$7,678
12 Landscape Contract	\$776,290	\$887,428	\$954,886	\$503,702	\$451,184
13 Landscape Contingency	\$50,000	\$45,424	\$50,000	\$26,375	\$23,625
14 Gate and Gatehouse Expenses	\$32,000	\$45,321	\$32,000	\$16,880	\$15,120
15 Roadways/Sidewalks/Bridge	\$50,000	\$26,868	\$50,000	\$26,375	\$23,625
16 Lighting	\$10,000	\$21,983	\$10,000	\$5,275	\$4,725
17 Building Repairs & Maintenance	\$25,000	\$19,231	\$25,000	\$13,188	\$11,813
18 Pressure Washing	\$35,000	\$30,380	\$35,000	\$18,463	\$16,538
19 Maintenance (Inspections)	\$1,750	\$0	\$0	\$0	\$0
20 Repairs & Maintenance	\$20,000	\$4,806	\$20,000	\$10,550	\$9,450
21 Pest Control	\$725	\$0	\$0	\$0	\$0
22 Signage	\$25,000	\$27,374	\$25,000	\$13,188	\$11,813
23 Security	\$140,000	\$140,000	\$140,000	\$73,850	\$66,150
24 Parking Violation Tags	\$500	\$250	\$500	\$264	\$236
Subtotal	\$2,394,717	\$2,265,365	\$2,624,987	\$1,384,206	\$1,239,881
<u>Seven Eagles</u>					
25 Electric	\$0	\$13,893	\$27,600	\$14,559	\$13,041
26 Water & Sewer	\$0	\$4,959	\$13,044	\$6,881	\$6,163
27 Gas	\$0	\$5,298	\$16,200	\$8,546	\$7,655
28 Telephone / Emergency Pool Phone	\$0	\$0	\$350	\$185	\$165
29 Contract Cleaning	\$0	\$46,180	\$51,408	\$27,118	\$24,290
30 Landscape Contract	\$0	\$17,116	\$18,000	\$9,495	\$8,505
31 Landscape Contingency	\$0	\$6,251	\$6,000	\$2,638	\$2,363
32 Pool Maintenance	\$0	\$54,005	\$34,800	\$18,357	\$16,443
33 Lighting	\$0	\$1,298	\$1,500	\$791	\$709
34 Fitness Center & Repairs & Maintenance	\$0	\$285	\$1,500	\$791	\$709
35 Operating Supplies	\$0	\$105	\$12,500	\$6,594	\$5,906
36 Pest Control	\$0	\$2,772	\$420	\$222	\$198
37 Repairs & Maintenance	\$0	\$5,010	\$6,000	\$3,165	\$2,835
Subtotal	\$0	\$157,174	\$188,322	\$99,340	\$88,982
TOTAL	\$2,394,717	\$2,422,539	\$2,812,409	\$1,483,546	\$1,328,863

Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2022

FISCAL YEAR 2022

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

FISCAL YEAR 2021

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2018 Gross Per Unit Assessments	FY2019 Gross Per Unit Assessments	FY2020 Gross Per Unit Assessments	FY2021 Gross Per Unit Assessments	FY2022 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	\$327.63	\$327.63	\$423.03	\$423.03	\$423.03	\$0.00
Hotel/Condo	\$327.63	\$327.63	\$423.03	\$423.03	\$423.03	\$0.00
Multi-Family	\$491.45	\$491.45	\$634.55	\$634.55	\$634.55	\$0.00
Single-Family	\$655.27	\$655.27	\$846.07	\$846.07	\$846.07	(\$0.00)
Golf	\$327.63	\$327.63	\$423.03	\$423.03	\$423.03	\$0.00

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
Revenues					
Transfer In	\$498,902	\$498,902	\$0	\$498,902	\$267,764
Interest	\$25,000	\$3,810	\$690	\$4,500	\$4,500
Total Revenues	\$523,902	\$502,712	\$690	\$503,402	\$272,264
Expenditures					
Contingency	\$0	\$13	\$24	\$37	\$100
Building Improvements	\$109,200	\$0	\$0	\$0	\$127,391
Fountain Improvements	\$13,000	\$0	\$0	\$0	\$5,275
Gate/Gatehouse Improvements	\$52,000	\$4,330	\$0	\$4,330	\$51,695
Monument Improvements	\$13,000	\$0	\$0	\$0	\$5,275
Pool Furniture	\$13,000	\$12,126	\$0	\$12,126	\$13,188
Pool Repair & Replacements	\$44,200	\$8,088	\$0	\$8,088	\$27,430
Lighting Improvements	\$4,160	\$0	\$0	\$0	\$2,638
Landscape Improvements	\$104,000	\$4,189	\$13,136	\$17,324	\$26,375
Irrigation Improvements	\$0	\$0	\$11,228	\$11,228	\$13,188
Roadway Improvements	\$13,000	\$32,476	\$0	\$32,476	\$26,375
Signage	\$52,000	\$60,318	\$0	\$60,318	\$34,288
Capital Outlay	\$26,000	\$70,042	\$0	\$70,042	\$131,875
Seven Eagles					
Gate/Gatehouse Improvements	\$0	\$3,305	\$0	\$3,305	\$2,638
Pool Furniture	\$0	\$8,009	\$8,061	\$16,070	\$7,913
Landscape Improvements	\$0	\$1,196	\$0	\$1,196	\$2,638
Total Expenditures	\$443,560	\$204,091	\$32,449	\$236,540	\$478,279
Excess Revenues/(Expenditures)	\$80,342	\$298,621	(\$31,759)	\$266,863	(\$206,015)
Fund Balance - Beginning	\$38,282,749	\$3,303,283	\$0	\$3,303,283	\$3,570,146
Fund Balance - Ending	\$38,363,091	\$3,601,904	(\$31,759)	\$3,570,146	\$3,364,131

Notes:

(1 thru 15) is 52% of the shared costs with the remaining 48% allocated to Reunion West for FY21. For FY22, the proposed allocation will be 53% of the shared costs for Reunion East with the remaining 47% allocated to Reunion West.

Shared Costs					
	FY 2021 Budget	FY 2021 Projections	Total Proposed 2022 Budget	Reunion East 53%	Reunion West 47%
1 Building Improvements	\$210,000	\$0	\$241,500	\$127,391	\$114,109
2 Fountain Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
3 Gate/Gatehouse Improvements	\$100,000	\$8,327	\$98,000	\$51,695	\$46,305
4 Monuments Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
5 Pool Furniture	\$25,000	\$23,320	\$25,000	\$13,188	\$11,813
6 Pool Repair & Replacements	\$85,000	\$15,553	\$52,000	\$27,430	\$24,570
7 Lighting Improvements	\$8,000	\$0	\$5,000	\$2,638	\$2,363
8 Landscape Improvements	\$200,000	\$33,316	\$50,000	\$26,375	\$23,625
9 Irrigation Improvements	\$0	\$21,593	\$25,000	\$13,188	\$11,813
10 Roadway Improvements	\$25,000	\$62,454	\$50,000	\$26,375	\$23,625
11 Signage	\$100,000	\$115,996	\$65,000	\$34,288	\$30,713
12 Capital Outlay	\$50,000	\$134,695	\$250,000	\$131,875	\$118,125
Subtotal	\$853,000	\$415,255	\$881,500	\$464,991	\$416,509
Seven Eagles					
13 Gate/Gatehouse Improvements	\$0	\$6,356	\$5,000	\$2,638	\$2,363
14 Pool Furniture	\$0	\$30,903	\$15,000	\$7,913	\$7,088
15 Landscape Improvements	\$0	\$2,300	\$5,000	\$2,638	\$2,363
Subtotal	\$0	\$39,559	\$25,000	\$13,188	\$11,813
TOTAL	\$853,000	\$454,813	\$906,500	\$478,179	\$428,321

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2022

FY2021 Updated Expenses	Total	RE 52%	RW 48%
Gate/Gatehouse Improvements			
Replace Sinclair/Traditions Exit Barrier Arms with LED Arms	\$2,452	\$1,275	\$1,177
Replace Existing Barrier Arms with LED Arms - Exclement Dr., Main Entrance & Spine Road	\$5,875	\$3,055	\$2,820
	\$8,327	\$4,330	\$3,997
Pool Furniture			
60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,320	\$12,126	\$11,194
	\$23,320	\$12,126	\$11,194
Pool Repair & Replacement			
Carriage Point Pool - 1 Pool Heaters	\$4,192	\$2,180	\$2,012
Seven Eagles - Install 5HP 3 Phase EQ Pump with Strainer	\$6,492	\$3,376	\$3,116
HC Pool A - Install RayPak 406A ASME Heater	\$4,869	\$2,532	\$2,337
	\$15,553	\$8,088	\$7,465
Landscape Improvements			
Main Entrance Gatehouse - Removal of Japanese Blueberry	\$1,250	\$650	\$600
Carriage Point Main Entrance - Variegated Liriope	\$2,222	\$1,155	\$1,067
Gathering Dr. Bridge Crossing - Remove Plumbago/Install Firebush	\$1,938	\$1,008	\$930
Grand Travers Mall Kiosk - Cut Ligustrum Trees/Install Liriope	\$1,431	\$744	\$687
Main Entrance - Remove Jasmin & Plumbago/Install Sod	\$1,215	\$632	\$583
Main Entrance Gatehouse Front & Large Island Back of Gatehouse	\$9,680	\$5,034	\$4,646
Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	\$2,720	\$1,414	\$1,306
Homestead Monument Sign Island Bed - Ligustrum Trees	\$1,040	\$541	\$499
Spine Rd Island Beds	\$9,134	\$4,750	\$4,384
Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	\$2,685	\$1,396	\$1,289
	\$33,314	\$17,323	\$15,991
Irrigation Improvements			
WeatherTrak ET Pro3 Irrigation Timer Upgrade	\$21,593	\$11,228	\$10,364
	\$21,593	\$11,228	\$10,364
Roadways/Sidewalks Improvements			
Patriots Landing - Remove 12' Curb & Piece of Ramp	\$1,445	\$751	\$694
Concrete Sidewalk Replacements - Various Locations	\$14,175	\$7,371	\$6,804
Seven Eagles - Replace 6x6 Section of Concrete	\$750	\$390	\$360
Tradition Blvd. - Add New Concrete Sidewalk	\$3,460	\$1,799	\$1,661
Sidewalk Grinding & Replacement	\$1,750	\$910	\$840
HC Pool B - Replace 1.5 Sections of Concrete Sidewalk	\$788	\$410	\$378
Remove Slot Drain	\$145	\$75	\$70
Grind Sidewalks - Various Locations	\$1,350	\$702	\$648
Installation of New Sidewalks/Repour of ADA Sidewalk	\$3,100	\$1,612	\$1,488
Homestead Community - Sidewalks	\$20,664	\$10,745	\$9,919
Painting & Sealing Crack - Roadway Bridges	\$3,887	\$2,021	\$1,866
Sidewalk Grinding & Replacement - Various Locations	\$10,940	\$5,689	\$5,251
	\$62,454	\$32,476	\$29,978
Signage			
Qty. 128 No Parking Signs	\$40,960	\$21,299	\$19,661
Qty. 177 No Parking Signs with Arrows	\$66,640	\$29,453	\$27,187
Qty. 4 - 15 Minute Parking Signs	\$720	\$374	\$346
Qty. 12 - Purchase/Installation Street Signs & Posts	\$17,676	\$9,192	\$8,485
	\$115,996	\$60,318	\$55,678
Capital Outlay			
Parking Improvements - Mobilization, Survey, Layouts, Testing, Curb	\$31,160	\$16,203	\$14,957
Parking Improvements - Certified As-Builts	\$9,035	\$4,698	\$4,337
6' Charleston Bench with Back	\$1,302	\$677	\$625
Heritage Crossing, Homestead, Carriage, Terrace - External Cameras	\$33,833	\$17,593	\$16,240
Sinclair, Spine Rd., Main Gates - External Cameras	\$8,740	\$4,545	\$4,195
Seven Eagles Fitness Equipment	\$15,201	\$7,904	\$7,296
Seven Eagles - Qty. 4 Refurbished 95T Discover SE Treadmills	\$11,600	\$6,032	\$5,568
Installation of Water Lines for Dog Park	\$4,125	\$2,145	\$1,980
Purchase/Installation of CF Dog Fountain & ADA Compliant	\$4,700	\$2,444	\$2,256
Reserve Study	\$15,000	\$7,800	\$7,200
	\$134,695	\$70,042	\$64,654
Seven Eagles - Gate/Gatehouse Improvements			
Fence & Gate Installation	\$6,356	\$3,305	\$3,051
	\$6,356	\$3,305	\$3,051
Seven Eagles - Pool Repair & Replacement			
40 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables/30 - 18" Tea Tables/4 - 42" Bar Height Tables/25 Armless Bar Stools	\$30,903	\$16,070	\$14,833
	\$30,903	\$16,070	\$14,833
Seven Eagles - Landscape Improvements			
Seven Eagles Pool - Sod Replacement	\$2,300	\$1,196	\$1,104
	\$2,300	\$1,196	\$1,104

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2022

FY2022 Proposed Expenses	Total	RE 53%	RW 47%
Building Improvements			
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711
Repair/Rebuild Two Roadway Arbors	\$9,390	\$4,977	\$4,413
Seven Eagles Roof Replacement	\$167,000	\$88,510	\$78,490
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050
	\$241,365	\$127,923	\$113,442
Gate/Gatehouse Improvements			
Upgrade Access Control System for Reunion Resort/Reunion Village Gate	\$75,485	\$40,007	\$35,478
	\$75,485	\$40,007	\$35,478
Pool Furniture			
30 Sling Chaise Lounges/16 Sling Dining Chairs/4 - 48" Tables	\$13,032	\$6,907	\$6,125
	\$13,032	\$6,907	\$6,125
Pool Repair & Replacement			
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972
	\$51,012	\$27,036	\$23,976
Signage			
No Parking Signs	\$60,800	\$32,224	\$28,576
	\$60,800	\$32,224	\$28,576
Capital Outlay			
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290
	\$249,000	\$131,970	\$117,030

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

REVENUES:

Special Assessments – Tax Collector

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

Special Assessments – Direct

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

Interest

The District generates funds from invested funds.

EXPENDITURES:

Administrative:

Supervisor Pay

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

FICA Expenses

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

Engineering

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

Attorney

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Trustee Fees

The District issued Series 2015A & 2021 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A-2, 2005, 2015A & 2021 Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Collection Agent

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

Dissemination

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

Property Appraiser Fee

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

Property Taxes

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

Annual Audit

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

District Management Fees

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

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

Printing & Binding

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

General Liability Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Costs for Board Members attendance at meetings.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Dues, Licenses & Subscriptions

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

Maintenance:

52% of the maintenance costs are allocated to Reunion East and 48% are allocated to Reunion West during Fiscal Year 2021. The District is proposing 53% of the maintenance costs to Reunion East and 47% to Reunion West during Fiscal Year 2022. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

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

Management Service Agreement

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

Facility Lease Agreement

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

Telephone

This is for service for the pool buildings' phone lines.

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2022

Electric

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

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2022

Account #	Duke Energy Service Address
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
15627 52104	84401 Golden Bear Drive Fountain
30882 19259	700 Tradition Blvd Guardhouse (Westside Gatehouse)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
41457 86316	7615 Fairfax Rd. Gate
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

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

Water & Sewer

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

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-942780	700 Tradition Blvd Guardhouse

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Gas

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

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

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

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Environmental

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

Property Insurance

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

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Landscape Contract

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

Landscape Contingency

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

Gate & Gatehouse Expenses

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

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

Repairs & Maintenance

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

Signage

Represents estimated costs for repairing/maintaining signs within the District.

Security

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

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Seven Eagles

Electric

Represents estimated costs for electric services related to Seven Eagles pool. Accounts will be with Duke Energy.

Water & Sewer

Represents estimated costs for water and wastewater services related to Seven Eagles pool. Accounts will be with Toho Water Authority.

Gas

Represents estimated costs for gas services related to the Seven Eagles pool.

Telephone / Emergency Pool Phone

Represents estimated annual fee for emergency telephone for Seven Eagles pool provided by Kings III of America, Inc.

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Seven Eagles Amenity Center. District has contracted with Reunion Club of Orlando, LLC for this service.

Landscape Contract

The District has contracted with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and diseases control chemicals to sod, mulching once per year and palm pruning twice per year for Seven Eagles.

Landscape Contingency

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

Pool Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pool, spa 1 and spa 2, cleaning of pool building and emergency phone. Pool and spas are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Center. Services will consist of 6 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

Pest Control

Represents estimated costs for pest control for Seven Eagles.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to Seven Eagles.

Maintenance – Direct Expenses

Irrigation System Operations

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

Contingency

Represents any costs not related to other expense line items.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
Series 2015A Debt Service
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$2,568,595	\$2,603,323	\$0	\$2,603,323	\$2,568,595
Interest Income	\$500	\$77	\$8	\$85	\$50
Carry Forward Surplus	\$923,909	\$942,117	\$0	\$942,117	\$936,399
Total Revenue	\$3,493,004	\$3,545,516	\$8	\$3,545,524	\$3,505,045
Expenditures					
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest Expense 11/01	\$614,625	\$614,625	\$0	\$614,625	\$580,125
Principal Expense 05/01	\$1,375,000	\$1,375,000	\$0	\$1,375,000	\$1,450,000
Interest Expense 05/01	\$614,625	\$614,500	\$0	\$614,500	\$580,125
Total Expenses	\$2,604,250	\$2,609,125	\$0	\$2,609,125	\$2,610,250
EXCESS REVENUES	\$888,754	\$936,391	\$8	\$936,399	\$894,795

11/1/2022 Interest	\$543,875
Net Assessments	\$2,568,595
Add: Discounts & Collections	\$163,953
Gross Assessments	<u>\$2,732,548</u>

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	\$45,654	\$777
Multi-Family	1.50	1,287.00	1,930.50	54.87%	\$1,499,407	\$1,165
Single-Family	2.00	763.00	1,526.00	43.37%	\$1,185,234	\$1,553
Golf	1.00	2.90	2.90	0.08%	\$2,252	\$777
		2,111.68	3,518.18	100.00%	\$2,732,548	

Reunion East
Community Development District
Series 2015A Special Assessment Refunding Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$23,205,000.00	\$0	\$580,125.00	\$580,125
05/01/22	\$23,205,000.00	\$1,450,000	\$580,125.00	
11/01/22	\$21,755,000.00	\$0	\$543,875.00	\$2,574,000
05/01/23	\$21,755,000.00	\$1,525,000	\$543,875.00	
11/01/23	\$20,230,000.00	\$0	\$505,750.00	\$2,574,625
05/01/24	\$20,230,000.00	\$1,600,000	\$505,750.00	
11/01/24	\$18,630,000.00	\$0	\$465,750.00	\$2,571,500
05/01/25	\$18,630,000.00	\$1,685,000	\$465,750.00	
11/01/25	\$16,945,000.00	\$0	\$423,625.00	\$2,574,375
05/01/26	\$16,945,000.00	\$1,765,000	\$423,625.00	
11/01/26	\$15,180,000.00	\$0	\$379,500.00	\$2,568,125
05/01/27	\$15,180,000.00	\$1,855,000	\$379,500.00	
11/01/27	\$13,325,000.00	\$0	\$333,125.00	\$2,567,625
05/01/28	\$13,325,000.00	\$1,950,000	\$333,125.00	
11/01/28	\$11,375,000.00	\$0	\$284,375.00	\$2,567,500
05/01/29	\$11,375,000.00	\$2,055,000	\$284,375.00	
11/01/29	\$9,320,000.00	\$0	\$233,000.00	\$2,572,375
05/01/30	\$9,320,000.00	\$2,160,000	\$233,000.00	
11/01/30	\$7,160,000.00	\$0	\$179,000.00	\$2,572,000
05/01/31	\$7,160,000.00	\$2,270,000	\$179,000.00	
11/01/31	\$4,890,000.00	\$0	\$122,250.00	\$2,571,250
05/01/32	\$4,890,000.00	\$2,385,000	\$122,250.00	
11/01/32	\$2,505,000.00	\$0	\$62,625.00	\$2,569,875
05/01/33	\$2,505,000.00	\$2,500,000	\$62,625.00	\$2,562,625
		\$23,200,000	\$8,226,000.00	\$31,426,000

Reunion East
Community Development District
Proposed Budget
Series 2015-1 Debt Service
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
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Revenues

Special Assessments	\$228,765	\$181,947	\$0	\$181,947	\$0
Prepayment Assessments	\$0	\$0	\$1,375,827	\$1,375,827	\$0
Interest	\$100	\$25	\$0	\$25	\$0
Carry Forward Surplus	\$205,248	\$550,749	\$0	\$550,749	\$0
Total Revenue	\$434,113	\$732,721	\$1,375,827	\$2,108,548	\$0

Expenditures

Interest Expense 11/01	\$64,185	\$64,185	\$0	\$64,185	\$0
Principal Expense 05/01	\$100,000	\$100,000	\$0	\$100,000	\$0
Interest Expense 05/01	\$64,185	\$64,185	\$0	\$64,185	\$0
Principal Expense 09/15	\$0	\$0	\$1,845,000	\$1,845,000	\$0
Interest Expense 09/15	\$0	\$0	\$35,178	\$35,178	\$0

Total Expenses	\$228,370	\$228,370	\$1,880,178	\$2,108,548	\$0
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Excess Revenues (Expenditures)	\$205,743	\$504,351	(\$504,351)	\$0	\$0
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11/1/2022 Interest \$0

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
Total	\$ 228,765	\$ 593,525	\$ 329,496

Reunion East
Community Development District
 Series 2015-1 Special Assessment Refunding Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
09/15/21	\$1,845,000.00	6.600%	\$1,845,000.00	\$35,178.00	\$1,880,178.00
11/01/21	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/33	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00

Reunion East
Community Development District
Proposed Budget
Series 2015-2 Debt Service
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
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Revenues

Special Assessments	\$593,525	\$443,954	\$0	\$443,954	\$0
Prepayment Assessments	\$0	\$0	\$5,289,609	\$5,289,609	\$0
Interest	\$250	\$26	\$4	\$30	\$0
Carry Forward Surplus	\$228,813	\$599,097	\$0	\$599,097	\$0
Total Revenue	\$822,588	\$1,043,077	\$5,289,613	\$6,332,690	\$0

Expenditures

Interest Expense 11/01	\$192,720	\$192,720	\$0	\$192,720	\$0
Principal Expense 05/01	\$215,000	\$215,000	\$0	\$215,000	\$0
Interest Expense 05/01	\$192,720	\$192,720	\$0	\$192,720	\$0
Principal Expense 09/15	\$0	\$0	\$5,625,000	\$5,625,000	\$0
Interest Expense 09/15	\$0	\$0	\$107,250	\$107,250	\$0
Total Expenses	\$600,440	\$600,440	\$5,732,250	\$6,332,690	\$0

Excess Revenues (Expenditures)	\$222,148	\$442,637	(\$442,637)	\$0	\$0
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11/1/2022 Interest \$0

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
Total	\$ 228,765	\$ 593,525	\$ 329,496

Reunion East
Community Development District
 Series 2015-2 Special Assessment Refunding Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
09/15/21	\$5,625,000.00	6.600%	\$5,625,000.00	\$107,250.00	\$5,732,250.00
11/01/21	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/22	\$0.00	6.600%	\$0.00	\$0.00	
11/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/23	\$0.00	6.600%	\$0.00	\$0.00	
11/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/24	\$0.00	6.600%	\$0.00	\$0.00	
11/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/25	\$0.00	6.600%	\$0.00	\$0.00	
11/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/26	\$0.00	6.600%	\$0.00	\$0.00	
11/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/27	\$0.00	6.600%	\$0.00	\$0.00	
11/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/28	\$0.00	6.600%	\$0.00	\$0.00	
11/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/29	\$0.00	6.600%	\$0.00	\$0.00	
11/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/30	\$0.00	6.600%	\$0.00	\$0.00	
11/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/31	\$0.00	6.600%	\$0.00	\$0.00	
11/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/32	\$0.00	6.600%	\$0.00	\$0.00	
11/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/33	\$0.00	6.600%	\$0.00	\$0.00	
11/01/33	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/34	\$0.00	6.600%	\$0.00	\$0.00	
11/01/34	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/35	\$0.00	6.600%	\$0.00	\$0.00	
11/01/35	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/36	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00

Reunion East
Community Development District
Proposed Budget
Series 2015-3 Debt Service
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
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Revenues

Special Assessments	\$329,496	\$251,082	\$0	\$251,082	\$0
Prepayment Assessments	\$0	\$0	\$2,802,154	\$2,802,154	\$0
Interest	\$100	\$4	\$0	\$4	\$0
Carry Forward Surplus	\$105,366	\$101,540	\$0	\$101,540	\$0

Total Revenue	\$434,962	\$352,625	\$2,802,154	\$3,154,779	\$0
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Expenditures

Interest Expense 11/01	\$96,030	\$96,030	\$0	\$96,030	\$0
Principal Expense 05/01	\$145,000	\$145,000	\$0	\$145,000	\$0
Interest Expense 05/01	\$96,030	\$96,030	\$0	\$96,030	\$0
Principal Expense 09/15	\$0	\$0	\$2,765,000	\$2,765,000	\$0
Interest Expense 09/15	\$0	\$0	\$52,719	\$52,719	\$0

Total Expenses	\$337,060	\$337,060	\$2,817,719	\$3,154,779	\$0
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Excess Revenues (Expenditures)	\$97,902	\$15,565	(\$15,565)	\$0	\$0
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11/1/2022 Interest \$0

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
Total	\$ 228,765	\$ 593,525	\$ 329,496

Reunion East
Community Development District
 Series 2015-3 Special Assessment Refunding Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
09/15/21	\$2,765,000.00	6.600%	\$2,765,000.00	\$52,719.00	\$2,817,719.00
11/01/21	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/22	\$0.00	6.600%	\$0.00	\$0.00	
11/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/23	\$0.00	6.600%	\$0.00	\$0.00	
11/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/24	\$0.00	6.600%	\$0.00	\$0.00	
11/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/25	\$0.00	6.600%	\$0.00	\$0.00	
11/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/26	\$0.00	6.600%	\$0.00	\$0.00	
11/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/27	\$0.00	6.600%	\$0.00	\$0.00	
11/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/28	\$0.00	6.600%	\$0.00	\$0.00	
11/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/29	\$0.00	6.600%	\$0.00	\$0.00	
11/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/30	\$0.00	6.600%	\$0.00	\$0.00	
11/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/31	\$0.00	6.600%	\$0.00	\$0.00	
11/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/32	\$0.00	6.600%	\$0.00	\$0.00	
11/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/33	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00

Reunion East
Community Development District
Proposed Budget
Series 2021 Debt Service
Fiscal Year 2022

Description	Proposed Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$0	\$0	\$0	\$0	\$1,116,155
Bond Proceeds	\$1,257,078	\$1,257,078	\$0	\$1,257,078	\$0
Interest	\$0	\$0	\$0	\$0	\$100
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$140,923
Total Revenue	\$1,257,078	\$1,257,078	\$0	\$1,257,078	\$1,257,178
Expenditures					
Interest Expense 11/01	\$0	\$0	\$0	\$0	\$140,923
Principal Expense 05/01	\$0	\$0	\$0	\$0	\$425,000
Interest Expense 05/01	\$0	\$0	\$0	\$0	\$347,481
Total Expenses	\$0	\$0	\$0	\$0	\$913,404
Excess Revenues (Expenditures)	\$1,257,078	\$1,257,078	\$0	\$1,257,078	\$343,774

11/1/2022 Interest \$342,381

Net Assessments \$1,116,155
Add: Discounts & Collections \$71,244
Gross Assessments \$1,187,399

Reunion East Projected EAU Calculation 2021

Product Type	EAU	Units	Total Assessments	Per Unit Gross Assessments
Multi-Family	1.50	296.00	\$624,788	\$2,111
Single-Family	2.00	250.00	\$562,610	\$2,250
		546.00	\$1,187,399	

Reunion East
Community Development District
Series 2021 Special Assessment Bonds (Series 2021 Project)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$20,355,000.00	\$0 \$	140,922.95 \$	140,922.95
05/01/22	\$20,355,000.00	\$425,000 \$	347,481.25	
11/01/22	\$19,930,000.00	\$0 \$	342,381.25 \$	1,114,862.50
05/01/23	\$19,930,000.00	\$435,000 \$	342,381.25	
11/01/23	\$19,495,000.00	\$0 \$	337,161.25 \$	1,114,542.50
05/01/24	\$19,495,000.00	\$445,000 \$	337,161.25	
11/01/24	\$19,050,000.00	\$0 \$	331,821.25 \$	1,113,982.50
05/01/25	\$19,050,000.00	\$455,000 \$	331,821.25	
11/01/25	\$18,595,000.00	\$0 \$	326,361.25 \$	1,113,182.50
05/01/26	\$18,595,000.00	\$465,000 \$	326,361.25	
11/01/26	\$18,130,000.00	\$0 \$	320,781.25 \$	1,112,142.50
05/01/27	\$18,130,000.00	\$480,000 \$	320,781.25	
11/01/27	\$17,650,000.00	\$0 \$	313,941.25 \$	1,114,722.50
05/01/28	\$17,650,000.00	\$495,000 \$	313,941.25	
11/01/28	\$17,155,000.00	\$0 \$	306,887.50 \$	1,115,828.75
05/01/29	\$17,155,000.00	\$505,000 \$	306,887.50	
11/01/29	\$16,650,000.00	\$0 \$	299,691.25 \$	1,111,578.75
05/01/30	\$16,650,000.00	\$520,000 \$	299,691.25	
11/01/30	\$16,130,000.00	\$0 \$	292,281.25 \$	1,111,972.50
05/01/31	\$16,130,000.00	\$535,000 \$	292,281.25	
11/01/31	\$15,595,000.00	\$0 \$	284,657.50 \$	1,111,938.75
05/01/32	\$15,595,000.00	\$555,000 \$	284,657.50	
11/01/32	\$15,040,000.00	\$0 \$	275,916.25 \$	1,115,573.75
05/01/33	\$15,040,000.00	\$570,000 \$	275,916.25	
11/01/33	\$14,470,000.00	\$0 \$	266,938.75 \$	1,112,855.00
05/01/34	\$14,470,000.00	\$590,000 \$	266,938.75	
11/01/34	\$13,880,000.00	\$0 \$	257,646.25 \$	1,114,585.00
05/01/35	\$13,880,000.00	\$610,000 \$	257,646.25	
11/01/35	\$13,270,000.00	\$0 \$	248,038.75 \$	1,115,685.00
05/01/36	\$13,270,000.00	\$630,000 \$	248,038.75	
11/01/36	\$12,640,000.00	\$0 \$	238,116.25 \$	1,116,155.00
05/01/37	\$12,640,000.00	\$650,000 \$	238,116.25	
11/01/37	\$11,990,000.00	\$0 \$	227,878.75 \$	1,115,995.00
05/01/38	\$11,990,000.00	\$670,000 \$	227,878.75	
11/01/38	\$11,320,000.00	\$0 \$	217,326.25 \$	1,115,205.00
05/01/39	\$11,320,000.00	\$690,000 \$	217,326.25	
11/01/39	\$10,630,000.00	\$0 \$	206,458.75 \$	1,113,785.00
05/01/40	\$10,630,000.00	\$710,000 \$	206,458.75	
11/01/40	\$9,920,000.00	\$0 \$	195,276.25 \$	1,111,735.00
05/01/41	\$9,920,000.00	\$735,000 \$	195,276.25	
11/01/41	\$9,185,000.00	\$0 \$	183,700.00 \$	1,113,976.25
05/01/42	\$9,185,000.00	\$760,000 \$	183,700.00	
11/01/42	\$8,425,000.00	\$0 \$	168,500.00 \$	1,112,200.00
05/01/43	\$8,425,000.00	\$795,000 \$	168,500.00	
11/01/43	\$7,630,000.00	\$0 \$	152,600.00 \$	1,116,100.00
05/01/44	\$7,630,000.00	\$825,000 \$	152,600.00	
11/01/44	\$6,805,000.00	\$0 \$	136,100.00 \$	1,113,700.00
05/01/45	\$6,805,000.00	\$860,000 \$	136,100.00	
11/01/45	\$5,945,000.00	\$0 \$	118,900.00 \$	1,115,000.00
05/01/46	\$5,945,000.00	\$895,000 \$	118,900.00	
11/01/46	\$5,050,000.00	\$0 \$	101,000.00 \$	1,114,900.00
05/01/47	\$5,050,000.00	\$930,000 \$	101,000.00	
11/01/47	\$4,120,000.00	\$0 \$	82,400.00 \$	1,113,400.00
05/01/48	\$4,120,000.00	\$970,000 \$	82,400.00	
11/01/48	\$3,150,000.00	\$0 \$	63,000.00 \$	1,115,400.00
05/01/49	\$3,150,000.00	\$1,010,000 \$	63,000.00	
11/01/49	\$2,140,000.00	\$0 \$	42,800.00 \$	1,115,800.00
05/01/50	\$2,140,000.00	\$1,050,000 \$	42,800.00	
11/01/50	\$1,090,000.00	\$0 \$	21,800.00 \$	1,114,600.00
05/01/51	\$1,090,000.00	\$1,090,000 \$	21,800.00 \$	1,111,800.00
\$20,355,000			\$13,209,126.70	\$33,564,126.70

SECTION 2

RESOLUTION 2021-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2022 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

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

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

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

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

PASSED AND ADOPTED this 12th day of August, 2021.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

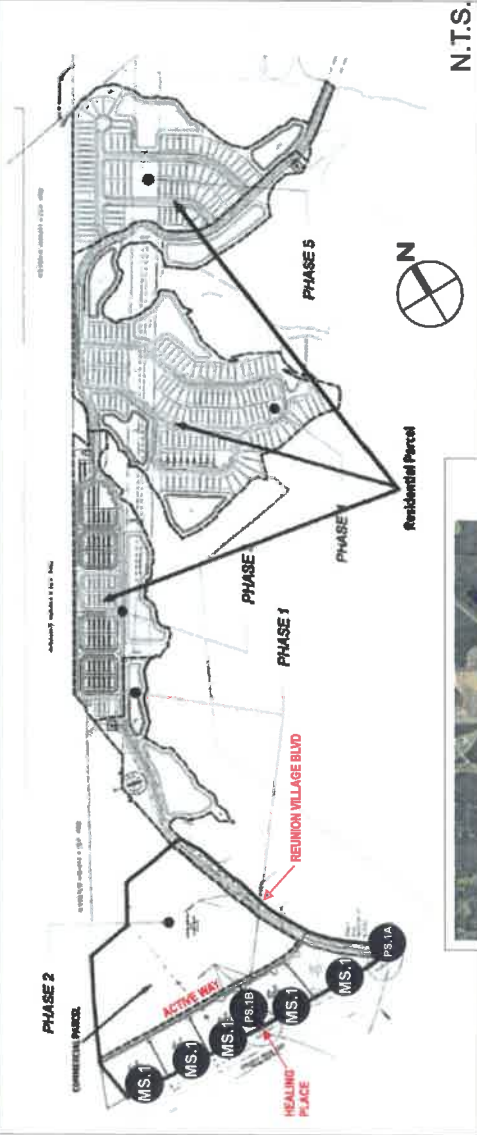
By: _____

Its: _____

SECTION V

REUNION HOLDINGS

SITE PLAN



WORK SCOPE

- PS.1A DF PYLON SIGN (QTY. 1) - PAGES 2 & 3
- PS.1B DF PYLON SIGN (QTY. 1) - PAGES 2 & 4
- MS.1 DF MONUMENT SIGN (QTY. 5) PAGE 5

CODE INFORMATION

CODE INFO Multi-Tenant Pylon
 Max Area: 116.6 sq. ft.
 Max Height: 16'-8" OAH
 Setback: 10' Setback from Property Lines
 Entire Sign Structure, including all pylon covers must be no more than 50% larger than total sq. ft. of the advertising area of the sign. Artistic enhancements shall be counted against the allowance for advertising display area.

Out Parcel Monument Max Area: 50 sq. ft.
 Setback: 10' Setback from Property Lines
 Distance Between Monuments: Min. 50'



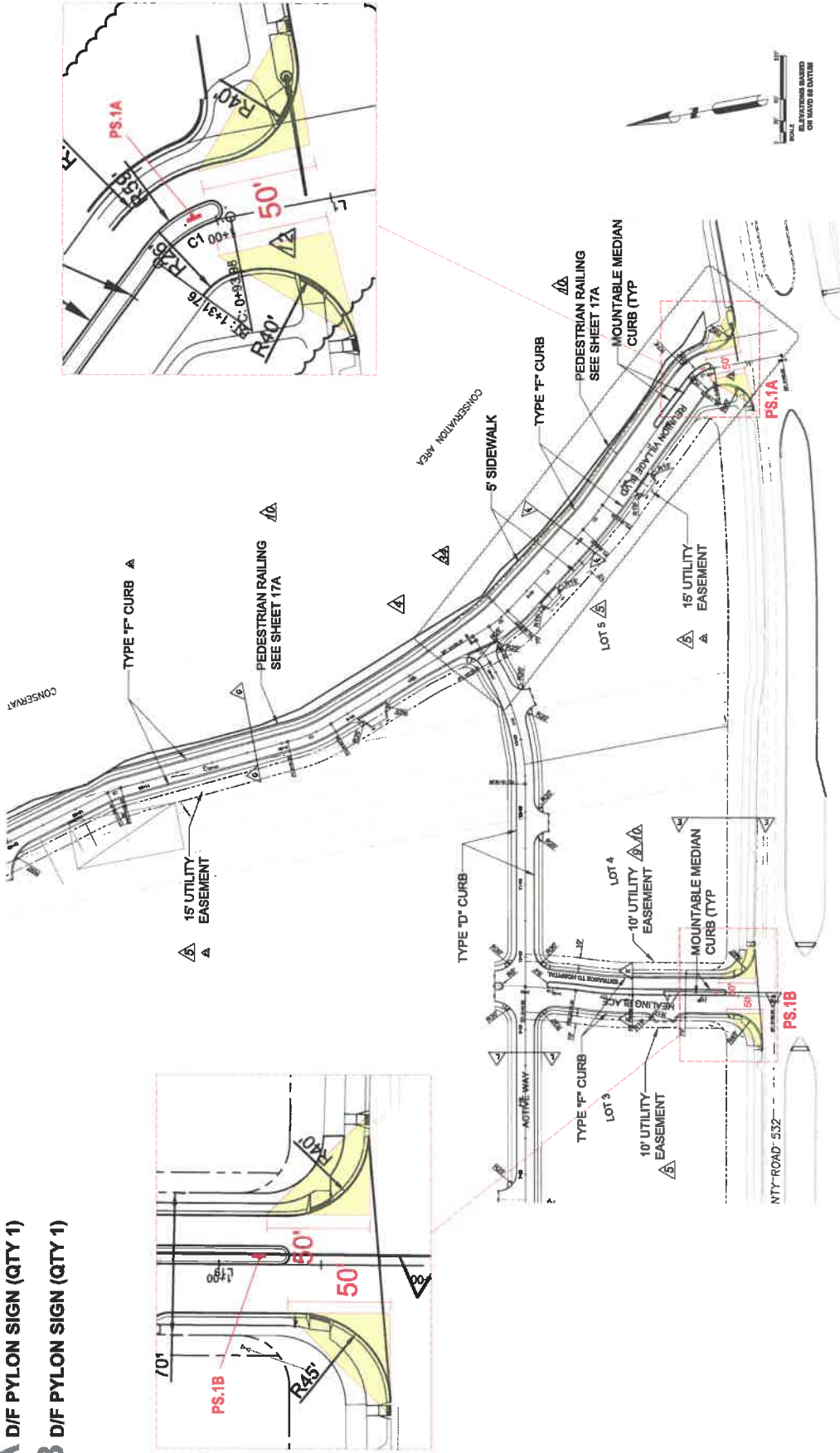
SECTION 27.32 & 34 TOWNSHIP 26S, RANGE 27E
 SITE LOCATION

JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM	JOB #: 247792-R11 DATE: 10.17.18 DESIGNER: J. MILLER SALES REP: K. KNY PROJ MGR: C. ARENDT		CLIENT APPROVAL LANDLORD APPROVAL QC		DATE DATE		EXTERIOR SIGNAGE Orlando Health Emergency Room & Medical Pavilion 1001 E Osceola Parkway Kissimmee FL 34744 DESIGN PHASE: CONCEPTUAL		SHEET NUMBER 1.0
	REUNION HOLDINGS		DATE		DATE		DATE		DATE

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to clearly mark colors, including Phas, where specified. We cannot guarantee exact measures due to varying compatibility of surface materials and prints used. All sizes and dimensions are illustrated for clients conception of project and are not to be understood as being exact size or exact scale.

PS.1A D/F PYLON SIGN (QTY 1)

PS.1B D/F PYLON SIGN (QTY 1)



JOB #: 247792-R11		DATE: 10.17.18		DESIGNER: J. MILLER		SALES REP: K. KAY		PROJ. MGR: C. ARENDT	
JONES SIGN		Your Vision. Accomplished.		WWW.JONESIGN.COM		REUNION HOLDINGS		EXTERIOR SIGNAGE	
1001 E Ocoee Parkway Kissimmee, FL 34744		DESIGN PHASE: CONCEPTUAL		SHEET NUMBER		2.0		CONCEPTUAL	
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or published in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.		CLIENT APPROVAL		DATE		DATE		DATE	
LANDLORD APPROVAL		OC		OC		OC		OC	
DESCRIPTION		REVISIONS		REVISIONS		REVISIONS		REVISIONS	
1. INITIAL DESIGN		2. REVISED DESIGN		3. REVISED DESIGN		4. REVISED DESIGN		5. REVISED DESIGN	
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76. REVISED DESIGN		77. REVISED DESIGN		78. REVISED DESIGN		79. REVISED DESIGN		80. REVISED DESIGN	
81. REVISED DESIGN		82. REVISED DESIGN		83. REVISED DESIGN		84. REVISED DESIGN		85. REVISED DESIGN	
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91. REVISED DESIGN		92. REVISED DESIGN		93. REVISED DESIGN		94. REVISED DESIGN		95. REVISED DESIGN	
96. REVISED DESIGN		97. REVISED DESIGN		98. REVISED DESIGN		99. REVISED DESIGN		100. REVISED DESIGN	
101. REVISED DESIGN		102. REVISED DESIGN		103. REVISED DESIGN		104. REVISED DESIGN		105. REVISED DESIGN	
106. REVISED DESIGN		107. REVISED DESIGN		108. REVISED DESIGN		109. REVISED DESIGN		110. REVISED DESIGN	
111. REVISED DESIGN		112. REVISED DESIGN		113. REVISED DESIGN		114. REVISED DESIGN		115. REVISED DESIGN	
116. REVISED DESIGN		117. REVISED DESIGN		118. REVISED DESIGN		119. REVISED DESIGN		120. REVISED DESIGN	
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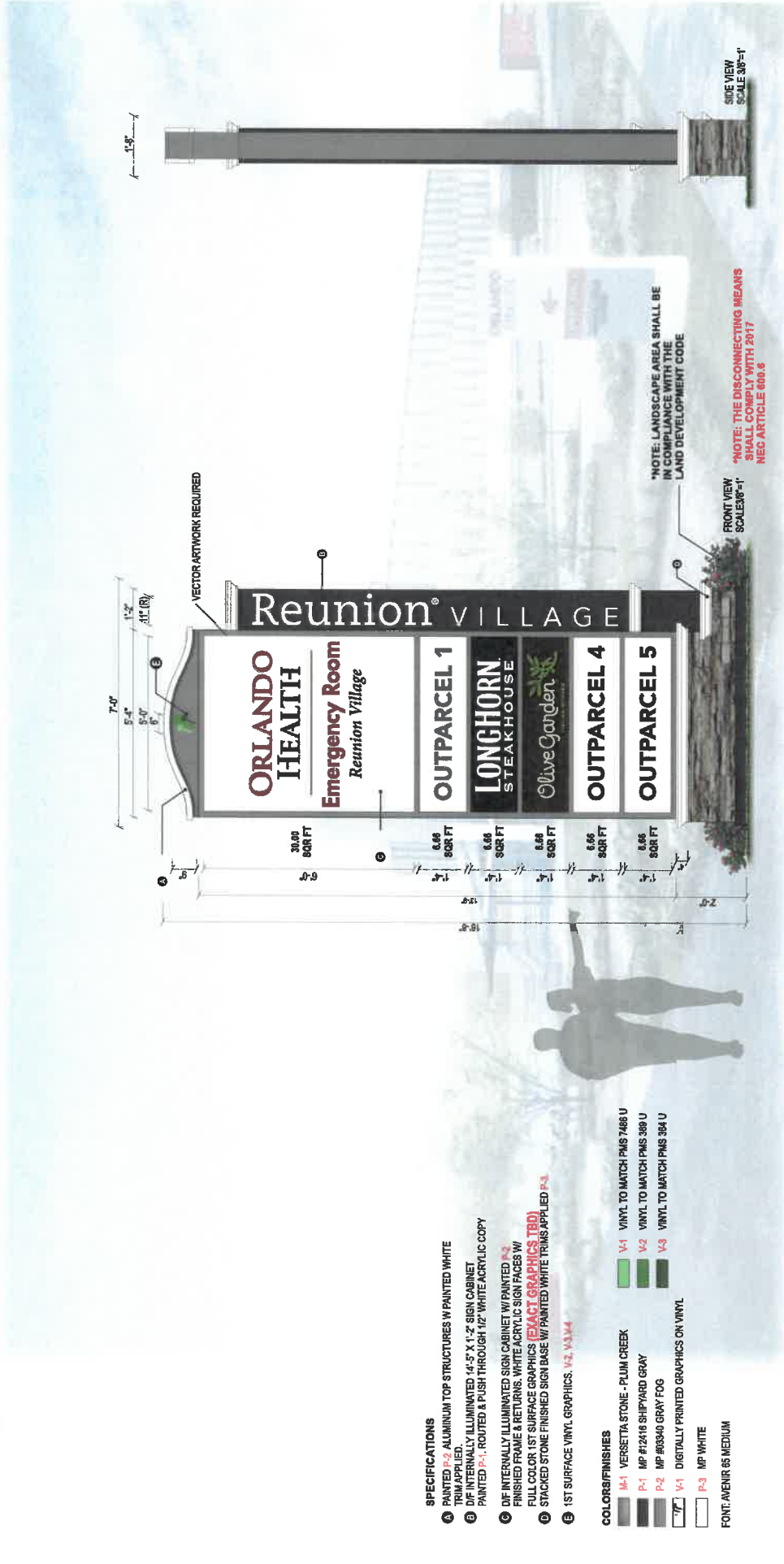
SQUARE FOOTAGE 54.60 SQ FT
VECTOR ARTWORK REQUIRED



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PS.1B D/F PYLON SIGN (QTY 1)

SQUARE FOOTAGE 63.33 SQ FT
VECTOR ARTWORK REQUIRED



SPECIFICATIONS

- A PAINTED P-2 ALUMINUM TOP STRUCTURES W/ PAINTED WHITE TRIM APPLIED.
- B D/F INTERNALLY ILLUMINATED 14'-5" X 1'-2" SIGN CABINET
- C PAINTED P-1, ROUTED & PUSH THROUGH 1/2" WHITE ACRYLIC COPY
- D D/F INTERNALLY ILLUMINATED SIGN CABINET W/ PAINTED P-2 FINISHED FRAME & RETURNS. WHITE ACRYLIC SIGN FACES W/ FULL COLOR 1ST SURFACE GRAPHICS (EXACT GRAPHICS TBD)
- E STACKED STONE FINISHED SIGN BASE W/ PAINTED WHITE TRIMS APPLIED P-3
- F 1ST SURFACE VINYL GRAPHICS V-2, V-3, V-4

COLORS/FINISHES

- M-1 VERSETTA STONE - PLUM CREEK
- P-1 MP #12416 SHIPYARD GRAY
- P-2 MP #03940 GRAY FOG
- V-1 DIGITALLY PRINTED GRAPHICS ON VINYL
- V-2 VINYL TO MATCH PMS 7466 U
- V-3 VINYL TO MATCH PMS 389 U
- V-4 VINYL TO MATCH PMS 354 U
- MP WHITE
- MP WHITE

FONT: AVENIR 65 MEDIUM

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 247702-R11 DATE: 10/17/18 DESIGNER: J. MILLER SALES REP: K. KAY PROJECT MGR: C. ARENDT		REUNION HOLDINGS		EXTERIOR SIGNAGE ORLANDO HEALTH Emergency Room & Medical Pavilion 1001 E Osceola Parkway Kissimmee FL 34744 DESIGN PHASE: CONCEPTUAL		SHEET NUMBER 4.0	
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MS.1 D/F MONUMENT SIGN (QTY 5)
SQUARE FOOTAGE 44.7 SQ FT



<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	<div>JOB #: 247792-R11</div> <div>DATE: 10/17/18</div> <div>DESIGNER: J. MILLER</div> <div>SALES REP: K. KAY</div> <div>PROJ. MGR: C. ARENDT</div>	<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>0</td><td>10/17/18</td><td>JM</td><td>ADD OPENING FOR SIGN</td></tr><tr><td>1</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>2</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>3</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>4</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>5</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>6</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>7</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>8</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>9</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr><tr><td>10</td><td>10/17/18</td><td>JM</td><td>REVISED SIGNAGE TO REFLECT REVISIONS</td></tr></table>	REV.	DATE	BY	DESCRIPTION	0	10/17/18	JM	ADD OPENING FOR SIGN	1	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	2	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	3	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	4	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	5	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	6	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	7	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	8	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	9	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	10	10/17/18	JM	REVISED SIGNAGE TO REFLECT REVISIONS	<table><tr><th>CLIENT APPROVAL</th><th>DATE</th></tr><tr><td>LANDLORD APPROVAL</td><td>DATE</td></tr><tr><td>OC</td><td>DATE</td></tr></table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	OC	DATE	<div>REUNION HOLDINGS</div> <div>EXTERIOR SIGNAGE</div> <div>Orlando Health Emergency Room & Medical Pavilion</div> <div>1111 E Colonial Parkway</div> <div>Kissimmee FL 34744</div>	<div>SHEET NUMBER</div> <div>5.0</div>	<div>DESIGN PHASE: CONCEPTUAL</div>
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SECTION VI

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL EVENT POLICY

PROPOSED REVISED August 12, 2021

DRAFT

August 12, 2021

I. INTRODUCTION:

The Board of Supervisors (the “**Board**”) of the Reunion East Community Development District (the “**CDD**” or “**District**”) has implemented a uniform policy and schedule for Special Events requested to be held on District Property (as defined in Exhibit A).

“**Special Event**” shall mean any preplanned meeting, activity, or gathering of a group of twenty 20 or more persons, but not greater than the Event Capacity indicated on Exhibit A, having a common purpose on District Property which special event inhibits the usual flow of pedestrian travel or which occupies any District Property or public place so as to preempt use of space by CDD residents, CDD landowners, non-resident user fee payers and their guests or which deviates from the established use of space or building.

“**District Property**” is defined for purposes of this policy as the District-owned or maintained real and personal property listed on Exhibit A.

Please note that the District does not own all of the real and personal property contained within the District’s boundaries (e.g., private commercial and retail property) and the permits provided for herein are for the use of the District Property only.

II. GENERAL INFORMATION:

The District is a special purpose government. Special Events are important to our community; they bring interest and excitement to the District and enhance our quality of life. The District is happy to assist organizations and groups in providing quality Special Events, while balancing the interests of the landowners and residents of the CDD and promoting public health, safety and welfare. The District has implemented this Special Event Policy (this “**Policy**”) and has duly adopted a Rule establishing a rate/deposit schedule for Special Events.

III. PURPOSE OF A SPECIAL EVENT POLICY:

The District understands the attractive nature of use of the District Property for Special Events and programs and has established this Policy for the consideration and permitting of Special Events. Such consideration is handled through the production and submittal of an “**Event Use Application**” (form attached hereto as **Exhibit “B”**, the terms of which are incorporated herein by this reference) in order to ensure that activities and events proposed are in conformance with this Policy, applicable legal requirements, and are not detrimental to public health, safety or welfare. This Policy applies to Special Events with attendance of twenty (20) or more persons, but not greater than the Event Capacity. Proposed Special Events with attendance less than twenty (20) person is not required to have a Special Event Permit and Special Events with attendance greater than the Event Capacity are not allowed. The form of the Event Use Application may be modified by the District from time to time. Event Use Applications may only be filed with the District by District residents, District landowners and non-resident user fee payers. The District resident, District landowner, or non-resident user fee payer filing an Event Use Application are hereinafter collectively referred to as the “**Applicant**.”

IV. AUTHORITY:

The District has adopted this Policy to issue permits (each, an “**Event Use Permit**”) pursuant to the guidelines described herein for the use of specified areas of the District Property (the “**Site**”) and to provide the District Manager with authority to approve Event Use Applications or deny Applications that do not meet the requirements of this Policy. This Policy may be amended, rescinded or otherwise revised, in whole or part, by the District from time to time after applicable notice and hearing, provided that ministerial changes (e.g., those to correct typographical errors) may be made at any time.

V. REQUIREMENTS FOR USE OF DISTRICT PROPERTY AND APPLICATION PROCESS:

1. For each proposed Special Event, an Event Use Application must be completed and submitted to the District Manager at the District office, which is currently located at:

Reunion East Community Development District
219 East Livingston St.
Orlando, Florida 32801
Telephone: 407-841-5524
Email: tadams@gmscfl.com

2. Event Use Applications must be filed not more than one hundred eighty (180) days before and not less than fourteen (14) days before the date and time at which the proposed Special Event is intended to occur; provided, however, that for good cause shown, the District may waive the maximum and minimum filing periods and may accept an Event Use Application filed within a longer or shorter period.

3. Each Event Use Applications shall be accompanied by cash or check(s) for an “**Event Deposit**,” which Event Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Policy:

A. Rate/Deposit Schedule:

<u>Estimated No. of Attendees</u>	<u>Cost</u>
< 20	NA
21 - 30	\$100.00
30 - 45	\$150.00
46+	Not Permitted
Seven Eagles Center	
Linear Park North	\$250.00
Linear Park	\$250.00

B. Upon request, the District will provide an invoice or other notice of the required Event Deposit to the Applicants.

C. If the District determines, in its sole discretion, that the Event Use Application requires additional engineering, legal or other professional staff review, the Applicant shall reimburse the District for the actual costs the District incurs for such professional services.

D. For any Special Event that is not approved, the Event Deposit shall be refunded to the Applicant. The Event Deposit shall secure the obligations of the Applicant under this Policy, including, but not limited to, Paragraphs 3(C) and 10 hereof. The Event Deposit will be retained by the District Manager until such time as all the District's costs pursuant to this Policy for which the Applicant is obligated to reimburse or pay have been satisfied. If the Applicant does not pay such cost within fourteen (14) days after the District has billed the Applicant for the cost thereof, which bill shall include an itemized statement as to the costs incurred by the District, the District shall apply the Event Deposit to said costs and remit any remainder to the Applicant. If the Event Deposit is insufficient to pay such cost, the District may seek any remedy against the Applicant available at law or equity, including referring the matter to the District Attorney or third party collection agency, and the Applicant shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Applicant or its affiliate from applying for, or holding, any future Special Events at the District.

4. Applicant must attend the Special Event and be at the Site for the duration of the Special Event.

5. All Events shall be confined to the Site reserved for such event. If proposed Special Event will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board.

5. No advertising or distribution of flyers, brochures, or posters regarding the Special Event as it pertains to the District Property is allowed.

6. Special Events shall be suitable for all ages and shall not discriminate against participants or observers as to race, color, religion, sex, national origin, age, disability, marital or veteran status.

7. No alcohol may be sold or served on any District Property at any time except at Seven Eagles Center where Reunion Resort exclusive ability to provide catering services or food and beverage sales including alcohol sales.

8. Other than as provided herein, the Special Event may not include the sales of any goods or services on any District Property unless the Applicant is a non-profit entity organized and in good standing under Section 501(c)(3) of the United States Internal Revenue Code (or similar non-taxable provisions of the said code) and the sales must be incidental to the purpose of

the Special Event. Evidence satisfactory to the District of such organization and good standing must be submitted with the Event Use Application.

9. Applicants may not charge an entrance fee or other fee for access to, or for use of, the District Property.

10. The Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/sheriff services, emergency services.

11. The District shall determine the allowed time of the Special Event as may be appropriate for the event and the surrounding neighborhood(s) and businesses. However, Special Events may not last longer than four (4) hours and under no circumstance shall events scheduled on Sunday through Thursday operate past 10:00 PM, and on Friday and Saturday, operate past 11:00 PM.

12. The Applicant may be responsible for providing the District with appropriate certificate(s) of insurance. The District reserves the right to determine the limits and/or coverages for insurance.

13. All Special Events shall comply with applicable law, including the Osceola County Code and the laws of the State of Florida and the United States of America, including, but not limited to any and all regulations imposed under the American's with Disability Act. However, nothing herein shall require the District to enforce same.

14. An indemnification and/or hold harmless agreement with the District must be signed on or with the Event Use Application.

VI. APPLICATION REVIEW PROCESS:

All Event Use Applications will be reviewed by the District Manager, who has the authority to approve complete Event Use Applications and issue Event Use Permits for such uses. At the District Managers discretion, the District Manager may refer any Event Use Applications to the Board for review at the next regularly-scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Special Event, the anticipated number of participants and the necessity for County and/or District services which will be required in connection therewith, elect to reject, approve, or conditionally approval the Event Use Application.

VII. OTHER SPECIAL EVENT POLICY ELEMENTS:

1. Conditional Approvals; Additional Restrictions. The District may impose reasonable additional conditions, restrictions, or limitations as part of its approval of an Event Use Application based on the specifics of the proposed Special Event as it pertains to the District Property.

2. Revocation of Approval or Permit. An approved Event Use Application may be revoked at any time if the District or the District Manager feels there is a danger to District Property or other health, safety, or general welfare of the public; for violations of the District's rules or policies by the Applicant or the Applicant's representatives; or the default of any conditions of the Event Use Permit. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

3. Termination of Events. All Applicants must understand that at any time during the Special Event, the Osceola County Sheriff and/or Department of Fire Rescue or other County officials, or any other official having jurisdiction over the Special Event, may order termination of the Special Event if it is in violation of any law or ordinance, or if it endangers any person, participant or spectator, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for public safety officials whereby the proper execution of their duties are endangered. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

4. Substance of Events. The District's approval, conditional approval, or disapproval of any Special Event in no way is a reflection of the District's or the Board's approval or disapproval of the conduct or basis of or for such event.

EXHIBIT A

District Property and Capacities

Site	Legal Capacity	Event Capacity
Heritage Crossing Pool A	42	30
Heritage Crossing Pool B	45	30
Homestead Pool	68	45
Carriage Point Pool	37	25
Terraces Pool	45	30
Terraces Pavillion	25	25
Seven Eagles Center	63	45
Linear Park North		
Linear Park		

DRAFT

EXHIBIT B

REUNION EAST CDD EVENT USE APPLICATION

The CDD may, after due consideration for the date, time, place, and nature of the event/program, the anticipated number of participants and the necessity for the CDD services which will be required in connection therewith, elect to reject or approve this Application. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Application.

PLEASE TYPE OR PRINT IN INK

Name of Applicant: _____

Mailing Address: _____ Phone: _____
Email: _____

Contact Person (name and title): _____

Mailing Address: _____ Phone: _____
Email: _____

Date of event/program: _____ TIMES—Start: _____ End: _____

Nature of event/program (including the type(s) of activities which will occur during its conduct): _____

Number of people expected to attend: _____

Site to be reserved: _____

Setup will begin at said Site at approximately (time) _____ and will be completed at (time) _____

People will begin arriving at said Site at approximately (time) _____ and will be dispersed at (time) _____

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props): _____

Provider or description of debris and trash removal: _____

Will any goods or services be sold? ____ If yes, describe: _____

FEES: Applicant has included with this Application, the required Special Event Deposit. Further, Applicant agrees that additional fees and expenses may be incurred by the Applicant in accordance with the CDD Special Event Policy.

AGREEMENT: By submission of this Event Use Application, the Applicant acknowledges that it has received a copy, has read and understands the CDD Special Event Policy, and agrees to abide by such policy.

Signed by Applicant:

Date: _____

(Insert name of organization, if applicable)

Witness: _____

Print Name: _____

Witness: _____

Print Name: _____

Signature _____

Print Name: _____

Title: _____

SPECIAL EVENT AGREEMENT

Reunion East Community Development District, a Florida community development district ("CDD") hereby grants permission to the applicant ("Applicant") named on the attached EVENT USE APPLICATION (the "Application") to use the area described on the Application (the "Site") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Special Event"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD Special Event Policy, has read and understands the policy, and agrees to comply with all terms and requirements of the CDD Special Event Policy.**

1. General Compliance: The CDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant.
2. Right to Terminate: The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. Indemnification: Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.
4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Site.
6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.
7. "As Is" Condition: Applicant accepts the use of the Site in its "as is condition." The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Site. Applicant has inspected the Site prior to filing its Application and is aware of the Site's current condition.
8. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the CDD's Special Event Policy, as well as the following requirements:

- a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
 - b) No materials or items shall be affixed to any portion of the Site or any facilities or improvements located thereon so as to cause damage thereto.
 - c) Applicant shall remove all trash and other property of Applicant from the Site and shall return the Site to the condition that existed prior to Applicant's use of the Site.
 - d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Site as and when provided above.
10. Other Conditions. Depending upon the nature of the Special Event and the Site, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Site:
- a) Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Site and the Special Event;
 - b) Security appropriate for the Special Event and Site;
 - c) Additional deposit to cover clean up/repair costs; and/or
 - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
 - e) Such other conditions or limitations reasonably related to mitigating impacts to the Site because of the Special Event.

Signed by Applicant:

By: _____

Name: _____

Title: _____

Date: _____

Witness: _____

Print Name: _____

Approved by:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

Witness: _____

Print Name: _____

DRAFT

SECTION VII

FORM OF:

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT
FOR MAINTENANCE OF ROAD RIGHTS-OF-WAY**

This **AMENDMENT TO INTERLOCAL AGREEMENT FOR MAINTENANCE OF ROAD RIGHTS-OF-WAY** (the "Amendment"), shall be effective as of _____, 2021 (the "Effective Date"), is made by and between OSCEOLA COUNTY, FLORIDA a political subdivision of the State of Florida (the "County"), and the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district created pursuant to the provisions of Chapter 190, Florida Statutes (the "District"), located at 219 E. Livingston Street, Orlando, Florida 32801 c/o District Manager being Governmental Management Services – Central Florida, LLC.

This Amendment amends the Interlocal Agreement for Maintenance of Road Rights-of-Way, dated March 5, 2007, between the County and the District and recorded at Official Records Book 3432, Page 1507 of the Official Records of Osceola County (the "Interlocal Agreement").

WITNESSETH:

WHEREAS, the County allowed the District to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities, as specified herein, within certain portions of the rights-of-way of County Road 532 (also known as Osceola Polk Line Road) and County Road 545 (also known as Old Lake Wilson Road) where those rights-of-way are located near, or adjacent to, the District boundaries, as said portions of the rights-of-way are depicted in the Interlocal Agreement; and

WHEREAS, pursuant to the Interlocal Agreement the District has installed, constructed and maintained certain Improvements within the rights-of-ways since the effective date of the Interlocal Agreement; and

WHEREAS, the District has the right to cancel the Interlocal Agreement upon giving sixty (60) days written notice to the County and recording a written notice of such cancellation in the Public Record of Osceola County; and

WHEREAS, the District no longer desires to maintain Improvements under the Interlocal Agreement as to the portions of right-of-way of County Road 532 (also known as Osceola Polk Line Road), as such area is depicted on "Amended Exhibit "A," attached hereto and made a part of this Amendment; and

WHEREAS, the County and the District desire to amend the Interlocal Agreement to change the definition of Rights-of-Way to remove the portions of County Road 532 right-of-way, as depicted on the "Amended Exhibit A" and to modify the Interlocal Agreement accordingly.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

SECTION 1. RECITALS & EFFECTIVENESS

1. The foregoing recitals are true, correct and are hereby incorporated by reference as terms.

2. The County and the District acknowledge and agree that the Interlocal Agreement is in full force and effect. To the extent the terms of this Amendment are inconsistent with the terms of the Interlocal Agreement, the terms of this Amendment shall control. No prior or contemporaneous agreements, oral or written, shall be of any force and effect, it being presumed that the same have merged in this Amendment.

SECTION 2. AMENDMENTS

Exhibit "A" of the Interlocal Agreement is hereby amended by deleting County Road 532 (also known as the Osceola Polk Line Road) in its entirety from the definition of "Right-Of-Way" in the Interlocal Agreement. The County, District and Contractor hereby agree that the District shall only maintain the portions of the County Road 545 right-of-way (also known as Old Lake Wilson Road) depicted on the attached Amended Exhibit "A." The County shall hereinafter be obligated and responsible for the installation, construction and maintenance of the County Road 532 rights-of-way (also known as Osceola Polk Line Road).

SECTION 3. NOTICE

The Notice provisions of the Interlocal Agreement are hereby deleted in their entirety and replaced with the following:

All notices and other communications to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below. Such notices and other communications shall be given by any of the following means: (a) personal service; or (b) national express air courier, provided such courier maintains written verification of actual delivery. Any notice or other communication given by the means described in subsection (a) or (b) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent. Any addressee may change its address by giving the other parties hereto notice of such change of address in accordance with the foregoing provisions.

To the County: Osceola County
 1 Courthouse Square, Suite 4200
 Kissimmee, Florida 34741
 Attention: County Attorney

To the District: Reunion East community Development District
 c/o Governmental Management Services - Central Florida, LLC.

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

with copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan A. Carpenter, District Counsel

SECTION 4. MISCELLANEOUS

1. This Amendment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.

2. Except as specifically modified and/or amended herein, all provisions of the Interlocal Agreement shall remain in full force and effect.

3 This Amendment shall become effective upon the Effective Date.

4. This Amendment shall be recorded in the Public Records of Osceola County, Florida after due execution by the parties, and the District shall be responsible for the cost of such recording

[Signatures on following page.]

**COUNTER-PART SIGNATURE PAGE TO THE
FIRST AMENDMENT TO INTERLOCAL AGREEMENT
FOR MAINTENANCE OF ROAD RIGHTS-OF-WAY**

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

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: _____

Print Name: _____

Title: _____

ATTESTED BY:

Print Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by _____ and _____, as the _____ and _____, respectively, of the Board of County Commissioners of Osceola County, Florida, and who have acknowledged that they executed the same on behalf of Osceola County, Florida and that each was authorized to do so. They ☐ are both personally known to me or ☐ have each produced a valid driver's license as identification.

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

**COUNTER-PART SIGNATURE PAGE TO THE
FIRST AMENDMENT TO INTERLOCAL AGREEMENT
FOR MAINTENANCE OF ROAD RIGHTS-OF-WAY**

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

ATTEST:

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT

George S. Flint
Secretary

By: _____
Chairperson
Board of Supervisors

Address: 219 East Livingston Street
Orlando, Florida 32801

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by _____, as Chairperson of the Board of Supervisors, and by George S. Flint, as Secretary, of **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, on behalf of the community development district. They ☐ are both personally known to me or ☐ have each produced a valid driver's license as identification.

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

Amended Exhibit “A”

[Please see attached.]

DRAFT

Reunion Map

Villa Labels

Center Court Ridge-CCR
Heritage Crossing-HC
Carriage Point-CP
The Terraces-TER
Seven Eagles-7E
Villas At Sunset View-7C
Villas At Sandy Ridge-7A
Villas At Whisper Way-5B
Villas At Cabana Court-4A

CDD-Community Development District

HOA-Homeowners Association

Multi-Family Villas

Reunion Resort

Encore

LEGENDS
CORNER

FAIRWAY
RIDGE

MASTERS
LANDING

THE
ESTATES

FAIRWAY
RIDGE

HERITAGE
PRESERVE

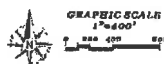
HOMESTEAD

PATRIOTS
LANDING

LIBERTY
BLUFF

County Road 532

County Road 545



SECTION VIII

SECTION C

SECTION 1

Reunion East CDD

Date Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	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	In Process	BOS reviewed design 06.10.2021. DE to facilitate survey. DE to prepare design following survey with tentative plan to split gate on each direction of travel.
11/12/20	Seven Eagles Management	Adams/Scheerer	In Process	Game Room to be repurposed into Wellness/Fitness Space. Staff to provide proposal for refurbishing space. Furniture, Fixtures and Equipment costs to be considered at a future time. Other transition still items in process: utility split, rental fee update, signage update.
8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	On Hold	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.

Date Assigned	Action Item	Assigned To	Status	Comments
9/10/20	2021 Bond Issuance	Boyd/Carpenter/ Flint/Bond Counsel	In Process	Bond scheduled to close mid August
9/10/20	Secure Pool Access Gates	Scheerer	In Process	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.
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.
4/8/21	Seven Eagles Pool Furniture	Scheerer	In Process	Approved at 04.08.2021 BOS Meeting. The furniture is ordered and should be installed by the end of August 2021.
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.

Date Assigned	Action Item	Assigned To	Status	Comments
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	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.
7/8/21	Reunion Village Sign	Adams/Trucco	In Process	Reunion Village entrance sign under consideration for installation on CDD property on RV Blvd. Board requested sign to read Reunion Village and there is further consideration of ownership and maintenance.

Reunion West CDD

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Adams/Boyd/Scheerer	In Process	Rough cost estimates included in capital projects for FY2022. DE engaging Landscape Architect for plan to present to BOS. Land survey agreement with ASM executed 07.30.2021.

Date Assigned	Action Item	Assigned To	Status	Comments
12/10/20	Encore Transition at RWCDD	Adams / Scheerer	In Process	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	On Hold	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.
2/11/21	Parking Rules for Encore at RWCDD	Adams	On Hold	Monitoring the need to implement street parking restrictions.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	No application as of June 2021
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	In Process	Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC. In the meantime, operations staff and security staff will develop traffic plan using cones and temporary signage. Attorney considering ability to close Sinclair gate to public. DM staff to develop pro and con list.

Date Assigned	Action Item	Assigned To	Status	Comments
				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.
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	
	Beautification of Sinclair Near Lift Station			Sharon Harley to meet with Alan for design input. Proposal to be presented to BOS at a future meeting.
5/13/21		Scheerer/Yellowstone	In Process	
7/8/21	Determine if any property is available for dumpsters	Scheerer	In Process	

SECTION 2

Reunion East

Community Development District

Summary of Check Register

July 1, 2021 to July 31, 2021

Fund	Date	Check No.'s	Amount	
General Fund	7/7/21	5077-5085	\$	27,715.89
	7/13/21	5086-5091	\$	13,296.24
	7/20/21	5092-5093	\$	2,402.75
	7/30/21	5094-5097	\$	9,312.36
			\$	52,727.24
Replacement & Maintenance	7/7/21	146	\$	6,915.00
			\$	6,915.00
Payroll	<u>July, 2021</u>			
	Donald Harding	50607	\$	184.70
	John Dryburgh	50608	\$	184.70
	Mark Greenstein	50609	\$	184.70
	Steven Goldstein	50610	\$	184.70
	Trudy Hobbs	50611	\$	184.70
			\$	923.50
			\$	60,565.74

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/07/21	00074	6/30/21	195292	202106	320-53800-47000				AQUATIC PLANT MGMT JUN21	*	67.08	
7/07/21		6/30/21	195292	202106	300-13100-10100				AQUATIC PLANT MGMT JUN21	*	61.92	
7/07/21	00095	6/30/21	S230578	202106	320-53800-57400				APPLIED AQUATIC MANAGEMENT, INC.	*	79.04	129.00 005077
7/07/21		6/30/21	S230578	202106	300-13100-10100				GATE 2/3/5-RESET READER	*	72.96	
7/07/21	00129	6/27/21	4884	202106	320-53800-53200				ACCESS CONTROL TECHNOLOGIES, INC.	*	148.20	152.00 005078
7/07/21		6/27/21	4884	202106	300-13100-10100				RELOCATE SPEED SIGN TRAD.	*	136.80	
7/07/21	00134	6/30/21	3040	202106	310-51300-31100				BERRY CONSTRUCTION INC.	*	1,021.48	285.00 005079
7/07/21		6/26/21	11258	202107	320-53800-12200				BOYD CIVIL ENGINEERING	*	1,770.76	1,021.48 005080
7/07/21		6/26/21	11258	202107	300-13100-10100				FACILITIES BLDG RENT JUL	*	1,634.54	
7/07/21	00176	6/21/21	23747	202105	330-53800-48200				CITICOMMUNITIES LLC	*	130.00	3,405.30 005081
7/07/21		6/21/21	23747	202105	300-13100-10100				7EAG-PREVENT MAINT MAY21	*	120.00	
7/07/21	00054	7/01/21	2021JUL	202107	320-53800-34500				FITNESS SERVICES OF FLORIDA INC	*	6,066.66	250.00 005082
7/07/21		7/01/21	2021JUL	202107	300-13100-10100				SECURITY SERVICES JUL21	*	5,600.00	
7/07/21	00175	7/01/21	6452	202107	320-53800-46200				REUNION RESORT & CLUB MASTER ASSOC.	*	3,744.00	11,666.66 005083
7/07/21		7/01/21	6452	202107	300-13100-10100				POOL MAINTNENACE JUL21	*	3,456.00	
7/07/21		7/01/21	6452	202107	330-53800-46200				POOL MNT SEVEN EAG JUL21	*	1,508.00	

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	AMOUNTCHECK.... AMOUNT #
7/01/21	6452	202107	300-13100-10100						ROBERTS POOL SERVICE AND REPAIR INC	*	1,392.00	
			POOL MNT SEVEN EAG JUL21									10,100.00 005084
7/07/21	00060	6/17/21	369224	202106	330-53800-46200					*	174.95	
			SE-REPAIR POP-OFFS POOL									
6/17/21	369224	202106	300-13100-10100							*	161.50	
			SE-REPAIR POP-OFFS POOL									
6/22/21	369415	202106	320-53800-46200							*	101.40	
			HC A-FULL SAFETY INSPECT									
6/22/21	369415	202106	300-13100-10100							*	93.60	
			HC A-FULL SAFETY INSPECT									
6/25/21	369483	202106	330-53800-46200							*	91.00	
			SE-INSPECT PORTABLE LIFT									
6/25/21	369483	202106	300-13100-10100							*	84.00	
			SE-INSPECT PORTABLE LIFT									
									SPIES POOL LLC			706.45 005085
7/13/21	00049	7/01/21	525	202107	310-51300-34000					*	3,689.58	
			MANAGEMENT FEES JUL21									
7/01/21	525	202107	310-51300-35100							*	183.33	
			INFORMATION TECH JUL21									
7/01/21	525	202107	310-51300-31300							*	833.33	
			DISSEMINATION FEE JUL21									
7/01/21	525	202107	310-51300-51000							*	16.38	
			OFFICE SUPPLIES									
7/01/21	525	202107	310-51300-42000							*	21.91	
			POSTAGE									
7/01/21	525	202107	310-51300-42500							*	188.70	
			COPIES									
7/01/21	526	202107	320-53800-12000							*	3,083.75	
			FIELD MANAGEMENT JUL21									
7/01/21	526A	202105	320-53800-49100							*	10.31	
			STAPLES-DOC/EXP.GUARANT									
7/01/21	526B	202106	330-53800-49100							*	139.98	
			DICKS-SE 2 BOCC SET									
									GOVERNMENTAL MANAGEMENT SERVICES			8,167.27 005086
7/13/21	00095	7/08/21	S230640	202106	320-53800-57400					*	337.98	
			RPLC WET CONTROL BOARD									
7/08/21	S230640	202106	300-13100-10100							*	311.99	
			RPLC WET CONTROL BOARD									
									ACCESS CONTROL TECHNOLOGIES, INC.			649.97 005087
7/13/21	99999	7/13/21	VOID	202107	000-00000-00000					C	.00	
			VOID CHECK									.00 005088
									*****INVALID VENDOR NUMBER*****			
									REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/13/21	00129	7/01/21	4888	202106	320	53800	57400			*	241.80	
			INSPECT/RPR GRDHS ROOF									
7/01/21	4888	202106	300-13100-10100							*	223.20	
			INSPECT/RPR GRDHS ROOF									
7/01/21	4889	202106	320-53800-53000							*	200.20	
			RPR HANDICAP RAMP PAVERS									
7/01/21	4889	202106	300-13100-10100							*	184.80	
			RPR HANDICAP RAMP PAVERS									
7/04/21	4890	202107	320-53800-57400							*	137.80	
			RPLC GRDHS CEILING TILES									
7/04/21	4890	202107	300-13100-10100							*	127.20	
			RPLC GRDHS CEILING TILES									
7/04/21	4891	202106	320-53800-53200							*	330.20	
			FURNISH/INST.3 NEW POST									
7/04/21	4891	202106	300-13100-10100							*	304.80	
			FURNISH/INST.3 NEW POST									
7/09/21	4893	202107	320-53800-46200							*	189.80	
			CP-RPLC LOCKSET/RPR DOOR									
7/09/21	4893	202107	300-13100-10100							*	175.20	
			CP-RPLC LOCKSET/RPR DOOR									
7/09/21	4894	202107	330-53800-46200							*	137.80	
			SE-RMV/RPLC 9LOUNGE CHAIR									
7/09/21	4894	202107	300-13100-10100							*	127.20	
			SE-RMV/RPLC 9LOUNGE CHAIR									
7/09/21	4895	202107	320-53800-46200							*	137.80	
			STORE UMBRELLAS FOR STORM									
7/09/21	4895	202107	300-13100-10100							*	127.20	
			STORE UMBRELLAS FOR STORM									
7/09/21	4896	202107	320-53800-46200							*	137.80	
			PUT UMBRELLAS BACK IN PLC									
7/09/21	4896	202107	300-13100-10100							*	127.20	
			PUT UMBRELLAS BACK IN PLC									
7/09/21	4897	202107	320-53800-46200							*	182.00	
			TER-FURN/INST.2 UMBRELLAS									
7/09/21	4897	202107	300-13100-10100							*	168.00	
			TER-FURN/INST.2 UMBRELLAS									
BERRY CONSTRUCTION INC.												3,260.00 005089
7/13/21	00161	7/08/21	3096	202106	320-53800-53200					*	356.20	
			PURCH/INST.SPEED LIMIT									
7/08/21	3096	202106	300-13100-10100							*	328.80	
			PURCH/INST.SPEED LIMIT									
HERITAGE SERVICE SOLUTIONS LLC												685.00 005090
7/13/21	00180	7/06/21	15398	202107	320-53800-48100					*	277.68	
			INST.TIMER/3-120V LAMP									

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
7/20/21	00060	7/06/21	15398	202107	300-13100-10100			LAKE FOUNTAINS & AERATION, INC.	*	256.32	534.00 005091
					INST.TIMER/3-120V LAMP						
7/20/21	00060	3/24/21	364774	202103	320-53800-46200				*	465.35	
					CP-RPR SPA RECIRC.PUMP						
3/24/21		3/24/21	364774	202103	300-13100-10100				*	429.55	
					CP-RPR SPA RECIRC.PUMP						
7/12/21		7/12/21	369809	202107	330-53800-46200				*	84.21	
					SE-LIFT CHARGER BAT/DLVR						
7/12/21		7/12/21	369809	202107	300-13100-10100				*	77.74	
					SE-LIFT CHARGER BAT/DLVR						
7/13/21		7/13/21	369870	202107	330-53800-46200				*	422.19	
					SE-2 LIFT BATTERY/DELIVER						
7/13/21		7/13/21	369870	202107	300-13100-10100				*	389.71	
					SE-2 LIFT BATTERY/DELIVER						
								SPIES POOL LLC			1,868.75 005092
7/20/21	00030	7/13/21	REU 2424	202106	320-53800-46500				*	277.68	
					RPR HEAD/LINE/NOZZLE JUN						
7/13/21		7/13/21	REU 2424	202106	300-13100-10100				*	256.32	
					RPR HEAD/LINE/NOZZLE JUN						
								YELLOWSTONE LANDSCAPE			534.00 005093
7/30/21	00166	7/14/21	498442ES	202106	320-53800-43200				*	130.11	
					GAS CHARGE 06/07-07/07/21						
7/14/21		7/14/21	498442ES	202106	300-13100-10100				*	120.11	
					GAS CHARGE 06/07-07/07/21						
								FLORIDA NATURAL GAS			250.22 005094
7/30/21	00119	7/22/21	98759	202106	310-51300-31500				*	2,729.05	
					WTR SYS AGR/MTG/INTERLOC						
								LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,729.05 005095
7/30/21	99999	7/30/21	VOID	202107	000-00000-00000				C	.00	
					VOID CHECK						
								*****INVALID VENDOR NUMBER*****			.00 005096
7/30/21	00092	6/25/21	TOHO-TOH	202105	320-53800-43100				*	113.37	
					TOHO METER#62644093 MAY21						
6/25/21		6/25/21	013121	202101	320-53800-41000				*	56.60	
					CP PHONE LINE 2365 JAN21						
6/25/21		6/25/21	013121	202101	300-13100-10100				*	52.24	
					CP PHONE LINE 2365 JAN21						
6/25/21		6/25/21	022821	202102	320-53800-41000				*	35.02	
					CP PHONE LINE 2365 FEB21						

REUE REUNION EAST TVISCARRA

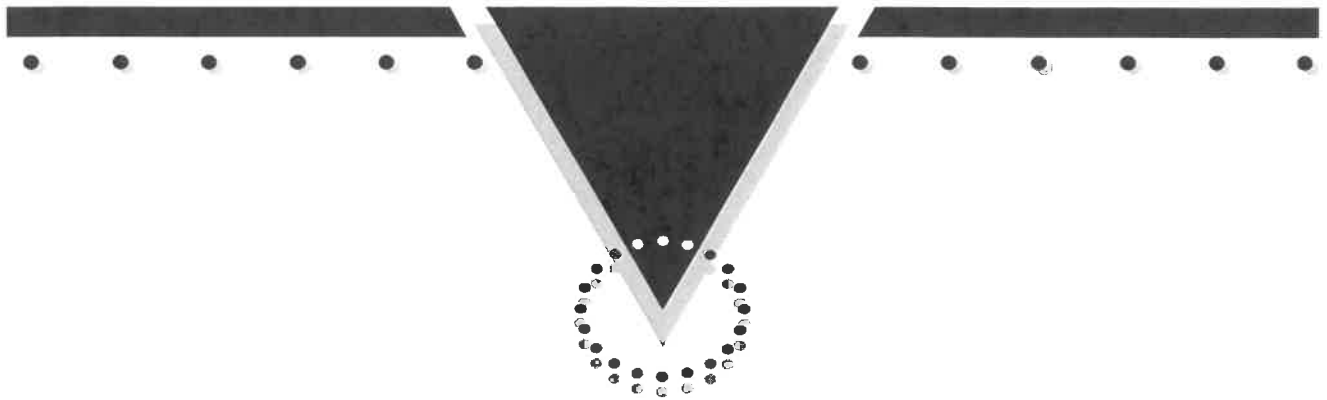
CHECK DATE	VEND#	INVOICE#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
6/25/21	022821	202102	300-13100-10100	CP PHONE LINE 2365 FEB21							*	32.32	
6/25/21	033121	202103	320-53800-41000	CP PHONE LINE 2365 MAR21							*	35.02	
6/25/21	033121	202103	300-13100-10100	CP PHONE LINE 2365 MAR21							*	32.32	
6/25/21	042821	202104	320-53800-41000	CP PHONE LINE 2365 APR21							*	35.26	
6/25/21	042821	202104	300-13100-10100	CP PHONE LINE 2365 APR21							*	32.54	
6/25/21	052821	202105	320-53800-41000	CP PHONE LINE 2365 MAY21							*	35.17	
6/25/21	052821	202105	300-13100-10100	CP PHONE LINE 2365 MAY21							*	32.46	
6/30/21	26455	202106	320-53800-43000	DUKE ENERGY #40845 34210							*	744.00	
6/30/21	26455	202106	330-53800-43300	SE CONTRACT CLEAN JUN21							*	2,121.60	
6/30/21	26455	202106	300-13100-10100	SE CONTRACT CLEAN JUN21							*	1,958.40	
6/30/21	26456	202106	330-53800-43300	SE CLEANING SUPPLY JUN21							*	528.72	
6/30/21	26456	202106	300-13100-10100	SE CLEANING SUPPLY JUN21							*	488.05	
REUNION RESORT												6,333.09	005097
TOTAL FOR BANK A												52,727.24	
TOTAL FOR REGISTER												52,727.24	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/07/21	00001	6/18/21	4887	202106	320-53800-53000					*	455.00	
		6/18/21	4887	202106	300-13100-10100					*	420.00	
		6/27/21	4881	202106	320-53800-53000					*	1,027.00	
		6/27/21	4881	202106	300-13100-10100					*	948.00	
		6/27/21	4882	202106	320-53800-53000					*	689.00	
		6/27/21	4882	202106	300-13100-10100					*	636.00	
		6/27/21	4883	202106	320-53800-53000					*	884.00	
		6/27/21	4883	202106	300-13100-10100					*	816.00	
		6/27/21	4885	202106	320-53800-53000					*	403.00	
		6/27/21	4885	202106	300-13100-10100					*	372.00	
		6/27/21	4886	202106	320-53800-53000					*	137.80	
		6/27/21	4886	202106	300-13100-10100					*	127.20	
BERRY CONSTRUCTION INC.											6,915.00	000146
TOTAL FOR BANK C											6,915.00	
TOTAL FOR REGISTER											6,915.00	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

June 30, 2021



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2021

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	\$961,175	\$533,364	---	---	\$1,494,539
CUSTODY ACCOUNT	\$463,278	---	---	---	\$463,278
STATE BOARD OF ADMINISTRATION	\$1,000,657	\$3,071,404	---	---	\$4,072,062
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$78,326	\$4,675	---	---	\$83,001
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,939	---	\$100,939
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,435	---	\$198,435
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$931,391	---	\$931,391
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$159,076	---	\$159,076
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$68,625	---	\$68,625
SERIES 2015-3					
Revenue	---	---	\$15,565	---	\$15,565
TOTAL ASSETS	\$2,503,437	\$3,609,443	\$2,373,326	\$10	\$8,486,216
LIABILITIES:					
ACCOUNTS PAYABLE	\$8,386	\$6,915	---	---	\$15,301
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DEFERRED REVENUE	\$2,797	---	---	---	\$2,797
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$26,877	\$624	---	---	\$27,501
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
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,601,904	---	---	\$3,844,656
UNASSIGNED	\$2,216,303	---	---	---	\$2,216,303
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,190)	---	(\$6,643,190)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$5,257,571)	---	(\$5,257,571)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,111,391	---	\$1,111,391
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$504,351	---	\$504,351
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$442,637	---	\$442,637
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$15,565	---	\$15,565
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,503,437	\$3,609,443	\$2,373,326	\$10	\$8,486,216

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
Special Assessments - Tax Roll	\$1,409,207	\$1,409,207	\$1,438,273	\$29,066
Special Assessments - Direct	\$609,465	\$609,465	\$514,361	(\$95,104)
Interest	\$750	\$563	\$675	\$112
Miscellaneous Income	\$0	\$0	\$500	\$500
TOTAL REVENUES	\$2,019,422	\$2,019,235	\$1,953,808	(\$65,426)

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$9,000	\$9,800	(\$800)
FICA	\$918	\$689	\$750	(\$61)
Engineering	\$15,000	\$11,250	\$7,570	\$3,680
Attorney	\$35,000	\$26,250	\$35,054	(\$8,804)
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	\$7,500	\$7,600	(\$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	\$33,206	\$33,206	\$0
Information Technology	\$2,200	\$1,650	\$1,650	\$0
Telephone	\$300	\$225	\$7	\$218
Postage	\$1,500	\$1,125	\$680	\$445
Printing & Binding	\$1,500	\$1,125	\$922	\$203
Insurance	\$15,200	\$15,200	\$14,479	\$721
Legal Advertising	\$2,500	\$1,875	\$7,472	(\$5,597)
Other Current Charges	\$600	\$450	\$0	\$450
Office Supplies	\$500	\$375	\$144	\$231
Travel Per Diem	\$500	\$375	\$0	\$375
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$175,268	\$123,069	\$131,220	(\$8,150)

MAINTENANCE-SHARED EXPENSES:

Field Management	\$37,005	\$27,754	\$27,754	\$0
Management Services Agreement	\$21,125	\$15,844	\$0	\$15,844
Facility Lease Agreement	\$21,249	\$15,937	\$15,937	(\$0)
Telephone	\$4,836	\$3,627	\$3,575	\$52
Electric	\$317,200	\$237,900	\$217,422	\$20,478
Water & Sewer	\$41,600	\$31,200	\$18,427	\$12,773
Gas	\$40,040	\$30,030	\$18,561	\$11,469
Pool & Fountain Maintenance	\$117,000	\$87,750	\$63,119	\$24,631
Environmental	\$5,200	\$3,900	\$2,999	\$901
Property Insurance	\$25,740	\$25,740	\$26,828	(\$1,088)
Irrigation Repairs	\$7,800	\$5,850	\$4,881	\$969
Landscape Contract	\$403,671	\$302,753	\$349,205	(\$46,452)
Landscape Contingency	\$26,000	\$19,500	\$1,414	\$18,086
Gate and Gatehouse Expenses	\$16,640	\$12,480	\$16,098	(\$3,618)
Roadways/Sidewalks	\$26,000	\$19,500	\$1,547	\$17,953
Lighting	\$5,200	\$3,900	\$11,431	(\$7,531)
MSA Building Repairs	\$13,000	\$9,750	\$0	\$9,750
Pressure Washing	\$18,200	\$13,650	\$15,798	(\$2,148)
Maintenance (Inspections)	\$910	\$682	\$0	\$682
Repairs & Maintenance	\$10,400	\$7,800	\$1,220	\$6,580
Pest Control	\$377	\$283	\$0	\$283
Signage	\$13,000	\$9,750	\$5,720	\$4,030
Security	\$72,800	\$54,600	\$54,600	\$0
Parking Violation Tags	\$260	\$195	\$47	\$148

SEVEN EAGLES:

Electric	\$0	\$0	\$3,411	(\$3,411)
Water & Sewer	\$0	\$0	\$895	(\$895)
Gas	\$0	\$0	\$649	(\$649)
Contract Cleaning	\$0	\$0	\$17,556	(\$17,556)
Landscape Contract	\$0	\$0	\$4,244	(\$4,244)
Landscape Contingency	\$0	\$0	\$3,251	(\$3,251)
Pool Maintenance	\$0	\$0	\$24,160	(\$24,160)
Lighting	\$0	\$0	\$675	(\$675)
Fitness Center Repairs & Maintenance	\$0	\$0	\$1,181	(\$1,181)
Repairs & Maintenance	\$0	\$0	\$2,672	(\$2,672)

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$100,000	\$75,000	\$0	\$75,000
Contingency	\$0	\$0	\$127	(\$127)
Transfer Out	\$498,902	\$498,902	\$498,902	\$0

TOTAL MAINTENANCE	\$1,844,155	\$1,514,276	\$1,414,306	\$99,971
TOTAL EXPENDITURES	\$2,019,422	\$1,637,346	\$1,545,525	\$91,820
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$408,283	\$0
FUND BALANCE - Beginning	\$0	\$0	\$2,050,772	\$0
FUND BALANCE - Ending	\$0	\$0	\$2,459,055	\$0

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
Transfer In	\$498,902	\$498,902	\$498,902	\$0
Interest	\$25,000	\$18,750	\$3,810	(\$14,940)
TOTAL REVENUES	\$523,902	\$517,652	\$502,712	(\$14,940)

EXPENDITURES:

Contingency	\$0	\$0	\$13	(\$13)
Building Improvements	\$109,200	\$81,900	\$0	\$81,900
Fountain Improvements	\$13,000	\$9,750	\$0	\$9,750
Gate/Gatehouse Improvements	\$52,000	\$39,000	\$4,330	\$34,670
Landscape Improvements	\$104,000	\$78,000	\$4,189	\$73,811
Lighting Improvements	\$4,160	\$3,120	\$0	\$3,120
Monument Improvements	\$13,000	\$9,750	\$0	\$9,750
Pool Furniture	\$13,000	\$9,750	\$12,126	(\$2,376)
Pool Repair & Replacements	\$44,200	\$33,150	\$8,088	\$25,062
Roadways/Sidewalks Improvement	\$13,000	\$9,750	\$32,476	(\$22,726)
Signage	\$52,000	\$39,000	\$60,318	(\$21,318)
Capital Outlay	\$26,000	\$19,500	\$70,042	(\$50,542)

SEVEN EAGLES:

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)

TOTAL EXPENDITURES	\$443,560	\$332,670	\$204,091	\$128,579
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EXCESS REVENUES (EXPENDITURES)	\$80,342	\$298,621		
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FUND BALANCE - Beginning	\$3,282,749	\$3,303,283		
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FUND BALANCE - Ending	\$3,363,091	\$3,601,904		
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$0	\$0	\$8	\$8
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$8	
FUND BALANCE - Beginning	\$0		(\$6,643,198)	
FUND BALANCE - Ending	\$0		(\$6,643,190)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$15	\$15
TOTAL REVENUES	\$0	\$0	\$15	\$15
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,756)	
FUND BALANCE - Beginning	\$0		(\$5,253,814)	
FUND BALANCE - Ending	\$0		(\$5,257,571)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$2,568,595	\$2,603,323	\$34,728
Interest	\$500	\$375	\$77	(\$298)
TOTAL REVENUES	\$2,569,095	\$2,568,970	\$2,603,400	\$34,430
EXPENDITURES:				
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
TOTAL EXPENDITURES	\$2,604,250	\$2,604,250	\$2,609,125	(\$4,875)
EXCESS REVENUES (EXPENDITURES)	(\$35,155)		(\$5,725)	
FUND BALANCE - Beginning	\$923,909		\$1,117,117	
FUND BALANCE - Ending	\$888,754		\$1,111,391	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
Special Assessments - Tax Collector	\$31,584	\$31,584	\$32,652	\$1,068
Special Assessments - Direct Billed	\$197,181	\$197,181	\$149,295	(\$47,886)
Interest	\$100	\$75	\$25	(\$50)

TOTAL REVENUES

\$228,865	\$228,840	\$181,972	(\$46,868)
-----------	-----------	-----------	------------

EXPENDITURES:

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

TOTAL EXPENDITURES

\$228,370	\$228,370	\$228,370	\$0
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EXCESS REVENUES (EXPENDITURES)

\$495	(\$46,398)
-------	------------

FUND BALANCE - Beginning

\$205,248	\$550,749
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FUND BALANCE - Ending

\$205,743	\$504,351
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$10,291	\$10,291	\$6,529	(\$3,762)
Special Assessments - Direct Billed	\$583,234	\$583,234	\$437,426	(\$145,809)
Interest	\$250	\$188	\$26	(\$162)
TOTAL REVENUES	\$593,775	\$593,713	\$443,980	(\$149,732)
EXPENDITURES:				
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
TOTAL EXPENDITURES	\$600,440	\$600,440	\$600,440	\$0
EXCESS REVENUES (EXPENDITURES)	(\$6,665)		(\$156,460)	
FUND BALANCE - Beginning	\$228,728		\$599,097	
FUND BALANCE - Ending	\$222,063		\$442,637	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
Special Assessments - Tax Roll	\$2,878	\$2,878	\$2,922	\$44
Special Assessments - Direct Billed	\$326,618	\$326,618	\$248,160	(\$78,458)
Interest	\$100	\$75	\$4	(\$71)

TOTAL REVENUES

\$329,596	\$329,571	\$251,086	(\$78,485)
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EXPENDITURES:

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

TOTAL EXPENDITURES

\$337,060	\$337,060	\$337,060	\$0
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EXCESS REVENUES (EXPENDITURES)

(\$7,464)	(\$85,974)
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FUND BALANCE - Beginning

\$105,366	\$101,540
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FUND BALANCE - Ending

\$97,902	\$15,565
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$185,519	\$773,715	\$88,427	\$55,731	\$35,997	\$104,115	\$46,668	\$150,101	\$0	\$0	\$0	\$1,438,273
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	\$81	\$0	\$0	\$0	\$675
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
Total Revenues	\$2	\$185,521	\$887,056	\$278,785	\$53,848	\$131,543	\$163,441	\$103,429	\$150,182	\$0	\$0	\$0	\$1,953,808
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,800	\$0	\$0	\$0	\$9,800
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$138	\$0	\$0	\$0	\$750
Engineering	\$3,300	\$975	\$300	\$698	\$675	\$300	\$0	\$300	\$1,021	\$0	\$0	\$0	\$7,570
Attorney	\$3,091	\$4,275	\$10,111	\$2,541	\$4,596	\$2,419	\$3,916	\$1,378	\$2,729	\$0	\$0	\$0	\$35,054
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	\$833	\$0	\$0	\$0	\$7,600
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	\$3,690	\$0	\$0	\$0	\$33,206
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$1,650
Telephone	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$343	\$19	\$14	\$25	\$123	\$65	\$25	\$22	\$45	\$0	\$0	\$0	\$680
Printing & Binding	\$117	\$43	\$188	\$138	\$102	\$67	\$102	\$58	\$108	\$0	\$0	\$0	\$922
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	\$16	\$0	\$0	\$0	\$144
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$32,303	\$16,947	\$23,430	\$9,201	\$11,863	\$8,649	\$10,441	\$7,824	\$10,563	\$0	\$0	\$0	\$131,220

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$0	\$0	\$0	\$27,754
Facility Lease Agreement	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$0	\$0	\$0	\$15,937
Telephone	\$333	\$333	\$333	\$216	\$315	\$487	\$460	\$635	\$484	\$0	\$0	\$0	\$3,575
Electric	\$24,381	\$23,582	\$23,474	\$23,631	\$22,997	\$22,997	\$24,117	\$24,227	\$26,522	\$0	\$0	\$0	\$217,422
Water & Sewer	\$1,627	\$1,735	\$1,868	\$1,805	\$2,043	\$2,533	\$2,778	\$2,312	\$1,726	\$0	\$0	\$0	\$18,427
Gas	\$244	\$663	\$1,347	\$2,615	\$3,751	\$3,904	\$2,182	\$2,325	\$1,530	\$0	\$0	\$0	\$18,561
Pool & Fountain Maintenance	\$9,148	\$7,449	\$8,129	\$6,011	\$5,541	\$7,351	\$6,171	\$7,704	\$5,614	\$0	\$0	\$0	\$63,119
Environmental	\$136	\$728	\$136	\$136	\$728	\$136	\$728	\$136	\$136	\$0	\$0	\$0	\$2,999
Property Insurance	\$26,828	\$0	\$0	\$0	\$0	\$0	\$815	\$0	\$0	\$0	\$0	\$0	\$26,828
Irrigation	\$1,032	\$0	\$0	\$608	\$805	\$597	\$815	\$627	\$397	\$0	\$0	\$0	\$4,881
Landscape Contract	\$31,266	\$59,139	\$31,883	\$33,953	\$33,953	\$39,753	\$38,166	\$33,953	\$47,141	\$0	\$0	\$0	\$349,205
Landscape Contingency	\$374	\$624	\$0	\$0	\$0	\$0	\$416	\$0	\$0	\$0	\$0	\$0	\$1,414
Gatthouse and Gatehouse Expenses	\$1,411	\$1,664	\$1,263	\$556	\$963	\$3,314	\$2,930	\$2,935	\$1,061	\$0	\$0	\$0	\$16,098
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$647	\$0	\$31	\$694	\$374	\$0	\$0	\$0	\$1,547
Lighting	\$3,359	\$0	\$0	\$0	\$0	\$0	\$5,071	\$2,524	\$477	\$0	\$0	\$0	\$11,431
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	\$758	\$0	\$55	\$104	\$44	\$0	\$0	\$0	\$1,220
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	\$835	\$0	\$0	\$0	\$5,720
Security	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$0	\$0	\$0	\$54,600
Parking Violation Tags	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Seven Eagles													
Electric	\$0	\$0	\$0	\$0	\$973	\$955	\$0	\$395	\$1,088	\$0	\$0	\$0	\$3,411
Water & Sewer	\$0	\$0	\$0	\$0	\$340	\$529	\$25	\$0	\$0	\$0	\$0	\$0	\$895
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649	\$0	\$0	\$0	\$649
Contract Cleaning	\$0	\$0	\$2,446	\$2,459	\$2,268	\$2,506	\$2,506	\$2,721	\$2,650	\$0	\$0	\$0	\$17,556
Landscape Contract	\$0	\$0	\$523	\$523	\$523	\$523	\$523	\$523	\$1,108	\$0	\$0	\$0	\$4,244
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	\$3,585	\$4,704	\$3,678	\$2,156	\$3,555	\$0	\$0	\$0	\$24,160
Lighting	\$0	\$275	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$130	\$0	\$0	\$366	\$685	\$0	\$0	\$0	\$1,181
Repairs & Maintenance	\$0	\$0	\$1,490	\$0	\$275	\$0	\$0	\$0	\$907	\$0	\$0	\$0	\$2,672
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$107	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$127
Transfer Out	\$0	\$0	\$498,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498,902
Total Expenditures	\$117,198	\$111,199	\$581,603	\$90,201	\$94,739	\$102,717	\$102,250	\$96,494	\$107,905	\$0	\$0	\$0	\$1,414,306
Excess Revenues (Expenditures)	\$149,501	\$128,145	\$615,033	\$99,402	\$106,601	\$111,366	\$112,691	\$104,317	\$118,468	\$0	\$0	\$0	\$1,545,525
	(\$149,499)	\$57,376	\$272,023	\$179,383	(\$52,754)	\$20,177	\$50,749	(\$688)	\$31,714	\$0	\$0	\$0	\$408,283

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
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)
CURRENT BONDS OUTSTANDING		\$23,205,000

SERIES 2015-1, SPECIAL ASSESSMENT REFUNDING BONDS		
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)
CURRENT BONDS OUTSTANDING		\$1,845,000

SERIES 2015-2, SPECIAL ASSESSMENT REFUNDING BONDS		
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)
CURRENT BONDS OUTSTANDING		\$5,625,000

SERIES 2015-3, SPECIAL ASSESSMENT REFUNDING BONDS		
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)
CURRENT BONDS OUTSTANDING		\$2,765,000

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
7/8/21	5/1/21	WIRE	\$ 156,747.00	\$ 29,426.00	\$ 29,426.00	\$ -	\$ -	\$ -
			\$ 626,989.00	\$ 499,668.00	\$ 117,704.25	\$ 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
7/8/21	5/1/21	WIRE	\$ 203,969.00	\$ 54,876.00	\$ 54,876.00	\$ -	\$ -
			\$ 815,877.00	\$ 666,784.68	\$ 219,504.50	\$ 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
7/8/21	5/1/21	WIRE	\$ 10,803.00	\$ 10,803.00	\$ 10,803.00
			\$ 43,211.00	\$ 43,211.00	\$ 43,211.00

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
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	\$ 609,465.75	\$ 149,294.75	\$ 437,425.50	\$ 248,159.68
VARIANCE	\$ 0.75	\$ (47,886.25)	\$ (145,808.50)	\$ (82,719.32)

SECTION 4

Reunion East CDD Direct Billed Assessments for FY 2021

Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Orlando Health 34-25-27-4936-0001-0040								
					Nov		\$113,330	\$113,330 Paid 12/14/20
					Feb		\$56,665	\$56,665 Paid 3/18/21
					May		\$56,665	\$56,665 Paid 5/24/21
Totals		\$226,659	\$0	\$226,659	Total	\$0	\$226,659	
Orlando Reunion Development LLC 35-25-27-4885-PRCL-OC30	4 M/F							
					Nov		O & M	Total
		\$2,386	\$5,636	\$8,022	Nov	\$2,818	\$4,011	\$4,011 Paid 3/18/21
					Feb	\$1,409	\$2,006	\$2,006 Paid 3/18/21
					May	\$597	\$2,006	\$2,006 Paid 3/18/21
					Total	\$2,386	\$5,636	\$8,022
EHOF/SPECTRUM 11-1-15 Interest								
27-25-27-2985-TRAC-FD20/FD30	296 Contdos				Nov		O & M	Total
34-25-27-4936-0001-FD10	276 SF	\$117,704	\$509,285	\$626,989	Nov	\$190,210	\$552,829	\$743,039 Paid 1/6/21
34-25-27-4936-0001-		\$219,504	\$596,373	\$815,877	Feb	\$95,105	\$276,415	\$371,519 Paid final via wire 4/9/21
0010/0020/0050/0031	Commercial	\$43,211	\$0	\$43,211	May	\$95,105	\$276,415	\$371,519 Paid Via Wire - 7/8/21
		\$380,419	\$1,105,658	\$1,486,077	Total	\$380,419	\$1,105,658	\$1,486,077

District
Reunion East

SECTION 5

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

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2022** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 14, 2021
November 11, 2021
December 9, 2021
January 13, 2022
February 10, 2022
March 10, 2022
April 14, 2022
May 12, 2022
June 9, 2022
July 14, 2022
August 11, 2022
September 8, 2022

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

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

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

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

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