

*Reunion East Community  
Development District*

*Agenda*

*April 14, 2022*

# AGENDA

# *Reunion East*

## *Community Development District*

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

April 7, 2022

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, April 14, 2022 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

**Zoom Information for Members of the Public:**

Link: <https://us06web.zoom.us/j/81019901423>

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 10, 2022 Meeting
4. Ratification of Proposal for Security Cameras at Seven Eagles Functional Fitness Center
5. Ratification of Gas South Natural Gas Agreement
6. Consideration of Engineering Service Rate Increase Proposal
7. Consideration of Proposals for Seven Eagles Fitness Center Shoulder Press
8. Consideration of Terms for Preventative Maintenance Agreement with Fitness Services of Florida
9. Consideration of Pool Resurfacing Proposals
10. Discussion Regarding Possible Merger of Reunion East and Reunion West Community Development Districts
11. 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. Replacement and Maintenance Plan
  - vi. Presentation of Arbitrage Rebate Calculation Report
- D. Security Report
  - i. 404 Parking Violations
  - ii. Review Parking Enforcement Procedures
- 12. Other Business
- 13. Supervisor's Requests
- 14. Next Meeting Date May 12<sup>th</sup>, 2022
- 15. Adjournment

Sincerely,

**Tricia Adams**

Tricia Adams  
District Manager

# 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, **March 10, 2022** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein  
Steven Goldstein  
Trudy Hobbs  
John Dryburgh  
Dr. Tom McKeon

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Tricia Adams  
Kristen Trucco  
Steve Boys  
Alan Scheerer  
Victor Vargas  
Mike Smith  
Doug Reed  
Ramon Breton  
Stephanie Underwood  
Henry Pinzon  
Rax Jung  
Doug Zang  
Emam Emam  
Graham Staley  
Sharon Harley  
Residents

District Manager  
District Counsel  
District Engineer  
Field Manager  
Reunion Security  
Yellowstone  
Reynolds, Smith & Hills  
Kimley Horn  
FDOT  
FDOT  
FDOT  
FDOT  
FDOT  
Reunion West CDD Board Member  
Reunion West CDD Board Member

*The following is a summary of the discussions and actions taken at the March 10, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Resident Lisa Whitsell of Excitement Drive contacted the HOA about leaves on streets and sidewalks and was told that the CDD handled it. This item would be discussed under Staff Reports.

**THIRD ORDER OF BUSINESS**

**Central Florida Expressway Presentation  
on Proposed Poinciana Parkway and  
Western Beltway Improvements**

Mr. Doug Reed, Consultant Team Project Manager of Reynolds, Smith & Hills (RS&H) representing the Florida Turnpike Enterprise (FTE) provided a slide presentation and highlighted the following:

- A Project Development and Environment (PD&E) Study was prepared for Poinciana Parkway to identify and evaluate alternatives from County Road (CR) 532 north to I-4 and State Road (SR) 429 interchange. The purpose was to address future traffic demands, complete the missing link in the southern beltway, improve connectivity, reduce travel times, relieve congestion on I-4, U.S. 27 and CR 532 and enhance evacuation and safety.
- There would be a new six lane expressway that was expandable to eight lanes from CR 532 to north of I-4 to complete the missing link from CR 532 to north of the I-4 and SR 429 interchange.
- There was a major Florida Gas Transmission (FGT) facility south of the I-4 interchange on Old Lake Wilson Road that they must avoid and other utilities that would need to be relocated.
- The project would begin at CR 532 where the Central Florida Expressway (CFX) ends and the FTE segment begins. This project would remove the temporary CFX ramps to and from the south, elevate Poinciana Parkway over CR. 532 and add new ramps to the north.
- Alternative 1: Separates the northbound and southbound Poinciana Parkway lanes to create a bifurcated mainline around the facility, includes ramp connections to I-

4 and removes existing flyover ramps. New flyover ramps would reach four levels high in two locations. Did not include a connection between Sinclair Road and Poinciana Parkway.

- Alternative 2: Offers the same connections as Alternative 1, but keeps the northbound and southbound mainline lanes west of the FGT facility with the only ramp connections at I-4 east of the facility, replaces the existing flyovers and creates four level bridges. Keeps the existing connections between Sinclair Road and I-4 and SR 429 including express lane connections. Did not include the connection between Sinclair Road and Poinciana Parkway, had less Right-of-Way (ROW) and wetland impacts and requires one additional four-level bridge.
- Both alternatives connected to Sinclair Road. The existing Sinclair Road ramps would be reconstructed to access either SR 429 to and from the north or I-4. Had anticipated impacts to protected species and habitats and improved traffic operations and safety. The main difference between the two alternatives was the bifurcation of Poinciana Parkway. The total cost of the Poinciana Parkway extension ranged from \$1.438 to \$1.453 billion.
- There was a public information meeting on February 22<sup>nd</sup> and February 24<sup>th</sup>. The comment period extends through today and they would take comments at any time throughout the study. The most common comment or question was about traffic noise. FDOT follows a prescribed Federal and State process to evaluate noise when an existing roadway was widened or re-aligned or when a new roadway was proposed. There would be an analysis to identify the location of potential noise walls.
- They will be recommending a preferred alternative in the next couple of months, which would then be refined and presented at the public hearing tentatively scheduled for the end of this year, with the study completion by Summer, 2023.

Discussion ensued and the Board addressed the following:

- Mr. Greenstein asked if there would be any access to SR 429 from Sinclair Road. Mr. Reed stated from Sinclair Road, SR 429 could be accessed from the north or I-

4 east or west. Mr. Greenstein asked which alternative had less impact on Carriage Pointe. Mr. Reed referred to the evaluation matrix.

- Mr. Dryburgh was unhappy about the interchange being four levels high, as Reunion residents would be seeing ramps from their backyard. In his opinion, this was the only option that had the most impact on residents and was a convenient choice. Mr. Reed offered to do view analysis and provide renderings. Mr. Henry Pinzon of FDOT stated that Mr. Dryburgh's point was taken, but the location was selected because it would have the most impact to I-4 and the most benefit. Mr. Graham Staley, Reunion West CDD Board Member believed that the four-level highway would be 90 feet. Mr. Reed noted the highest one currently was 80 feet.
- Mr. McKeon asked how they determined how much of the ROW they would need to purchase. Mr. Pinzon stated they must establish a need to provide the ROW. Mr. Dryburgh questioned how wide the ROW would be. Ms. Stephanie Underwood of FDOT replied whatever was necessary based on the footprint. Right now, the need was for the footprint of the roadway, but if there was not much land left, they would purchase other land. Nothing was funded beyond this study.
- Mr. Goldstein questioned how many years they were away from construction. Ms. Underwood stated two years for PD&E, two years for design, two years for ROW acquisition and several years for construction. They must also go through the Federal funding process. Ideally, it was a total of 10 years.
- Mr. Dryburgh asked how many cars per hour were anticipated during daytime hours. Mr. Emam Emam of FDOT estimated 20,000 to 50,000 vehicles per day. Mr. Dryburgh felt this would have a huge impact to Reunion and Celebration.

Mr. Greenstein addressed the following.

- Understood the plan was to create a beltway around Orlando and was a collection of roadways, not one continuous roadway. It would be ideal if this was in a less populated area, but unfortunately, Reunion was landlocked with many utilities and pipelines, a lot of roadways, main roads and express lanes, so there was choice, but there was no other way to connect to all of the roadways.

- Questioned the average height of the roadway that would extend parallel to Reunion's eastern boundary from CR 532 when it was running through wetlands and behind Reunion before SR 429. Mr. Emam stated in this area, the intent was to be 5 feet above the existing ground to be able to get it out of the water. The first level was around 25 to 30 feet high. The next level was around 60 feet and the top was around 85 feet. The highest elevations were in the middle of the interchange. Mr. Dryburgh asked how high the current bridge was. Mr. Eman stated 45 to 50 feet high.
- The tree line off of the golf course and homes along Gathering Drive were 5 feet at grade and should not be able to see the roadway. In his opinion, Carriage Pointe residents would be the most affected. Mr. Eman stated that there would be a buffer. Mr. Greenstein felt that the view could be mitigated. Mr. Staley asked why it was so close to Reunion. Mr. Eman explained if it was moved, it would go through the center of Celebration and would not allow the turnpike to connect it.
- The presentation material said, "North of SR 429" not "To SR 429 interchange." Mr. Reed explained that it was north of the I-4 SR 429 interchange.
- Felt that the presentation was very effective, but there was some frustration with the alternatives. The government wanted to connect to SR 429 and I-4 and anything they could do to mitigate the impact was the key to an area where the CDD had assets, just north of the Carriage Pointe entrance.

Ms. Adams opened the floor for audience comments. Resident Dorothy Reynolds asked what option the Board would choose. Mr. Greenstein stated that the Board needed to work with FDOT to get distinction on what the alternatives meant as far as impacts to Reunion. Ms. Adams noted that the purpose of the presentation was to hear comments on the design from the Board and residents. The Board did not have to endorse one of the proposed alignments but needed to work with the authoritative resources on the project impacts to see how to mitigate the noise and visual impacts to the best extent possible. Mr. Straley preferred Alternative 1, splitting the highway to push some of the noise outside of Reunion. A resident voiced concern about the noise and suggested having sound barriers that displayed art. Mr. Reed stated there was an aesthetics package that included landscaping and walls. Mr. Doug Zang of FDOT stated that a noise study was

performed once the preferred alternative was selected. The noise model looked at future year conditions for all of the homes constructed or for homes that had building permits at the time the PD&E process was completed. Mr. Emam noted during the design phase they would have a public information meeting. Ms. Adams thanked all participants for attending. A copy of this presentation would be posted on the website and incorporated in the District's records.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 10,  
2022 Meeting**

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the February 10, 2022 Meeting as presented were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Access Control Proposal  
for Carriage Pointe**

Mr. Scheerer presented a proposal from Access Control Technologies, which would work with the new Envera system approved by the Board and included the RFID and access card readers. Ms. Adams stated the cost for the base system was \$14,675. The District did not direct purchase the access cards or transponders. Those were facilitated through Reunion Security. Mr. Dryburgh asked if their current system tied into this system. Mr. Scheerer replied affirmatively.

Dr. McKeon MOVED to approve the proposal with Access Control Technologies for access control for Carriage Pointe in the amount of \$14,675 and Ms. Hobbs seconded the motion.

Mr. Greenstein pointed out that this was a budgetary proposal and final configuration could impact the price.

On VOICE VOTE with all in favor the proposal with Access Control Technologies for access control for Carriage Pointe in the amount of \$14,675 was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Enhanced Traffic Enforcement**

Ms. Adams stated at the Board's request, Staff obtained a proposal for off-duty or enhanced traffic enforcement and based on a minimum shift of four hours, the total cost was \$390; \$260 in trooper fees, \$65 in mileage fees and \$65 in coordination fees. Mr. Goldstein felt that money could be better spent internally and since a meeting was scheduled for next week with Kingwood, they should look at other alternatives.

Mr. Dryburgh suggested installing speed bumps. Mr. Straley asked if they were allowed to put speed bumps on county roads. Ms. Adams stated they did have the ability for traffic calming devices on all interior roadways owned by the CDD, but not on county roads. Mr. Straley noted that cones were placed on Sinclair Road and asked if it belonged to the county. Mr. Scheerer confirmed that Sinclair Road belonged to the county, but where cones were placed belonged to the CDD. Mr. Greenstein noted at the Reunion West meeting, Mr. Scheerer and the District Engineer were asked to bring back proposals for how to make a permanent delineation between lanes to give residents unimpeded access. Mr. Dryburgh asked if there was a minimum amount of time between putting a sticker on a car and towing. Mr. Vargas reported as soon as there was a violation, they would affix the tow sticker and call the towing company. Mr. Dryburgh asked how long they waited between the first sticker and contacting the towing company. Mr. Vargas replied an hour. Mr. Dryburgh voiced concern about vehicles parking on sidewalks. Mr. Greenstein stated that legal counsel advised at the last Reunion West CDD meeting that it was a violation of State law to park on the sidewalk and even though it was CDD property, they could not tow. The Reunion West CDD Board agreed if it was CDD property, such as the driveway apron, the resident's property line ended at the sidewalk and wanted their parking and towing guidelines to apply to all CDD property. At next month's Reunion West CDD meeting, District Counsel was providing a recommendation on how to amend the Policies and Procedures to include parking on sidewalks as a towable offense. Ms. Adams would bring back information at the next meeting for this Board regarding traffic calming devices.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Plant Removal and Sod Installation on CR 532**

Ms. Adams stated at the Board's request to be relieved of maintenance responsibilities on the south side of CR 532, District Counsel communicated with the county regarding amending the

existing agreement. The county finally responded requiring the District to uninstall landscape and irrigation improvements. Based on those parameters, Mr. Scheerer met with Yellowstone to obtain proposals. The District would be saving \$28,000 for the first 12-month period because the Yellowstone contract would be reduced. Mr. Scheerer presented two proposals; one removing the plant material between the sidewalk and the curb, disposing of the plant material and installing unirrigated Bahia for \$29,479.92 and the second to remove the Zoysia grass, all remaining plant material on the south side and re-grade unirrigated Bahia for \$42,827. Ms. Trucco offered to approach the county with a less expensive option. Mr. Dryburgh preferred the less expensive option and asked if the irrigation could be turned off versus digging up the pipes. Mr. Scheerer confirmed there was a plan for the irrigation and the county only wanted the District to only remove the plant beds and irrigation, which was in the first proposal. Mr. Greenstein stated that money was an issue, but the county specified exactly what the District needed to do and it did not include replacing existing grasses. If they came back to the Board, they would deal with it.

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| On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the proposal from Yellowstone for plant material removal on CR 532 in the amount of \$29,479.92 was approved. |
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Ms. Adams reported that District Counsel was working on the agreement addendum with Yellowstone and they needed an effective date. With this approval, Mr. Scheerer would start the removal. Ms. Trucco stated that the amendment to the Interlocal Agreement was previously approved and the county executed it. It must now go before the Board of County Commissioners pursuant to the original terms.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Easement Agreement with TECO for Reunion Village Tract OS- 4**

Ms. Adams reported that Tampa Electric Company (TECO) contacted the District regarding an easement that they needed. They provided a proposed agreement, which was reviewed by District Counsel. TECO incorporated almost all of District Counsel's comments. Ms. Trucco was satisfied with the form of the agreement presented in the agenda package, although she wanted to review more closely with what they were objecting to.

Mr. Goldstein MOVED to approve the Easement Agreement with TECO for Reunion Village Tract OS-4 was approved in substantial form subject to final execution and Dr. McKeon seconded the motion.

Mr. Greenstein asked if there would be any impacts. Ms. Adams stated that the parcel was reviewed by the Field Operations Manager and there was no impact to the District.

On VOICE VOTE with all in favor the Easement Agreement with TECO for Reunion Village Tract OS-4 was approved in substantial form subject to final execution was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06  
Property Conveyance**

Ms. Adams reported that Osceola County has been working with the developer, Encore regarding some development permits for Spectrum Phase 2, near the water park. They required an authorized agent of the District to sign off on the permit application as part of the permitting process. There was no impact to the stormwater system or to the District, but their Development Plan required a small sliver of District property. A construction agreement as part of this resolution would be brought back to the Board at a future time. Initially, the plan was to present the resolution to the Board today, but staff was not at that point. District Counsel and the District Engineer conferred with the developer's representative, Mr. Rick Feather regarding the status. Ms. Trucco advised that this would require a re-platting and conveyance of property and requested a legal description for the exact sliver of District property. A title report was also requested to ensure no liens or encumbrances as well as the drafting of a temporary construction and access easement. Ms. Trucco did not want to present the resolution while there was uncertainty about the exact property being transferred. Ms. Adams noted that Encore agreed to bear 100% of the professional costs associated with this project. The District would pay professional staff and seek reimbursement from Encore. Mr. Boyd reported that this was for Spectrum Phase 2, which was south of Tradition. There were some CDD lands dedicated previously with the plan based on the Development Plan, but the ponds were never built. They just need to be incorporated in the new plan. They were asking for authorization to submit the permit application at this time and the CDD

needed to sign the agent authorization. He had no objection allowing the permit to move forward. The land issue would be dealt with before the final plat was approved.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor authorization for staff to execute the Osceola County agent authorization for Encore to permit for Spectrum Phase 2 was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Cell Tower Easement  
Agreement with Vertical Bridge**

Ms. Adams stated a diagram of the Reunion Village property with the proposed cell tower on the south side of I-4 was provided to the Board. The parcel was owned by DOT and had an electronic billboard. They wanted the District to enter into an Easement Agreement. She did not want Kimley Horn, representing the private interest in this matter, to put together a design proposal and related documentation if this was not something that the Board wanted to consider. Mr. Greenstein preferred that they find another place. Mr. Goldstein agreed as it was unfair to the residents who purchased houses there.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the request by DOT for the District to enter into a Cell Tower Easement Agreement was denied.

**ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Possible Merger of  
Reunion East and Reunion West  
Community Development Districts**

Ms. Adams noted a mechanism where Districts had the ability merge into one CDD. The benefit would be continuity across the property as well as cost savings. If the Board was interested in exploring this project, they would direct legal counsel to bring back a memorandum outlining all of the salient points on the merger and District Staff would provide an estimated cost savings as well as any other pertinent information. Mr. Goldstein asked how this would affect their seats. Ms. Adams explained that each CDD in Florida was comprised of five seats and if the Districts were to merge into one CDD, it would be a five-member Board, with two members from each District and one at-large seat. Mr. Dryburgh was not in favor of having a person on the Board that did not live in Reunion. Mr. Goldstein agreed.

Mr. Greenstein stated that the Reunion West CDD Board asked their attorney to provide a memorandum explaining the steps for merging and potential impacts since two seats were open for General Election in November and recommended that this Board authorize the same. Once they had the document, they could make an informed decision. Mr. Goldstein questioned the cost savings. Ms. Trucco estimated between \$75,000 to \$100,000 per year. Ms. Hobbs asked about other CDDs of similar size that merged. Ms. Trucco would look at Celebration and Poinciana who considered merging at some point. Ms. Adams stated the salient points for the Board to consider were the economy and efficiencies of operating one District and cohesiveness. Reunion West CDD gave direction to staff to look into this further and if this Board did not wish to, there was no reason for Reunion West to proceed as it takes two Districts to agree to become one. Mr. Goldstein did not see why they needed to change something that was working fine right now. Ms. Adams recommended that the Board consider not so much where they were today, but where Reunion could be in the future. Mr. Greenstein felt that this was something that they should plan for and consider as they moved forward. Mr. Greenstein recommended that District Counsel provide a legal memorandum and District Staff provide estimated cost savings to the Board at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Series 2021 Requisition  
#4 (ADDED)**

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| On MOTION by Mr. Greenstein seconded by Dr. McKeon with all in favor Requisition #4 for Series 2021 to be paid out of the bond funds was approved. |
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**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Amenity Access Control  
at Seven Eagles Functional Fitness Center  
(ADDED)**

Ms. Adams stated that staff was working with Reunion Resort regarding the installation of an RFID reader on the door of the Functional Fitness Center at Seven Eagles. It provided better security than a numerical keypad as it tracked the name of the user. Mr. Vargas provided a proposal with All Sorts Engineering for labor and materials in the amount of \$2,100 and an estimated amount for the equipment that was compatible with the existing RFID readers. However, this was from a previous project and there may be some increases. Mr. Vargas was waiting for the vendor

to contact him. Ms. Adams suggested that the Board approve a not-to-exceed of \$6,000 to provide for any material increases. The Fitness Center was currently closed for the installation of equipment and would not be open until it was properly secured or monitored.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposals for access control at the Seven Eagles Functional Fitness Center in a not-to-exceed amount of \$6,000 was approved.

Mr. Goldstein asked how long it would be until they received the cameras. Mr. Vargas was waiting for a quote.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Ms. Trucco was looking into a precedent amending the Parking and Towing Rules for the towing of vehicles parked over sidewalks and aprons and amending the Interlocal Agreement. Mr. Goldstein asked if the District could tow from the strip of grass between the sidewalk and the street. Ms. Trucco would see if it was specified in the rules. Mr. Goldstein wanted it clear on what Mr. Vargas and his team could take action on. Ms. Trucco would follow up with Encore on the future potential conveyance related to the Spectrum property.

##### **B. Engineer**

Mr. Boyd provided a handout for The Village gates with conceptual cost estimates for two options. Option #1 was an in/out gate on both ends of the bridge, which was the cleanest option because of controlling access to the bridge before anyone getting to it. On the north side, someone could turn around or back up into the villa parcel and go the other way. On the south side, there was enough room for a u-turn. Option #2 was a gate at the south end of the bridge only. The problem with this option was if a truck came down the bridge and ignored any signage, they could not turn around. Providing an additional driveway would provide room for a truck to back up and make a three point turn, but they must cross the other lane of traffic to do so. If the intent was to avoid people coming from The Villages into Reunion, they must control access of that gate, but if they were already in Reunion and were trying to get out onto CR 532, they did not need to restrict the outbound. It could just be a gate that opened automatically. It would be much less expensive

to do the one gate to keep non-residential traffic from accessing and recommended making it a free exit.

Mr. Greenstein stated that the purpose was to provide access to and from Reunion Proper resident only and to avoid pass through traffic, but this was tight because of the lift station and retention pond, which had a steep drop. Mr. Boyd stated that the gate would avoid having to encroach on the pond. They would take advantage of the extra CDD land on the east side of the road south of the lift station and the gate would be off center. Mr. Greenstein asked if traffic attempting to come through the gate to access the bridge would have a way of exiting with Option #1 on the Reunion Village side. Mr. Boyd stated it would allow for a car to make a u-turn after the control pad, but anything larger than a car would have to back up to the first subdivision street. Mr. Greenstein preferred Option #1 with the signage, “*Access Limited,*” “*No Commercial Traffic*” or “*Residential Only*” like Liberty Bluff and paid out of the Repair and Maintenance (R&M) Fund. There were sufficient funds as they managed reserves well.

Mr. Dryburgh MOVED to approve Option #1 for access control at Davenport Creek Bridge 5 in the amount of \$349,474 to be paid out of the Repair and Maintenance Fund and Mr. Greenstein seconded the motion.

Ms. Adams asked for audience comments as this item was not included on the agenda. Resident Lisa Whitsell of Excitement Drive agreed with Option #1 but requested multiple bids. Ms. Adams stated this was just a project estimate and would go out for construction bids. Encore said that they would provide a bid and there may be some efficiencies because they were doing Spectrum Phase 2. Mr. Dryburgh was fine with Encore providing a bid, but wanted some type of access over the bridge, so trucks could back up.

On VOICE VOTE with all in favor Option #1 for access control at Davenport Creek Bridge in the amount of \$349,474 to be paid for out of the Repair and Maintenance Fund was approved.

*\*Supervisor McKeon left the meeting at this time.*

Mr. Boyd was working on the stormwater assessment, which would be discussed at the next meeting.

**C. District Manager's Report**

Ms. Adams reported that the "*No Parking*" signs were installed at Carriage Pointe and property owners received an electronic mail message and security delivered door-to-door notices after the signs were installed. Staff was monitoring feedback and minor corrections may need to be made at a future time. Ms. Adams recommended that Board Members consider summary meeting minutes. There was Board consensus for management to provide summary minutes.

**i. Action Items List**

Mr. Dryburgh asked about the security cameras at the Reunion Village gates. Ms. Adams stated that the proposal was approved by the Board on February 10<sup>th</sup> and District Counsel prepared a legal agreement, which has been fully executed by all parties. Mr. Vargas was told that the cameras would be installed in 15 to 20 days. Mr. Goldstein asked if there was a proposal on the playground dog park camera. Mr. Vargas replied no.

In response to the resident's question if all of the sidewalks were CDD sidewalks, Ms. Adams stated that while many of the sidewalks belonged to the CDD some of the sidewalks were owned and maintained by HOAs. Mr. Scheerer was overseeing maintenance of the sidewalks and could answer any questions regarding any segment. Resident Lisa Whitsell of Excitement Drive noted that people were walking in the street instead of on sidewalks. Mr. Greenstein stated the Board looked at this issue many times and recognized the need, but they could not do anything about it.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from February 1, 2022 through February 28, 2022 in the amount of \$237,925.46.

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| On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the February Check Register was approved. |
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**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through January 31, 2022, which were provided for informational purposes.

**iv. Status of Direct Bill Assessments**

Ms. Adams reported one account was in arrears with their November and February payments and staff was conferring with District Counsel regarding the collection. Mr. Dryburgh questioned the number of delinquent accounts. Mr. Greenstein stated they were new accounts, mainly the commercial property in Reunion Village. Ms. Adams noted in the future these would be assessed on the Tax Bills since the lots were platted. At this point, the delinquent owners received communication three times from District management staff, four times in two of the cases because they responded. They were made aware that this was escalating to the next level and District Counsel was being provided with all of the details necessary to prepare correspondence with the property owners or agents of record. Mr. Greenstein noted that EHOF paid in November, but not in February. Ms. Adams stated they were not concerned about EHOF because of their communication.

**v. Replacement and Maintenance Plan**

Ms. Adams presented a summary to the R&M Plan, which was included in the agenda package. Some costs would be updated as a few proposals or invoices were received for some of these projects. Mr. Scheerer reported that the pressure washing and painting of the pergolas and buildings would be starting in Heritage Crossing Pool “A” on Wednesday. Two weeks were allocated for each pool. The Carriage Pointe fence was installed. The contractor would be out tomorrow to make a couple of minor modifications to the lock. He met with Allied Roofing for the Seven Eagles roof and planned to bring proposals to the Board in a few months. The sidewalk grinding started next week starting with areas identified on the west side. Mr. Dryburgh wanted all residents to be aware of who to contact regarding broken sidewalks.

**D. Security Report**

**i. 140 Parking Violations**

Ms. Adams reported that the Board received notification regarding 140 vehicle incidents.

**ii. Discussion of Security Staff Procedures for Greeting Residents**

Ms. Adams reported that Supervisor Goldstein had been communicating with her to coordinate with security and Reunion Resort regarding security staff procedures. Mr. Vargas stated

when they hired new officers, they train them to greet every vehicle accessing the gates. Mr. Dryburgh questioned how often a homeowner should see a security vehicle drive by. Mr. Vargas stated that they patrol from the east to the west, but for the last three weeks, two vehicles were broken down and a guest service was being used to patrol the community. Mr. Dryburgh questioned the normal frequency if there were no issues. Mr. Vargas estimated between 30 to 40 minutes.

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**SEVENTEENTH ORDER OF BUSINESS**

**Next Meeting Date – April 14<sup>th</sup>, 2022**

Ms. Adams stated that the next meeting was on April 14, 2022 at 1:00 p.m.

- **Audience Comments**

Resident Lisa Whitsell of Excitement Drive voiced concern about the Carriage Pointe access control system. Mr. Scheerer explained there would be three separate systems; an Envera system where visitors must be recognized before the remote officer would open the gate, a card system and an e-pass sticker system. Ms. Whitsell stated that transponders were not working on Old Lake Wilson Road. Mr. Greenstein noted there were times that the system was down because someone knocked the gate down, but it was an individual card authorization issue. Ms. Whitsell reported lights were out in Center Court Ridge and The Villas. Mr. Scheerer stated that the CDD did not manage those areas as well as Sandy Ridge, Whisper Way, Cabana Court and Sunset View. All lights on CDD roadways were upgraded to LEDs. Security was responsible for tagging lights that were out and forwarded to the utility.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

|  |
|--|
| On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the meeting was adjourned. |
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



Proposal Date: January 25, 2022  
Expiration Date: February 24, 2022  
Project Number: 22-3792

Central Florida Wiring, Inc.'s proposal for Premise Distribution.  
For,  
Seven Eagles Fitness Center-Cameras

#### Scope of Work

- ⇒ Provide and install (2) 5MP IP Cameras on Fitness Room
- ⇒ Location to be determined prior to installation
- ⇒ Aim and focus cameras
- ⇒ Configure Cameras into the existing server
- ⇒ Provide and install (2) Licenses for new cameras

#### Clarifications

- ⇒ **Changes Ordered by the Authority Having Jurisdiction (AHJ) are not included and will be added to the quoted price if necessary**  
**Permit cost is not included in this quote**  
LPR cameras have an 80% accuracy pending cars speed and location to camera
- ⇒ CFW guarantees full compliance with, and adherence to all applicable ANSI/ TIA/EIA standards and within BICSI installation guidelines.
- ⇒ All applicable firewall penetrations will be sealed with an approved fire sealant.
- ⇒ All work will be performed during normal business hours,  
Monday-Friday 8:00 am to 5:00 pm., excluding weekends and holidays
- ⇒ Documentation and test results will be provided upon completion.
- ⇒ All CFW employees assigned to this project will be certified installation technicians
- ⇒ All cable jackets are Riser (CMR) rated
- ⇒ Any additional work is not in the scope of work will be billed as, time & materials.
- ⇒ CFW will replace, will bear all expenses and labor costs for on-site repair of any failure due to faulty workmanship for the period of **one year**.
- ⇒ Said repair will be done by, CFW personnel and will not be sub-contracted.
- ⇒ Response time will be within 8 hours if is possible, but in no case beyond Next Day/Best Effort (NDBE).

System \$ 2,483.00

System Total \$ 2,483.00

This proposal is intended to be accepted in its entirety. Separating line items and/or Divisions may cause pricing changes to occur.

Thank you for taking the time to review our proposal if you have any questions please do not hesitate to contact me.

Accepted  
3-15-22  
MARK GREENSTEIN  
CHAIR, REGION EAST CDD

## SECTION V



## AGREEMENT FOR NATURAL GAS SALES IN FLORIDA

Gas South, LLC ("Gas South") and REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ("Customer") agree to enter into this Agreement for Natural Gas Sales as of the date set forth below, upon mutual consideration, the receipt and sufficiency of which is hereby acknowledged. This document, including the General Terms and Conditions attached hereto, forms a single integrated agreement that is referred to as "the Agreement for Natural Gas Sales" or "this Agreement". Defined terms used but not otherwise defined herein have the meaning given to them in the General Terms and Conditions. Gas South and Customer agree as follows:

### CUSTOMER PRIMARY CONTACT:

Business Name: REUNION EAST COMMUNITY DEVELOPMENT DISTRICT  
Address: 1408 HAMLIN AVE UNIT E  
City, State Zip: SAINT CLOUD, FL 34771  
Contact: ALAN SCHEERER  
Phone: (407) 841-5524 ☒ Landline ☐ Mobile  
E-Mail: ascheerer@gmscfl.com  
Preferred Method of Communication: Email

### CUSTOMER ACCOUNTS PAYABLE/BILLING:

Billing Address: 1408 HAMLIN AVE UNIT E  
City, State Zip: SAINT CLOUD, FL 34771  
Contact: ALAN SCHEERER  
Phone: (407) 841-5524 ☒ Landline ☐ Mobile  
E-Mail: ascheerer@gmscfl.com  
Preferred Method of Communication: Email

**Term:** The Customer's commitment to purchase natural gas will begin on the date when LDC starts service, which date is intended to be on or near **06/01/2022** and end on **05/31/2025** (as may be extended from time to time, the "Term").

**Price:** For all quantities of natural gas delivered under this Agreement, the price shall be Platts Inside FERC FGT Zone 3 price for the respective month plus \$0.0790 per therm, plus a transportation charge equivalent to the applicable pass-through cost allocation for interstate pipeline demand charges, usage charges, fuel retention, and applicable surcharges. A customer service charge of \$0.00 per month will be included in the billing invoice.

☐ If this box is checked, Gas South is offering to provide natural gas service on the pricing and for the Term provided in this Agreement based on the agreed to projections of usage attached hereto as Appendix B; otherwise, projections of usage will be based on the historic natural gas usage and patterns of use at each of the initial Locations over the prior twelve (12) months as reported to Gas South by the applicable LDC.

☐ If this box is checked, deposit must be paid before service begins under this Agreement. Deposit Amount: \$

☐ If this box is checked, Customer is claiming that the accounts included in this Agreement are tax-exempt. Tax exemption can only be applied beginning on the billing cycle after Customer provides the necessary exemption certificate to Gas South.

|  |  |
|--|--|
| <u>Secretary of State Control Number</u>                                     | <u>Sole Proprietor Social Security #</u>   |
| <u>Gas South Contact Information</u>   |  |
| Gas South, LLC<br>3625 Cumberland Blvd, Suite 1500<br>Atlanta, Georgia 30339 | Contact: Gas South Account Support<br>Telephone: 866-512-3129<br>E-Mail: bizcustomerservice@gassouth.com |

In witness hereof, the parties consent to the terms of this Agreement:

Agreed to by:

**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

**For Enrollment by Signature:**

By: Tricia L. Adams \_\_\_\_\_ Date: Mar 18, 2022  
Tricia L. Adams (Mar 18, 2022 11:25 EDT)

Authorized Signatory for Customer

Printed Name: Tricia L. Adams

Title: Tricia L. Adams

**GAS SOUTH, LLC**

3625 Cumberland Blvd, Suite 1500

Atlanta, Georgia 30339

By: David Malone \_\_\_\_\_ Date: Mar 18, 2022

Printed Name: David Malone

Title: Chief Sales & Marketing Officer

## GENERAL TERMS AND CONDITIONS

1. **Safe and Purchase.** Customer shall purchase and pay for all of its natural gas requirements for the Location(s) set forth in Appendix A to the Agreement for Natural Gas Sales on the pricing and for the Term specified in the Agreement for Natural Gas Sales. The pricing and Term specified in the Agreement for Natural Gas Sales are based on the historic natural gas usage and patterns of use at each of the Locations as reported to Gas South by the applicable local distribution company ("LDC") and Gas South anticipates supplying similar amounts during the Term of this Agreement ("Projected Usage"). If Customer's actual usage for the combined Locations varies by more than 20% over any three consecutive calendar month period ("Test Period") from the Projected Usage for such Test Period, Gas South may propose a new Agreement that includes updated pricing and an extended Term to address changes in usage patterns. If Customer does not agree to such proposed Agreement, then Gas South may require Customer to pay Gas South's losses (as reasonably calculated by Gas South) during the Test Period resulting from Customer's actual usage for the combined Locations varying from the Projected Usage by more than 20%, or may terminate this Agreement in accordance with Section 9 of this Agreement, or both. If Customer desires to purchase natural gas from Gas South at any location not set forth in Appendix A to the Agreement for Natural Gas Sales, Customer must apply for a new Agreement or an amendment to this Agreement. If Customer elects to update the Locations set forth in Appendix A attached hereto, the aggregate, initial Projected Usage number for a given month established at the time the parties enter into the Agreement for Natural Gas Sales shall not be affected.
2. **Delivery of Natural Gas and Transfer of Title.** Customer appoints Gas South as its agent for gas transportation with LDC, so accordingly Gas South will deliver, or cause to be delivered, Customer's requirements for natural gas to the citygate of the LDC ("Delivery Point") in accordance with the LDC's Tariff and the other processes, procedures and directives of the LDC (together with the LDC's Tariff, the "LDC Rules"). Gas South has no obligations, duties, responsibilities or liabilities for delivery to Customer after it delivers natural gas to the LDC at the Delivery Point and the LDC is solely responsible for the delivery of natural gas from the Delivery Point to each of Customer's Location(s). Title and risk of loss pass from Gas South to Customer at the Delivery Point.
3. **Billing and Payment of Charges.** After the end of each billing cycle, Gas South shall deliver to Customer a statement setting forth the charges that are due and payable in full by the due date shown on Customer's statement. Customer authorizes Gas South to prepare and Customer agrees to pay statements based upon estimates of gas usage and charges when actual meter readings are not available. Estimated statements will be limited to no more than 2 consecutive billing periods. Customer's statement may also include, (a) all applicable federal, state and local taxes and charges, (b) all other charges applicable to Customer pursuant to the LDC Rules, (c) all adjustments related to previous billing disputes, meter reading errors, miscalculation of taxes, charges omitted from prior bills, or other errors or omissions as current laws and regulations permit and (d) all applicable turn-on, connection and other similar charges and fees. Customer may, in good faith, dispute the correctness of Customer's statement within 6 months after the date of such statement. If Customer sends written notice to Gas South within 14 days of the date of the statement in dispute, stating the good faith reason(s) for the dispute and the amount in dispute, then Customer may withhold payment for the disputed portion during investigation by Gas South so long as Customer pays the undisputed portion; otherwise, Customer must pay the statement in full by the applicable due date. After 6 months, Customer waives its right to dispute such statement. If Gas South determines that Customer was properly billed for some or all of the disputed portion, Customer shall make full payment (with interest pursuant to Section 4 of this Agreement) within 15 days after such determination.
4. **Late Payment, Nonpayment, and Discontinuation.** Without limiting Gas South's rights under Sections 9 and 10 of this Agreement and in addition to all other remedies available at law or equity, if Customer does not pay the undisputed portion of a statement in full by the due date, unpaid amounts will accrue interest from the due date at a rate equal to the lesser of (a) 1.5% per month (or a minimum of \$10 per account) or (b) the maximum amount allowed by law. Pursuant to Florida law, if the Customer's payment is refused because of lack of funds, lack of credit, or lack of an account, or where the Customer stops payment with intent to defraud, Gas South may collect bank fees it incurred in the course of tendering the Customer's payment, plus a service charge of (a) \$25 if the face value does not exceed \$50; \$30 if the face value exceeds \$50 but does not exceed \$300; \$40 if the face value exceeds \$300; or (b) 5% of the face amount of the payment instrument, whichever is greater. Customer agrees to be responsible for all costs incurred by Gas South to collect amounts due on Customer's account, including attorneys' fees.
5. **Deposits; Credit Checks.** Gas South reserves the right to require Customer to provide a deposit or increase an existing deposit. The total required deposit may not exceed the amount of projected charges to Customer for the three (3) billing periods with the highest anticipated charges over the remaining Term based on Projected Usage. Gas South may require a deposit from Customer (a) as a precondition to providing service upon agreement of the parties, (b) after a Customer Default, or (c) after a material and adverse change in Customer's financial condition such that Gas South, in its sole discretion, deems itself insecure. Customer authorizes Gas South to perform credit checks. Customer must provide a deposit to Gas South within 5 days after receiving a written demand for the deposit amount from Gas South. Gas South may draw upon the deposit in connection with (a) Customer's failure to make payment when due or (b) a termination of this Agreement. Upon the expiration or termination of this Agreement, if Gas South has drawn less than the full amount of the deposit, Gas South will refund the difference to Customer within 60 days after the date Gas South ceases to be Customer's natural gas supplier. To the extent that a court rules that Gas South is a "utility" within the meaning of the Bankruptcy Code, in the event of a filing of a bankruptcy petition by or against Customer, or if Customer consents to an order for relief under the Bankruptcy Code, Customer agrees that it will consent to a deposit under 11 U.S.C. § 366 as adequate assurance of payment equal to Customer's projected charges for the 2 billing periods with the highest anticipated charges over the remaining Term based on Projected Usage. Nothing in this Agreement shall constitute an agreement by Gas South that such deposit constitutes adequate assurance of payment, and Gas South reserves all of its rights to contest such deposit as adequate as permitted by 11 U.S.C. § 366.
6. **Option to Convert to a Fixed Price.** If index pricing is provided for under the Agreement for Natural Gas Sales executed by Customer, Customer may request to convert to a fixed price structure at any time for a Term of Customer's choosing by contacting Gas South's account management team at [renewals@gassouth.com](mailto:renewals@gassouth.com) or 1-866-426-2491 and executing a new Agreement that would supersede the existing Agreement.
7. **Pricing Upon Expiration of the Term.** Upon the expiration of the Term, Customer may (a) accept new terms, pricing, and/or Term offered by Gas South, (b) send a written termination notice to Gas South in accordance with Section 8 of this Agreement, or (c) take no action and continue service under this Agreement under a month-to-month Term with, in Gas South's sole discretion, Gas South's monthly default index pricing plus a transportation charge equivalent to the applicable pass-through cost allocation for interstate pipeline demand charges, usage charges, fuel retention, and applicable surcharges. Gas South shall administer the aforementioned pricing based on Gas South's standard practices and procedures.
8. **Termination at the end of the Term.** Customer or Gas South may terminate this Agreement by sending to the other party, in the case of Customer terminating, no less than 10 days' advance written notice, and in the case of Gas South terminating, no less than 25 days' advance notice (or, in each case, such greater number of days of advance notice to the extent required by the applicable LDC Rules). After receipt of such notice, this Agreement will remain in effect until the later of (a) the end of the Term and (b) the date that Gas South receives confirmation from the LDC that service to Customer has either been disconnected at each of the Location(s) or switched to another natural gas provider.
9. **Termination for Customer Default.** Gas South may terminate this Agreement based on one or more of the following events (each a "Customer Default") upon giving notice to Customer: (a) Customer's rejection of a new Agreement after a material change in actual usage as provided in Section 1 of this Agreement, (b) termination, repudiation or discontinuation of service by Customer other than in accordance with Section 8 of this Agreement, (c) failure to pay any undisputed amount within 5 days (or such greater number of days to the extent required by the applicable LDC Rules) of such amount becoming due or a failure to provide a deposit to Gas South when due, (d) misrepresentation during the enrollment process or upon entering into this Agreement, (e) filing of petition of bankruptcy and failure of Customer to comply with the provisions of 11 U.S.C. § 366, (f) Customer makes an assignment or any general arrangement for the benefit of creditors or otherwise becomes bankrupt or insolvent or (g) any other material breach by Customer of this Agreement provided that Gas South shall first give Customer 14 days to cure such material breach.
10. **Liquidated Damages.** If Gas South terminates this Agreement based on a Customer Default, Customer shall be obligated to pay Liquidated Damages (as defined below) to Gas South, in addition to any amounts due to Gas South but unpaid at the time of termination. Customer acknowledges that Gas South has made purchases and commitments and incurred costs and charges to acquire natural gas to supply Customer's requirements. As a result, Gas South will incur substantial costs and losses in connection with a Customer Default that are difficult or impractical to exactly ascertain or compute. Customer has reviewed the Liquidated Damages as provided in this Section 10 and has had a full and fair opportunity to inquire into and be informed as to the method of the calculation of Liquidated Damages. Customer agrees that the amount of Liquidated Damages is in fact a fair and reasonable pre-estimate of the amount of actual damages that Gas South is likely to incur upon a Customer Default. Specifically, Liquidated Damages shall be equal to the greater of:
  - a. One month's average invoice calculated based on Customer's Projected Usage and number of Locations for the remainder of the Term; or
  - b. For each month remaining in the Term (including prorated amounts for partial months), the sum of (A) the Customer's Projected Usage for such month multiplied by the difference between (i) the contracted gas price plus the contracted transportation charge and (ii) the per therm price of the applicable index price for natural gas futures contracts plus the projected transportation costs per therm for such month, in each case, at the time this Agreement is terminated plus (B) one month's average invoice calculated based on Customer's Projected Usage and number of Locations for the remainder of the Term. In determining the applicable index price at the time the Agreement is terminated, Gas South may consider the applicable index price for futures contracts for the remainder of the Term if published, and such other forward projections based on market quotes and other commercially reasonable sources.
11. **Switching Back and Discontinuation of Supply Upon Termination.** Upon either party's exercise of its termination right in accordance with this Agreement, Gas South shall have the right to immediately initiate the process of switching each Location of Customer's back to the LDC and discontinue its supply of natural gas under this Agreement immediately after such switch back is effective. Customer shall take all actions and cooperate with Gas South as necessary to comply with the LDC Rules for switching the Locations of Customer back to such LDC pursuant to the most expedient process and schedule available pursuant to the applicable LDC Rules. Customer acknowledges that it will be required to comply with the LDC Rules upon switching back, including any deposit or creditworthiness requirements, and that the LDCs may condition continued service on such compliance. Termination of this Agreement shall be effective as of the date that all of Customer's Locations have been switched back to the applicable LDC, and Customer acknowledges that it will continue to be fully obligated to Gas South pursuant to this Agreement until such time.
12. **Loss of Authorization to Serve Location(s).** If for any reason Gas South is no longer authorized by an LDC to sell natural gas to Customer at one or more Locations served by such LDC, then (a) service for such Locations shall be switched back to such LDC, (b) such Locations shall no longer be treated as Locations under this Agreement for any purpose, (c) Gas South shall have no further obligations or liabilities to Customer with respect to such Locations and (d) Customer's Projected Usage shall be adjusted to exclude such Locations. In the event Customer undergoes a change of ownership or control, Customer acknowledges and agrees that each Location of Customer's may be switched back to the LDC by the LDC resulting from such change of ownership or control and Gas South shall not be liable for any costs or losses incurred by Customer arising from such occurrence.
13. **Representations and Warranties.** Customer hereby represents, warrants and acknowledges that: (a) this Agreement constitutes a valid and binding obligation enforceable against it in accordance with its terms, (b) there is not pending, or to its knowledge threatened against it, any legal proceedings that could materially adversely affect its ability to perform under this Agreement, (c) Gas South is not acting as a fiduciary or advisor in respect of

this Agreement, (d) Customer is acting for its own account, has made its own independent decision to enter into this Agreement and as to whether this Agreement is appropriate or proper for it based upon its own judgment, is not relying upon the advice or recommendations of Gas South or any broker working for Gas South in so doing, and is capable of assessing the merits and risks of this Agreement, (e) any broker involved in marketing this Agreement is acting as Gas South's broker and not as a broker of Customer, (f) Gas South is a "critical supplier" under the Bankruptcy Code and Customer agrees to take action immediately after any bankruptcy filing to give Gas South critical supplier status, and (g) each transaction hereunder constitutes a "forward contract" within the meaning of the Bankruptcy Code and Gas South is a "forward contract merchant" within the meaning of the Bankruptcy Code. If Customer is a governmental entity, Customer further represents and covenants that with respect to its payment obligations and liability under this Agreement, it will not claim immunity on the grounds of sovereignty or similar grounds with respect to itself or its revenues from liability, suit, jurisdiction of court, relief by way of injunction, order for specific performance or execution or enforcement of any judgment.

14. **Limitation of Warranties and Liability.** GAS SOUTH MAKES NO REPRESENTATIONS OR WARRANTIES, WRITTEN OR ORAL, OTHER THAN THOSE EXPRESSLY STATED IN THIS AGREEMENT. GAS SOUTH EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITH RESPECT TO, MERCHANTABILITY, USAGE, OR SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER'S REMEDY AGAINST GAS SOUTH ARISING FROM A BREACH OF THIS AGREEMENT IS LIMITED TO DIRECT AND ACTUAL DAMAGES INCURRED. CUSTOMER WAIVES ANY OTHER REMEDY, INCLUDING INDIRECT, SPECIAL, INCIDENTAL, MULTIPLE, EXEMPLARY, INDIRECT DAMAGES, LOST PROFITS OR OTHER BUSINESS INTERRUPTION DAMAGES BY STATUTE, IN TORT OR IN CONTRACT, CONSEQUENTIAL OR PUNITIVE DAMAGES UNDER THIS AGREEMENT. THE MAXIMUM LIABILITY OF GAS SOUTH TO CUSTOMER FOR ANY CLAIM WHETHER IN STATUTE, CONTRACT, TORT OR OTHERWISE SHALL BE THE GREATER OF \$1,000 OR TWO TIMES THE AMOUNT OF CUSTOMER'S AVERAGE MONTHLY CHARGE FOR NATURAL GAS THERMS. Any claim against Gas South must be presented to Gas South in writing within 6 months of the occurrence or event giving rise to the claim. Customer releases Gas South from all liability and waives all claims: (a) for Customer's use or handling of the natural gas, (b) for operations of the LDC, (c) for interruptions, termination or deterioration of its delivery or other services due to actions by the LDC or others, (d) for other pipeline or storage operations or resulting interruption of upstream transportation that is scheduled as firm that prevents the delivery of natural gas to the Delivery Point, (e) for personal injury or property damage and (f) presented to Gas South after the applicable 6 month time period. Customer agrees to indemnify, defend and save Gas South harmless from any and all liability, losses, damages, causes of action, lawsuits, claims, expenses, and reasonable attorneys' fees and costs of court, including death or injury to persons or property, associated with (a) natural gas sold under this Agreement after such natural gas arrives at Customer's meter at a Location or (b) Customer's equipment, machinery, devices, facilities, appliances, piping, or connections.
15. **Force Majeure.** Gas South is excused from performance and is not liable for any failure to perform under this Agreement to the extent such failure is caused by an event or circumstance that is not within its reasonable control, including without limitation acts of God, natural disasters, any governmental action, strike, labor dispute, civil unrest, war or act of terrorism, a force majeure event declared by the LDC, a failure or interruption of any natural gas pipeline or distribution system and a failure of information systems. Gas South's performance is excused for the duration of any such event until circumstances permit Gas South to resume performance.
16. **Governing Law.** This Agreement will be governed by the laws of the State of Florida, including the laws applying both to the sale of goods and the applicable provisions of the Uniform Commercial Code as adopted by the State of Florida and to natural gas pool managers registered with LDCs and shall be further governed by the LDC Rules and orders entered by the applicable regulatory entities. The conflicts of law provisions of Florida law shall not apply to this Agreement.
17. **Dispute Resolution (Class Action Waiver).** Any dispute between Gas South and Customer that cannot be resolved informally shall be resolved through either arbitration or Magistrate Court. Neither party may pursue resolution of any dispute in arbitration or in Magistrate Court as a representative, as a private attorney general, or as part of a class action, and Customer may not be a named or unnamed class member or representative in any such action. By signing below, the parties agree to comply with this dispute resolution (class action waiver) provision, which describes the only procedures under this Agreement for resolving a dispute. Customer may opt out of this dispute resolution (class action waiver) provision by following the instructions below. Gas South will be bound by the election to opt out. This dispute resolution agreement does not alter any substantive rights that Customer may have under state or federal law, including the right to file a complaint with the applicable regulatory entity.
  - a. **County Court guidelines.** For all qualified claims or disputes brought by a party in County Court, each party hereby consents to the jurisdiction and venue of the County Court in Leon County, Florida for the resolution of any dispute respecting the rights and duties of the parties under this Agreement. If, for any reason, the dispute cannot be adjudicated in the County Court, then the claiming party must seek resolution of the dispute through arbitration.
  - b. **Arbitration guidelines.** If Customer seeks resolution of the dispute in arbitration, Gas South will pay: (1) the arbitrator's fees and any other reasonable expenses charged by the arbitration provider, and (2) if Customer recovers an award of monetary and/or equitable relief that is greater than any offered previously in writing by Gas South to resolve the specific dispute and Customer has not disclosed to the arbitrator the relief offered previously by Gas South, Gas South shall pay Customer's reasonable attorney fees. Gas South will not be entitled to recover any fees or arbitration expenses from Customer. The arbitration hearing will be held before a nationally recognized provider of arbitration services at a location selected by Customer within Florida. The rules of the arbitration provider will apply. Only the arbitrator, not any federal, state, or local court or agency, has the authority to determine the applicability or enforceability of this arbitration provision. An award rendered by the arbitrator may be entered in any court having jurisdiction over the parties for purposes of enforcement.
18. **Dispute Resolution Opt-out.** Within 30 days after entering into this Agreement, Customer may opt out of the above dispute resolution (class action waiver) provision by providing written notice to Gas South at the address provided in Section 21 of this Agreement, which contains Customer's name, address, account number, and the effective date of this Agreement. Customer's election to opt-out applies only to this Agreement. Customer may opt out by sending a separate opt-out letter for each transaction. If Customer elects to opt-out of Section 17 of this Agreement in accordance with this Section 18, then with respect to any dispute between Gas South and Customer arising under this Agreement that cannot be resolved informally, each party consents to the exclusive jurisdiction of the state or federal courts located in Leon County, Florida, represents and warrants that it may sue or be sued in such courts (subject only to subject-matter jurisdiction of such courts), and waives any right to assert that such courts are not convenient forum or to bring an action in any other forum. The parties mutually and expressly waive their rights to jury trial.
19. **Taxes.** Customer is responsible for, and agrees to pay, all taxes or other governmental charges imposed on the sale, purchase, or delivery of natural gas under this Agreement or measured by the payments, receipts, volumes, or deliveries under this Agreement, together with any applicable interest or penalties ("Taxes"). Gas South shall include on the Customer's statement any Taxes that it has determined, in its commercially reasonable discretion, apply to the transactions under this Agreement. If a governmental authority later assesses any additional Taxes against Gas South, Customer agrees promptly to reimburse or pay Gas South for such amounts upon billing by Gas South. If Customer is exempt from federal, state or local sales or use taxes, Customer will be responsible for providing Gas South with a valid exemption certificate. Tax exemption begins on the billing cycle after Gas South receives such valid exemption certificate. Customer shall notify Gas South in writing within 14 days if its exemption certificate expires or is no longer valid. Customer is primarily and ultimately responsible to the applicable taxing authority for any sales or use taxes. Customer agrees to indemnify, defend and save Gas South harmless from any and all claims and liability to anyone whomsoever, and reasonable attorneys' fees and costs of court, arising from Customer's failure to pay sales or use taxes or Gas South's failure to collect sales or use taxes based on its reliance on an expired or otherwise invalid exemption certificate.
20. **Change in Law.** If there is a change in any law, LDC Rule, administrative regulation, rule, order, judicial decision, statute, or a change in an interpretation or application of any of the foregoing (collectively, a "Change in Law") and such Change in Law causes Gas South to directly or indirectly incur any capital, operating, commodity or other costs relating to the provision of services to Customer, then Gas South shall, in its sole discretion, be permitted to either (a) pass through to Customer a share of Gas South's total Change in Law costs determined in Gas South's sole discretion by dividing such total costs across all similarly situated customers and weighted by their average monthly consumption volumes or (b) terminate this Agreement by providing Customer with 25 days' advance written notice without any further liability to Customer other than charges incurred for service up until the date of such termination.
21. **Contact Information & Notices.**
  - a. **Customer Contact Information.** Customer Contact Information. By providing Gas South with a contact phone number, Customer expressly agrees that Gas South may call or text Customer at that number with general communications or service notifications related to Customer's account, including collections, or this Agreement. These calls or texts may be made using an automatic dialing system or prerecorded voice message. Wireless and text message fees may apply from Customer's carrier. Message frequency varies by account or preferences. Customer may opt-out of receiving autodialed or prerecorded calls by calling Gas South at 1-866-426-2491 or by responding to a text with the word STOP. If Customer texts STOP, Customer may receive an additional confirmation text acknowledging Gas South's receipt of Customer's request. Even if Customer opts out, Gas South may still continue to communicate with Customer by other means. Customer agrees to maintain up-to-date contact information with Gas South, including current phone numbers (including cell numbers, as applicable) for Customer's contact persons. If Customer's contact information changes, Customer must notify Gas South within 14 days.
  - b. **Notices.** Any notices to be provided in writing to Gas South must be sent by certified mail addressed to: Gas South, LLC, 3625 Cumberland Boulevard, Suite 1500, Atlanta, GA 30339, ATTN: C&I Account Management or to any subsequent address provided by Gas South. Customer must include Customer's Gas South account number on all correspondence or payments submitted to Gas South. Any notices to be sent to Customer in writing may be sent either by U.S. mail or by electronic means (including email or text message) to the contact information provided by Customer. Notices sent by electronic means and mail are effective when received.
22. **Verbal Recordings.** Customer agrees Gas South may electronically record and maintain all telephone conversations with Customer without any special or further notice and Customer has the consent of its agents and employees to agree on their behalf.
23. **Miscellaneous.** This Agreement is a single, integrated agreement and constitutes the entire agreement between the parties and supersedes all prior statements, agreements and negotiations, whether oral or written, related to the subject matter hereof. Customer acknowledges and agrees that, if this Agreement is solicited through a third party consultant, broker, or other agent of Customer, Customer is solely responsible for any commission or other fees charged by such third party consultant, broker or agent. Pricing under this Agreement may include any commission or similar fee payable by Gas South to any third party consultant, broker, or agent involved in the solicitation of this Agreement. Customer's payment and indemnification obligations and the dispute resolution (class action waiver) provision survive the expiration or termination of this Agreement. No affiliate of Gas South shall have any liability whatsoever for Gas South's performance, nonperformance, or delay in performance under this Agreement. If any provision of this Agreement is found to be invalid or unenforceable under applicable law, it shall be omitted from this Agreement without invalidating the remaining provisions. To the extent that any provision of this Agreement is determined to be contrary to, or otherwise in conflict with, the applicable LDC Rules, the Parties shall comply with such LDC Rules. No waiver or release of any right under this Agreement by Gas South will be effective unless in writing and specific to such right under this Agreement. Customer may not assign

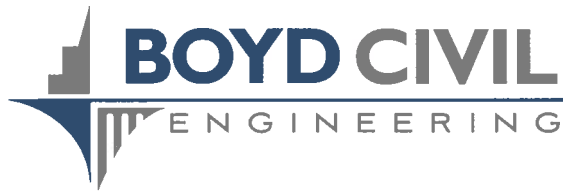
this Agreement or Customer's rights hereunder without the prior written consent of Gas South. Gas South shall have the right to assign this Agreement or its obligation to sell natural gas to Customer without Customer's consent so long as the price, terms and conditions are not affected by the assignment. Neither party, without the consent of the other party, will disclose the contents of this Agreement, to any third party except to its employees, officers, directors, financial advisors, attorneys, service providers, affiliates, or lenders or to comply with a lawful subpoena or litigation discovery request, applicable law, order, or regulation. Gas South collects and uses relevant information about our customers from Customer and from third parties, including credit reporting agencies. Gas South may disclose such information to affiliates and/or contractors for the purposes of developing or offering new or enhanced products or services, or administering and/or collecting customer accounts. Gas South may also disclose such information to parties in connection with proposed business transactions, to credit agencies, or to duly authorized agencies investigating potential hazardous or illegal activity. This Agreement may be entered into and made binding by the verbal enrollment of Customer, or by Customer affixing its signature of its authorized representative physically or electronically and transmitting it to Gas South personally or electronically, or by other means of electronic confirmation approved by Gas South (each such method meaning "executed"). Terms and pricing agreed to Verbally or by Electronic Signature (whether digital or encrypted) shall serve to amend this Agreement without the necessity of executing a new Agreement. "Electronic Signature" shall mean any electronic sound, symbol, or process attached to or logically associated with a contract or other record and executed and adopted by a party with the intent to sign such contract or other record, including (but not limited to) facsimile, online or email electronic signatures. A photo static copy of this Agreement, as well as electronic communications and verbal recordings, shall be admissible in evidence and enforceable in court or other proceeding in lieu of, and without producing or accounting for, a document with original hand written signatures.

Appendix A to the Agreement for Natural Gas Sales

Locations

| Location Name            | Service Address   | LDC Account # | LDC        | Start Date |
|--------------------------|---|---------------|------------|------------|
| HERITAGE CROSSING POOL A | 7693 HERITAGE CROSSING WAY<br>POOL WAY # A, REUNION, FL 34747 | 211010319849  | PGS - NCTS | 06/01/2022 |
| CARRIAGE POINT POOL      | 7585 ASSEMBLY LN, REUNION, FL 34747                           | 211010400342  | PGS - NCTS | 06/01/2022 |
| HOMESTEAD POOL           | 7475 GATHERING DR, REUNION, FL 34747                          | 211010400532  | PGS - NCTS | 06/01/2022 |
| HERITAGE CROSSING POOL B | 7621 HERITAGE CROSSING WAY<br>POOL WAY # B, REUNION, FL 34747 | 211010400144  | PGS - NCTS | 06/01/2022 |

## SECTION VI



March 17, 2022

Ms. Tricia Adams  
District Manager  
Reunion East CDD  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

Re: Proposal for Professional Service Rate Increase as District Engineer for Reunion East CDD

Dear Tricia:

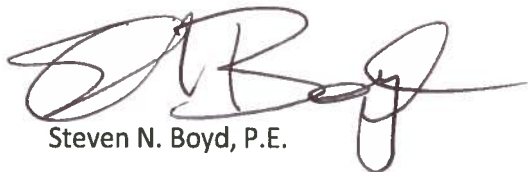
The purpose of this letter is to request a rate increase for our services as District Engineer for the Reunion East CDD. Boyd Civil Engineering, Inc. hourly rates have not changed since we began serving as District Engineer in 2012.

We are requesting that the Board of Supervisors consider approving an updated rate schedule that is based on our current 2022 rate schedule which reflects increased costs since 2012 and is competitive with current rates for professional engineering services.

Our proposed rates for 2022 are attached.

We appreciate the opportunity to continuing serving the Board of Supervisors and the Boards consideration of this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Boyd", is written over the printed name.

Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

\_\_\_\_\_ Date \_\_\_\_\_

Reunion East CDD

## **BOYD CIVIL ENGINEERING**

### **Hourly Rate Schedule for the Reunion East CDD**

|   |                 |
|---|-----------------|
| <b>Principal</b>                          | <b>\$215.00</b> |
| <b>Director of Engineering</b>            | <b>\$215.00</b> |
| <b>Project Manager</b>                    | <b>\$180.00</b> |
| <b>Sr. Civil Engineer</b>                 | <b>\$180.00</b> |
| <b>Project Engineer</b>                   | <b>\$150.00</b> |
| <b>Senior Civil 3D Designer</b>           | <b>\$135.00</b> |
| <b>CAD Technician</b>                     | <b>\$100.00</b> |
| <b>Administrative / Permit Technician</b> | <b>\$80.00</b>  |

## SECTION VII

Quote# 3531398 - 3R

Date 11-APR-2022

Expires 26-MAY-2022



Page 1/3

## Bill To

REUNION EAST  
COMMUNITY  
DEVELOPMENT DISTRICT  
ACCOUNTS PAYABLE  
1408 HAMLIN AVE  
UNIT E  
UNIT E  
SAINT CLOUD, OSCEOLA  
FL 34771-8588  
US

Contact:  
Cell:  
Office:  
Email:

## Ship To

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

Contact:  
Cell:  
Office:  
Email:

Shipment Priority:  
Requested Delivery Date:

## SALES REPRESENTATIVE

COREY HEFLIN  
Cell:  
Office:  
Email: Corey.Heflin@lifefitness.com

## Life Fitness

## Corporate Address:

10601 Belmont Avenue  
Franklin Park, IL 60131 USA  
Phone: Main (847) 288-3300  
Toll Free (800) 735-3867

## Remittance Address:

2716 Network Place,  
Chicago, IL  
60673, USA

## ONSITE CONTACT

Cell:  
Email:  
Facility ID:

| Line | Model #   | Qty | Unit Price | Unit Discount | Unit Selling Price | TOTAL PRICE |
|------|---|-----|------------|---------------|--------------------|-------------|
| 1    | <b>SS-SP</b><br>INSIGNIA SERIES SHOULDER<br>PRESS - Platinum Clear<br>Frame/Double Stitch Black<br>Uph/English/C-LB Weight Stack/Full<br>Shroud/L Trim<br><i>Total 4,120.80</i> | 1   | 5,279.00   | -1,583.70     | 3,695.30           | 3,695.30    |
|      | C-LB Weight Stack   | 1   | 171.00     | -85.50        | 85.50              | 85.50       |
|      | Full Shroud   | 1   | 227.00     | -113.50       | 113.50             | 113.50      |
|      | L Trim  | 1   | 453.00     | -226.50       | 226.50             | 226.50      |
| 2    | <b>EXT/SCP-SEL/PL</b><br>EXTRACTION/SCRAP<br>SELECTORIZED OR PLATE<br>LOADED  | 1   | 0.00       | 0.00          | 0.00               | 0.00        |
| 3    | <b>SURCHARGE10</b><br>10% Inflationary Commodity<br>Surcharge   | 1   | 1.00       | 411.08        | 412.08             | 412.08      |

Quote#

3531398 - 3R

Page 2/3

Date 11-APR-2022

Expires 26-MAY-2022

|               |        |                           |                     |
|---------------|--------|---------------------------|---------------------|
| PO Number     |        | Subtotal                  |                     |
| Payment Type  |        | List Price                | 6,131.00            |
| Payment Terms | NET 30 | Adjustment and Surcharge  | -1,598.12           |
| Freight Terms |        | Selling Price             | 4,532.88            |
| FOB           |        |                           |                     |
|               |        | Freight/Fuel/Installation | 1,225.12            |
|               |        | Tax                       | TAXES AS APPLICABLE |
|               |        | Total(USD)                | 5,758.00            |

Notes:

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

Quote#

3531398 - 3R

Page 3/3

Date 11-APR-2022

Expires 26-MAY-2022

## ADDITIONAL TERMS OF SALE:

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://www.lifefitness.com/en-us/legal/terms-conditions>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Any additional or different terms or conditions which appear on Customer's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
3. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
4. All shipments of Products shall be F.O.B., Life Fitness' designated plant, distribution center, or warehouse unless otherwise specified.
5. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
6. Life Fitness may ship partial orders.
7. Orders canceled by Customer within 60 days prior to the requested delivery date based on Section 13 below, or after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request or due to Customer's failure may result in storage fees.
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
13. Life Fitness reserves the right to adjust the prices contained herein for freight and installation up through sixty (60) days after completion of installation in accordance with corresponding increases in costs imposed by freight carriers (i.e. transportation via truck, train, ship or aircraft) and/or directly related to performing the installation (i.e. delivery, labor, fuel, permits, certifications, redelivery, bolt down service). In addition, where: (i) the parties agree that the requested delivery date shall be more than 4 months after the date of this Quote (even if this Quote is not executed), (ii) due to any delay falling within the Customer's responsibilities, the actual delivery date is made more than 4 months after the date of this Quote, or (iii) the actual delivery date shall be more than 4 months after the date of this Quote (except if the delay was due to the sole fault of Life Fitness), then Life Fitness shall be entitled to increase the agreed prices appropriately if Life Fitness experiences any increase in its costs relating to: raw materials and/or labor costs related to personnel responsible for manufacturing, assembling and/or delivering and installing the products, macroeconomic conditions such as taxes, tariffs or duties, natural disasters, and labor shortages/strikes. This shall be in addition to other remedies available under these terms and conditions.
14. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
15. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
16. Life Fitness disclaims all warranties for third party products sold to Customer, except that Life Fitness will, to the extent permissible, pass through to Customer all available warranties and provide all available applicable original manufacturer warranties for third party products. Customer agrees to look solely to the manufacturer or vendor of such products and services for any customer support or warranty claims. The manufacturer's or vendor's terms and conditions, including warranties, are located on their website or upon request to the manufacturer or vendor.
17. For any Subscription Services purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Master Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the subscription period set forth in the invoice ("Subscription Term") shall be non-cancelable during the Subscription Term and will automatically renew for a term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription charges. Either Customer or Life Fitness may elect to terminate any Subscription Services by providing notice in compliance with the Subscription Agreement.
18. Financing options are available through Life Fitness Leasing. For more information, please contact your local sale representative.
19. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

## ADDITIONAL TERMS OF SALE – CONSUMERS:

20. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://www.lifefitness.com/en-us/legal/terms-conditions>, as may be amended from time to time.
21. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
22. All Items above shall apply except for Items No. 1, 2, 4, 7, 8 and 13.

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



## SECTION VIII

**From:** PM FSF pm@gymrepair.com  
**Subject:** RE: PM Agreement - Reunion East CDD Seven Eagles Fitness Center  
**Date:** March 29, 2022 at 4:17 PM  
**To:** Tricia Adams tadams@gmscfl.com, Rob Bolanos rob@gymrepair.com  
**Cc:** Alan Scheerer ascheerer@gmscfl.com, Monica Virgen mvirgen@gmscfl.com, Ronnette Bolanos ronnette@gymrepair.com

PF

Good Afternoon Tricia,

This is not a problem. In lieu of an addendum, we will sign off on adding the 4 pieces of equipment with a slight price increase from \$250/ visit to \$275/visit with the additional pieces. If you would like to have your legal team write this up, we are happy to sign off on it.

Sincerely,

**Tabitha Garris**

Preventative Maintenance Coordinator  
Fitness Services of Florida, Inc.  
954-753-6088 x100

www.gymrepair.com  
www.luxuryspasales.com  
www.roarbrandingstore.com  
Your Complete Source for Sales and Service, Fitness and Spa.

---

**From:** Tricia Adams <tadams@gmscfl.com>  
**Sent:** Friday, March 18, 2022 4:05 PM  
**To:** Rob Bolanos <rob@gymrepair.com>; PM FSF <pm@gymrepair.com>  
**Cc:** Alan Scheerer <ascheerer@gmscfl.com>; Monica Virgen <mvirgen@gmscfl.com>  
**Subject:** PM Agreement - Reunion East CDD Seven Eagles Fitness Center

Hi Rob,

Reunion East CDD has decided to expand the Fitness Center capabilities and is equipping a space nearby the existing Fitness Center as a Functional Fitness Center. We have received a partial shipment of equipment and expect everything to be delivered by mid-April. We hope to fully open the FFC as soon as all of the equipment is received.

Can you please provide a proposal to amend the existing service agreement to expand the equipment list to include the attached cardio equipment (two rowers, two bikes)? I don't think anything else will require PM, do you? We would like to continue with *monthly* service with the new addendum effective in May. The PM proposal will be presented to the Board April 14.

All the best,

Tricia L. Adams

District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

## **MAINTENANCE AGREEMENT**

(Reunion East Community Development District and Fitness Services of Florida, Inc.)

**THIS MAINTENANCE AGREEMENT** ("Agreement"), effective as of the 1<sup>st</sup> day of January, 2022 (the "Effective Date"), between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **FITNESS SERVICES OF FLORIDA, INC.**, a Florida corporation (hereinafter referred to as "Contractor"), whose mailing address is 4220 NW 120<sup>th</sup> Avenue, Coral Springs, Florida 33065.

### **W I T N E S S E T H:**

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

#### **1. DEFINITIONS.**

(a) Agreement. The Agreement consists of: (i) this Maintenance Agreement; and (ii) the Contractor's "Preventative Maintenance Agreement," dated November 9, 2021, attached hereto as Exhibit "A" (defined herein as the "Proposal"). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) Services. The term "Services" as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions.

#### **2. SCOPE OF SERVICES.**

(a) A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. COMMENCEMENT OF SERVICES AND TERM. Contractor shall commence the Work on the Effective Date for a term of one (1) year, and shall perform same in accordance with the terms herein, including the Proposal, and as determined by the sole reasonable satisfaction of the District which shall be evidenced by the District's payment to the Contractor.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) In accordance with the terms of the Proposal, the District agrees to pay the Contractor a total fee of \$3,000 for the Services, payable by \$250 monthly payments, after the Services are completed and have been inspected and approved by the District's authorized representative.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this

Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

#### 7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

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

#### 8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over

Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

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

#### 9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

#### 10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records

custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

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

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

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

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [TADAMS@GMSCFL.COM](mailto:TADAMS@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.**

#### **11. INSURANCE.**

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

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

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

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any

provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement

with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Reunion East Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: Tricia Adams, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

If to Contractor: Fitness Services of Florida, Inc.  
4420 NW 120<sup>th</sup> Avenue  
Coral Springs, Florida 33065  
Telephone: (954) 753-6088

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to

final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

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

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

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

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

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

**SIGNATURE PAGE TO  
MAINTENANCE AGREEMENT**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed  
affective as of the day and year first above written.

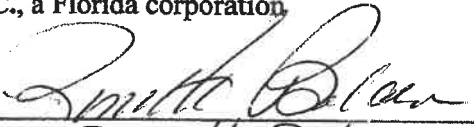
**DISTRICT:**

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Name: MARK GREENSTEIN  
Chairman/~~Vice Chair~~, Board of Supervisors

**CONTRACTOR:**

**FITNESS SERVICES OF FLORIDA,  
INC., a Florida corporation**

By:   
Print: Ronnette Bolanos  
Title: VP/owner

**EXHIBIT “A”**

**PROPOSAL**

Preventative Maintenance Agreement, dated November 9, 2021

*[ATTACHED]*



## **Fitness Services of Florida, Inc.**

4220 Northwest 120<sup>th</sup> Ave, Coral Springs Florida 33065 \* 954.753.6088

[www.gymrepair.com](http://www.gymrepair.com)

### **PREVENTATIVE MAINTENANCE AGREEMENT**

THIS AGREEMENT made this 9 November 2021 between **FITNESS SERVICES OF FLORIDA, INC.** (Servicer), located at 4220 Northwest 120<sup>th</sup> Avenue, Coral Springs, Florida 33065, and **Reunion East at Seven Eagles** (Customer), located at Seven Eagles Court, Reunion, Florida 34747.

Attention: **Tricia Adams,**


WHEREAS, Customer desires to engage Servicer to provide preventative maintenance services to certain equipment owned and/or operated by Customer at the following location(s) listed on *Exhibit A*; and

WHEREAS, the equipment to be serviced is listed on *Exhibit A* attached hereto; and

WHEREAS, the schedule for regular maintenance of the equipment shall be as listed on *Exhibit B* hereto; and

NOW, THEREFORE, in consideration of the premises and of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. **Term.** This Agreement shall be for a term of one (1) year, commencing on **January 1<sup>st</sup>, 2022**. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Thirty days prior to the end of term a renewal will be automatically submitted to the customer for approval.
2. **Services to be Performed.** The services to be performed by Servicer are as follows:
  - A. **Regular Maintenance.** Each regularly scheduled FULL MAINTENANCE PLAN visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval).

Servicer Initials 

Customer Initials \_\_\_\_\_

- B. Repairs. Upon receiving a Customer call for repair work, Servicer will use its best efforts to repair equipment as promptly as reasonably possible. Response time will generally be within 48 business hours. All contract repairs (other than during emergency hours - see Section 2C below) shall be billed at a discounted rate of \$80.00 per hour for labor per technician; the cost of parts will be applicable, and a service charge of \$75.00 will be applicable. The first hour will be a one hour minimum charge, unless the repairs are performed at the time of a scheduled maintenance call, in which case the Customer will be charged for the labor to perform the repair in half hour increments. All repair charges shall be invoiced as due upon receipt. Repairs necessitated by casualty, act of God, voltage aberrations, abuse, or negligence are not covered by this Agreement, but will be performed at Servicers standard hourly rates plus applicable service charge and cost of parts. Servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.
- C. Emergency Services. All services performed by Servicer on major holidays, between the hours of 9:00 a.m. and 5:00 p.m. are considered Emergency Service. If emergency service is requested by Customer, Servicers standard hourly rates shall apply (such rates are currently \$95.00 labor per hour, plus a service charge of \$90.00).
3. Warranty. All service performed by Servicer shall be warranted for ninety (90) days from the service date and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.
4. Payment Terms: Customer shall pay Servicer the sum of \$ 3,000.00 (reference Exhibit B). Terms are due upon receipt of invoice following services rendered at each visit.
5. Payment Methods: Payment may be provided via one of the followings: corporate check, official check, and wire transfer, Visa or MasterCard. Checks made payable to: Fitness Services of Florida, Inc.
6. Insurance; Disclaimer; Indemnification. Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located. **SERVICER'S LIABILITY IS STRICTLY LIMITED TO PROVIDING SERVICE TO THE EQUIPMENT AS MAY BE REASONABLY REQUIRED HEREUNDER. THE ONLY WARRANTY APPLICABLE TO THE SERVICES PERFORMED BY SERVICER HEREUNDER SHALL BE AS SPECIFICALLY PROVIDED IN THIS AGREEMENT. SERVICER SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
7. Assignment. This Agreement may not be assigned, other than by a writing signed by all parties hereto.
8. Governing Law/Waiver of Jury Trial/Venue. This Agreement has been executed in and shall be governed by the laws of the State of Florida. Each party waives any right to a trial by jury in any litigation related to this Agreement. Each party consents to the venue of any litigation related to this Agreement being solely in the Florida state court system.

Servicer Initials SP

Customer Initials \_\_\_\_\_

9. Binding Agreement. This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.
10. Prevailing Party. If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.
11. Entire Agreement. This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.
12. Severability. If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this 11 day of November, 2021.

**CUSTOMER:**  
**Reunion East at Seven Eagles**

By: 

(Signature)

MARK GREENSTEIN

(Print Name)

Its: CHAIR

(Title)

**SERVICER:**  
**FITNESS SERVICES OF FLORIDA, INC.**

By: 

**Ronnette Bolanos**  
**Vice President/Owner**

## EXHIBIT A

Address of Exercise Equipment to be serviced:

Reunion East at Seven Eagles  
 Seven Eagles Court  
 Reunion, Florida 34747  
 Phone: 863-241-8050  
 Attention: Tricia Adams

### Equipment Listing

| Assigned # | Type of Equipment      | Manufacturer    | Model          | Base Serial # | Console Serial # |
|------------|------------------------|-----------------|----------------|---------------|------------------|
| FSF        | Treadmill              | Life Fitness    | Discover 95T   | AST115262     | EAT302547        |
| FSF        | Treadmill              | Life Fitness    | Discover 95T   | AST115170     | EAT306298        |
| FSF        | Treadmill              | Life Fitness    | Discover 95T   | AST115264     | EAT306513        |
| FSF        | Treadmill              | Life Fitness    | Discover 95T   | AST115166     | EAT306549        |
|            | Treadmill              | Life Fitness    | Discovery 95TS |               |                  |
|            | Treadmill              | Life Fitness    | Discovery 95TS |               |                  |
|            | Cross Trainer          | Life Fitness    | Elevation 95X  |               |                  |
|            | Cross Trainer          | Life Fitness    | Elevation 95X  |               |                  |
|            | Cross Trainer          | Life Fitness    | Elevation 95X  |               |                  |
|            | Cross Trainer          | Life Fitness    | Discovery 95XS |               |                  |
|            | Upright Bike           | Life Fitness    | Elevation 95C  |               |                  |
|            | Upright Bike           | Life Fitness    | Discovery 95CS |               |                  |
|            | Recumbent Bike         | Life Fitness    | Elevation 95R  |               |                  |
|            | Recumbent Bike         | Life Fitness    | Discovery 95RS |               |                  |
|            | Leg Raise              | Life Fitness    | Signature      |               |                  |
|            | Adjustable Bench       | Hammer Strength |                |               |                  |
|            | Adjustable Bench       | Hammer Strength |                |               |                  |
|            | Adjustable Bench       | Life Fitness    | Signature      |               |                  |
|            | Ab Bench               | Life Fitness    | Signature      |               |                  |
|            | Row / Rear Deltoid     | Life Fitness    | Signature      |               |                  |
|            | Leg Extension          | Life Fitness    | Signature      |               |                  |
|            | Seated Leg Curl        | Life Fitness    | Signature      |               |                  |
|            | Shoulder Press         | Life Fitness    | Signature      |               |                  |
|            | Chest Press            | Life Fitness    | Signature      |               |                  |
|            | Pull Down              | Life Fitness    | Signature      |               |                  |
|            | Dual Adjustable Pulley | Life Fitness    | Signature      |               |                  |

EXHIBIT B

Reunion East at Seven Eagles

12 visits at \$250.00 per visit

January 2022  
February 2022  
March 2022  
April 2022  
May 2022  
June 2022  
July 2022  
August 2022  
September 2022  
October 2022  
November 2022  
December 2022

Preventative Maintenance Total = \$ 3,000.00

Tax Exempt

Grand Total = \$ 3,000.00

Servicer Initials



Customer Initials\_\_\_\_\_

## SECTION IX



1211 Seminola Blvd Ste 145  
Casselberry, FL 32707  
407-782-9495  
Lic# CPC1458064  
LP 30127

**PROPOSAL: Pool Resurfacing**

**Submitted To: HERITAGE "B" CROSSING**  
7585 Heritage Crossing way, Reunion, FL. 34747

**Date: March 22, 2022**

**Attn: ALAN SCHEERER**

**Project to renovate the pool with quartz aggregate.**

- Draining:
  - a. Drain Pool
- Surface Preparation:
  - a. Grind surface away from tile, fittings and lights for flush finish to new surfaces
  - b. Sound surface for hollow spots and remove
  - c. Acid wash
  - d. Pressure wash to cleanse and remove residues
  - e. Apply "scratchcoat" to the pool
- Additional Items for Renovation:
  - a. Put on new tile on beam
  - b. Put on new nonskid tile on gutter, steps, and marker stations
  - c. Replace lights with new LED fixtures
  - d. Put in new VGBA grates
- Quartz:
  - a. Hand troweled quartz mixture for a smooth and durable finish
  - b. Acid wash to expose the quartz
- Start-up:
  - a. Start filling pool
  - b. Clean up pool area

NOTE: Warranty: there is a 1-year warranty on labor and a 5-year manufacturer warranty on materials against failure.

The project could take 6 weeks.

Price \$39,296.00

Payment is 50% down, 40% due when pool is prepped and 10% due at finish.

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

*Michael Harding*





1211 Seminola Blvd Ste 145  
Casselberry, FL 32707  
407-782-9495  
Lic# CPC1458064  
LP 30127

**PROPOSAL: Kiddie Pool Resurfacing**

Submitted To: **HERITAGE "A" CROSSING,**  
7585 Heritage Crossing Way, Reunion, FL. 34747

Date: March 22, 2022

Attn: **ALAN SCHEERER**

Project to renovate the kiddie pool with quartz aggregate.

- Draining:
  - a. Drain Pool
- Surface Preparation:
  - a. Grind surface away from tile, fittings for flush finish to new surfaces
  - b. Sound surface for hollow spots and remove
  - c. Acid wash
  - d. Pressure wash to cleanse and remove residues
  - e. Apply "scratchcoat" to the pool
- Additional Items for Renovation:
  - a. Put on new tile on the beam
  - b. Put in new VGBA grates
- Quartz:
  - a. Hand troweled quartz mixture for a smooth and durable finish
  - b. Acid wash to expose the quartz
- Start-up:
  - a. Start filling pool
  - b. Clean up pool area

NOTE: Warranty: there is a 1-year warranty on labor and a 5-year manufacturer warranty on materials against failure.

The project could take 3 weeks.

**Price \$6,500.00**

Payment is 50% down, 40% due when pool is prepped and 10% due at finish.

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

*Michael Harding*



- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**REUNION EAST CDD**

7585 HERITAGE CROSSING WAY  
REUNION, FL. 34747

03/03/2022

ATTN: ALAN SCHEERER

THIS QUOTE IS PER OUR DETAILED INSPECTION OF THE HERITAGE CROSSING "B" POOL AND DECK AREA TO RESURFACE POOL WITH EXPOSED QUARTZ FINISH. ALSO INCLUDES OPTIONAL EXTRAS FOR TILE AND LED LIGHTS.

**"B" POOL RESURFACING SCOPE OF WORK:**

- DRAIN POOL
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 200 SQ. FT.
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE TO PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- CHIP AND REMOVE NECESSARY MATERIAL FROM GUTTER TO ACHIEVE ORIGINAL 2" SLOPE FROM THE FRONT TO THE BACK OF THE GUTTER.
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- INSTALL NEW CONTRASTING SKID RESISTANT STEP TILE ON STEPS (PER STATE CODE)
- RETILE THE WATERLINE. INSTALL NEW 2" X 6" SKID RESISTANT TILE TO ALLOW FOR 2" PITCH FROM THE FRONT TO THE BACK OF THE GUTTER (PER STATE CODE)
- INSTALL NEW DEPTH AND NO DIVING MARKER TILE. INSTALL NEW 6"X6" SMOOTH ON THE INSIDE BEAM AND NEW 6"X6" SKID-RESISTANT ON THE DECK IN EXISTING LOCATIONS.
- INSTALL 1 NEW 12" MAIN DRAIN FRAMES AND GRATES PER VGBA
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, WALLS, AND GUTTER)
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

**801 Sawdust Trail  
Kissimmee, FL 34744**



**407-847-2771  
Fax 407-847-8242**

**www.spiespool.com**

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

### **POOL RESURFACING**

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY)  
ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

**TOTAL: \$26,992.00**

### **OPTION #1**

- RETILE THE INSIDE BEAM OF THE POOL. INSTALL NEW 6" X 6" TILE.

**TOTAL: \$2,995.00**

### **OPTION #2**

- INSTALL 3 NEW LED LIGHTING FIXTURES IN EXISTING LIGHT NICHES. ANY ADDITIONAL WORK TO EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.

**TOTAL: \$2,760.00**

**\*\*NOTE:** ANY PVC FITTINGS WHICH WE FIND CANNOT BE REUSED WILL BE BILLED FOR SEPARATELY.

THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE. THE WORK WILL TAKE 10-15 WORKING DAYS DEPENDING UPON OPTIONS CHOSEN, WEATHER AND GROUNDWATER CONDITIONS PERMITTING. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

**QUOTE GOOD FOR 30 DAYS**  
AGREED AND ACCEPTED:

REGARDS,

DEREK SCHWAN  
PROJECT MANAGER  
SPIES POOL LLC  
CP C043205

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

OPTION #1\_\_\_\_\_OPTION #2\_\_\_\_\_

**801 Sawdust Trail  
Kissimmee, FL 34744**



**407-847-2771  
Fax 407-847-8242**

**www.spiespool.com**



- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**REUNION EAST CDD**

7585 HERITAGE CROSSING WAY  
REUNION, FL. 34747

03/03/2022

ATTN: ALAN SCHEERER

THIS QUOTE IS PER OUR DETAILED INSPECTION OF THE HERITAGE CROSSING "A" WADING POOL AND DECK AREA TO RESURFACE POOL WITH EXPOSED QUARTZ FINISH AND INSTALL NEW TILE.

**"A" WADING POOL RESURFACING SCOPE OF WORK:**

- DRAIN POOL
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 20 SQ. FT.
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE TO PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH
- INSTALL NEW CONTRASTING SKID RESISTANT STEP TILE ON STEPS (PER STATE CODE)
- RETILE THE INSIDE BEAM OF THE WADING POOL. INSTALL NEW 6"X6" TILE.
- INSTALL 1 NEW 12" MAIN DRAIN FRAMES AND GRATES PER VGBA
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR, WALLS)
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

**POOL RESURFACING**

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY)  
ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

**TOTAL: \$5,925.00**

**801 Sawdust Trail  
Kissimmee, FL 34744**



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Fax 407-847-8242**

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- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
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Lic # 12152

**\*\*NOTE: ANY PVC FITTINGS WHICH WE FIND CANNOT BE REUSED WILL BE BILLED FOR SEPARATELY.**

THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE. THE WORK WILL TAKE 5 WORKING DAYS, WEATHER AND GROUNDWATER CONDITIONS PERMITTING. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

AGREED AND ACCEPTED:

REGARDS,

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_

DEREK SCHWAN  
PROJECT MANAGER  
SPIES POOL LLC  
CP C043205

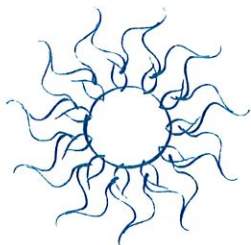
801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)





# SUNDANCE

POOL & SPA SERVICE INC

10501 DEERGRASS LANE, ORLANDO, FL. 32821

**PROPOSAL: REUNION - HERITAGE CROSSING POOL RENOVATION**

Job Site: Heritage Crossing Pool B  
Heritage Crossing way  
Kissimmee, FL. 34747

Contact: Alan Scheerer.

Scope of work: Main pool – Resurfacing - \$39,995.00

Standard procedures removal of loose existing plaster up to 10%,  
Removal and replacement of backsplash, waterline, step, top beam marker, and beam marker tile.  
Acid Wash, pressure wash, and bond coat as required by plaster manufacturer.  
Replacement of white goods as needed; replacement of main drain covers for VGBA compliance.  
Installation of new LED underwater pool light fixtures.  
Contractor will leave job area clean. System fire up and water chemistry balanced to acceptable parameters  
Job should take 4-5 weeks.

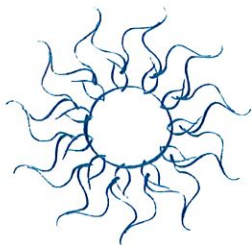
Warranty: We will provide a 1-year workmanship warranty on the installation. Manufacturer provides a 5-year warranty.

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

Signature: \_\_\_\_\_

Jim Johnson

PHONE: 321-689-6211



# SUNDANCE

POOL & SPA SERVICE INC

10501 DEERGRASS LANE, ORLANDO, FL. 32821

**PROPOSAL: REUNION - HERITAGE CROSSING WADING POOL RENOVATION**

Job Site: Heritage Crossing Wading Pool A  
Heritage Crossing way  
Kissimmee, FL. 34747

Contact: Alan Scheerer.

Scope of work: Wading pool - Resurfacing - \$6,795.00

Standard procedures removal of loose existing plaster up to 10%,

Removal and replacement of backsplash tile

Acid Wash, pressure wash, and bond coat as required by plaster manufacturer.

Replacement of white goods as needed; replacement of main drain covers for VGBA compliance.

Contractor will leave job area clean. System fire up and water chemistry balanced to acceptable parameters

Job should take 2 weeks.

Warranty: We will provide a 1-year workmanship warranty on the installation. Manufacturer provides a 5-year warranty.

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

Signature: \_\_\_\_\_

Jim Johnson

PHONE: 321-689-6211

# SECTION X



MICHAEL J. BEAUDINE  
JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

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

MARC L. LEVINE  
JUSTIN M. LUNA  
LORI T. MILVAIN  
BENJAMIN R. TAYLOR  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ  
CAMERON H.P. WHITE

To: Reunion East CDD Board of Supervisors  
Reunion West CDD Board of Supervisors

From: Jan A. Carpenter, Esq  
Kristen E. Trucco, Esq.

Date: April 14, 2022

Regarding: Memorandum Regarding Merger Process for Community Development Districts

---

### **INTRODUCTION**

This memorandum provides a general overview of the process related to a potential merger between the Reunion East and Reunion West Community Development (collectively, the “Districts”). Due to the myriad of tasks and activities that must be completed in order to effectuate the approval of a merger between the Districts, a proposed task list is also attached as **Exhibit “A”** for your reference.

### **THE MERGER AGREEMENT AND MERGER APPROVAL RESOLUTION**

Prior to filing a petition to merge community development districts, Section 190.046(3), *Florida Statutes*, provides that the districts desiring to merge shall enter into a merger agreement and shall provide for the proper the allocation of the indebtedness assumed by the merged district and the manner in which such debt shall be retired (hereinafter referred to as the “Merger Agreement”). The Merger Agreement will also generally address all of the issues to be resolved prior to, during, and after the merger, including but not limited to, the determination the district intended to be the “surviving district,” the allocation of board of supervisors’ seats relative to the merged district, the assignment of the District’s contracts, the transfer of District’s assets, and the provision of any necessary revisions to rules and policies. Prior to entering into the Merger Agreement, staff will need to have performed significant due diligence regarding the disposition

of the Districts' assets, including, but not limited to, bond funding, the Districts' records and any property owned by the Districts.

The Merger Agreement will be approved by each of the Districts' Board of Supervisors (the "Boards") at a publicly noticed meeting by the adoption of a resolution (the "Merger Approval Resolution(s)"). The Merger Approval Resolution will also provide for the approval of the merger itself and of the petition requesting the merger (the "Petition") and will provide for direction to staff to file the Petition with Osceola County. The approval of the Merger Agreement and the Petition, effectuated by the adoption of the Merger Approval Resolutions by each Board, constitutes the consent of the landowners within the respective community development district. Accordingly, upon approval of the Merger Approval Resolution by each of the Boards, no other specific landowner consent of a proposed merger is necessary.

### **THE MERGER PETITION**

As discussed above, in order to merge the Districts, the Boards must file the Petition with Osceola County requesting that it adopt an Ordinance approving such merger. The statutory filing fee for the Petition is \$15,000. Pursuant to section 190.005(1), *Florida Statutes*, the required elements of the Petition are as follows:

1. Metes and bounds legal description of the external boundary of each of the Districts as they currently exist, and of the external boundary of the proposed merged district.
2. Board consent to the merger (evidenced by approval of the Merger Agreement and the Petition via the adoption of the Merger Approval Resolutions).
3. Designation of the five (5) persons to be members of the proposed merged district's Board of Supervisors.
4. Name of the proposed merged district. (A statement of whether a new district is to be established or whether one of the existing Districts shall be the surviving district).
5. Map of the proposed merged district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
6. Proposed timetable for the construction of district services and a good faith, non-binding, summary of estimated costs of constructing proposed services.
7. Designation of the future general distribution, location, and extent of public and private uses proposed for the area within the proposed merged district by the future land use plan element of the effective local government comprehensive plan.
8. Statement of Estimated Regulatory Costs in accordance with Section 120.541, *Florida Statutes*.

Section 190.005(1)(e), *Florida Statutes*, sets forth the criteria that Osceola County shall consider when evaluating the Petition to determine whether to grant or deny it. Specifically, Osceola County shall consider the entire record of the local hearing, including the transcript and any Resolutions related to the merger, along with the following factors:

1. Whether all statements contained within the Petition have been found to be true and correct.
2. Whether the establishment of the merged district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the merged district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the merged district is the best alternative available for delivering community development services and facilities to the area that will be served by such district.
5. Whether the community development services and facilities of the merged district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the merged district is amenable to separate special-district government.

### **MERGER PROCESS**

Below is an outline of the process merger. Due to multiple factors, which may be subject to delay, administrative postponement or unpredictability, it is difficult to present an accurate timeline of the merger process. However, the Board can generally expect the process described below to take approximately twelve (12) to eighteen (18) months.

#### **START – STEP 1**

Boards' direction to staff that it desires to effectuate a merger between the Districts. Staff will prepare the Merger Approval Resolution, Merger Agreement and Merger Petition for the Boards' consideration. Staff perform certain necessary due diligence, including contacting bondholders to confirm whether consent is required prior to filing the Petition.

#### **STEP 2**

Adoption of the Merger Approval Resolutions by both Boards.

STEP 3

Prior to filing the Petition, the Petitioner must submit a \$15,000 filing fee, together with a copy of the Petition, to Osceola County.

STEP 4

Osceola County determines whether the Petition is complete, typically takes one (1) to two (2) months. Once the Petition is determined to be complete by Osceola County staff, the Petition will likely be presented for a first reading before the Board of County Commissioners for Osceola County, followed by a public hearing (required that a notice of the public hearing be advertised for 4 consecutive weeks prior to the public hearing). Pre-filed testimony is likely also to be needed (generally submitted by the District Chairs, District Manager and/or Financial Advisor and District Engineer). We ask each witness to be available at the public hearing for potential questions.

*[Exhibit "A" provided on following page].*

## **EXHIBIT “A”**

### **PROPOSED TASK LIST<sup>1</sup> FOR MERGER OF COMMUNITY DEVELOPMENT DISTRICTS**

| <b>TASK</b>  | <b>STATUS</b> |
|--|---------------|
| <b>INTRODUCTORY MATTERS</b>  |               |
| <i><b>What is the Nature of the request?</b></i>   |               |
| Determine whether to include or exclude any additional lands, and how to characterize that addition or exclusion.  |               |
| <i><b>Description of the New/Surviving District</b></i>  |               |
| Identify the name of the new/surviving District.   |               |
| Prepare a general location map showing surrounding roads and landmarks with the proposed site marked.  |               |
| Prepare a metes and bounds description of the external boundaries of the new/surviving District. Any real property within the external boundaries of the new/surviving District which is to be excluded from the new/surviving District must be specifically described, and the last known address of all owners of such real property must be listed.   |               |
| Prepare a map of the new/surviving District showing current major trunk water mains and sewer interceptors and outfalls if in existence.   |               |
| <i><b>Organizational Matters</b></i>   |               |
| Identify the board members of the new/surviving District.  |               |
| Identify the schedule applicable to the transition of the new/surviving District Board.  |               |
| <i><b>Plans for the New/Surviving District</b></i>   |               |
| Prepare a description of the type of facilities the new/surviving District intends to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. Include a description of the estimated costs and timetable of constructing the infrastructure serving the lands within the new/surviving District. The estimated costs and timetable do <u>not</u> bind the new/surviving District and do not have to represent anything more than a good faith estimate. |               |
| Designate the future general distribution, location and extent of the public and private land uses proposed for the new/surviving District by the future land use plan element of the local comprehensive plan.  |               |

<sup>1</sup>This exhibit is not meant to reflect an exhaustive list of all tasks and considerations for merger. Accordingly, there are likely to be additional issues and/or tasks that arise throughout the course of the merger process.

|  |  |
|--|--|
| Prepare a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, <i>F.S.</i>  |  |
| <b>ASSETS</b>  |  |
| <b><i>Real Property</i></b>  |  |
| Prepare a list of all rights in real property held by the prior Districts. Analyze the process for the transfer of real property from the prior Districts to the new/surviving District.   |  |
| Analyze how merger will affect the existing plats.   |  |
| Address how merger will affect the existing HOA documents, if any, or developer disclosures.   |  |
| Identify any existing permits and address what action would need to be taken with the regulatory agencies.   |  |
| <b><i>Other Property</i></b>   |  |
| Prepare a list of all other property held by the prior Districts. Analyze the process for the transfer of other property.  |  |
| <b>ASSESSMENTS</b>   |  |
| <b><i>Assessments</i></b>  |  |
| Analyze enforceability of prior assessment resolutions and liens and need for new or modified resolutions, liens or notices.   |  |
| Analyze/draft the methodology for the operations and maintenance assessments.  |  |
| Analyze whether a change in the methodology for the operations and maintenance assessments would affect any assessment resolutions and existing liens.   |  |
| Analyze whether there are any assets or outstanding liabilities that would need to be addressed as part of that methodology (e.g., should reserves for the upkeep of infrastructure be kept separate for each prior District or should they be lumped together in some other manner?). |  |
| <b>CONTRACTS, JUDGMENTS &amp; DEBTS</b>  |  |
| <b><i>Construction Contracts</i></b>   |  |
| Prepare list of existing construction contracts, and analyze each one (e.g., What's the status? How will they be affected? What are the assignment provisions? Are there any unresolved disputes? What happens with any payment and performance bonds?).                               |  |
| <b><i>Interlocal Agreements</i></b>  |  |
| Analyze interlocal agreements with the County.   |  |

|  |  |
|--|--|
| <b><i>Collection Agreements</i></b>  |  |
| Analyze the impact of the collection agreements with the tax collector and property appraiser in the County, and include assignments, if feasible.   |  |
| <b><i>Other Contracts and Obligations</i></b>  |  |
| Prepare list of all other contracts and obligations of the prior Districts (e.g., maintenance, professional services, etc.), and analyze them (e.g., What's the status? How will they be affected? What are the assignment provisions? Are there any unresolved disputes? Any need to be rebid?).  |  |
| <b>BONDS</b>   |  |
| Inventory and analyze status of bond documents (e.g., continuing disclosure, acquisition, true-up, bonds, etc.).   |  |
| Analyze whether bondholder consent and/or notice of the action will be required.   |  |
| Analyze the status of the validation judgments for existing bonds.   |  |
| Analyze validation process for new bonds outside the scope of the existing validation judgments.   |  |
| Preparation of Bond Counsel Opinion Letter (if required).  |  |
| <b>INSURANCE</b>   |  |
| Analyze how to ensure that the prior Districts' property and liability insurance coverage doesn't lapse.   |  |
| <b>ACCOUNTING AND AUDITS</b>   |  |
| Analyze applicable accounting and audit issues, including whether a transition plan is necessary and how the effective date of the merger may affect the prior Districts' audits and the new/surviving District's audit.   |  |
| <b>BUDGET</b>  |  |
| Analyze the effect of the merger on the prior Districts' general fund budgets, debt service budgets, and any other applicable budgets, taking into consideration that the effective date of the merger could occur at any time during the year. One approach would be to leave intact the prior Districts' budgets (subject to any applicable amendments) and funds, until the new/surviving District goes through its first budget cycle. |  |
| <b>RULES &amp; POLICIES</b>  |  |
| Inventory and analyze whether any adopted rules and policies are to be terminated upon merger or continued forward, and whether there is any need to re-adopt them.  |  |

Estimated Administrative Savings Relative to CDD Merger

|                                 | RE            | RW            | Merged District                  |                   |
|---------------------------------|---------------|---------------|----------------------------------|-------------------|
|                                 | FY2022 Budget | FY2022 Budget | Estimated Merged District Budget | Estimated Savings |
| Supervisor Fees                 | \$ 12,000.00  | \$ 12,000.00  | \$ 12,000.00                     | \$ 12,000.00      |
| FICA                            | \$ 918.00     | \$ 918.00     | \$ 918.00                        | \$ 918.00         |
| Engineering                     | \$ 15,000.00  | \$ 8,000.00   | \$ 20,000.00                     | \$ 3,000.00       |
| Attorney                        | \$ 35,000.00  | \$ 20,000.00  | \$ 45,000.00                     | \$ 10,000.00      |
| Trustee Fees                    | \$ 8,620.00   | \$ 21,000.00  | \$ 29,620.00                     | \$ -              |
| Arbitrage                       | \$ 2,400.00   | \$ 2,400.00   | \$ 4,800.00                      | \$ -              |
| Collection Agent                | \$ 5,000.00   | \$ 7,500.00   | \$ 12,500.00                     | \$ -              |
| Dissemination                   | \$ 10,000.00  | \$ 10,000.00  | \$ 20,000.00                     | \$ -              |
| Property Appraiser              | \$ 1,000.00   | \$ 500.00     | \$ 1,500.00                      | \$ -              |
| Property Taxes                  | \$ 400.00     | \$ -          | \$ 400.00                        | \$ -              |
| Annual Audit                    | \$ 5,700.00   | \$ 7,300.00   | \$ 10,000.00                     | \$ 3,000.00       |
| District Management Fees        | \$ 44,275.00  | \$ 44,274.00  | \$ 60,000.00                     | \$ 28,549.00      |
| information Technnology         | \$ 1,400.00   | \$ 1,400.00   | \$ 1,400.00                      | \$ 1,400.00       |
| Website Maintenance             | \$ 800.00     | \$ 800.00     | \$ 800.00                        | \$ 800.00         |
| Telephone                       | \$ 300.00     | \$ 300.00     | \$ 300.00                        | \$ 300.00         |
| Postage                         | \$ 1,500.00   | \$ 1,500.00   | \$ 1,500.00                      | \$ 1,500.00       |
| Printing & Binding              | \$ 1,500.00   | \$ 1,600.00   | \$ 1,500.00                      | \$ 1,600.00       |
| General Liability Insurance     | \$ 15,950.00  | \$ 10,150.00  | \$ 23,223.00                     | \$ 2,877.00       |
| Legal Advertising               | \$ 5,000.00   | \$ 5,000.00   | \$ 5,000.00                      | \$ 5,000.00       |
| Other Current Charges           | \$ 600.00     | \$ 350.00     | \$ 600.00                        | \$ 350.00         |
| Office Supplies                 | \$ 500.00     | \$ 300.00     | \$ 500.00                        | \$ 300.00         |
| Travel Per Diem                 | \$ 250.00     | \$ 600.00     | \$ 300.00                        | \$ 550.00         |
| Dues Licenses and Subscriptions | \$ 175.00     | \$ 175.00     | \$ 175.00                        | \$ 175.00         |
|                                 |               |               |                                  | \$ 72,319.00      |

# SECTION XI

# SECTION C

# SECTION 1

## Reunion East Action Items

| Meeting Assigned | Action Item   | Assigned To            | Status     | Comments   |
|------------------|---|------------------------|------------|--|
| 3/14/11          | Irrigation Turnover                                   | Kingwood/<br>Carpenter | In Process | Kingwood to provide information regarding water service charges to District Counsel February 2022.                                       |
| 2/13/20          | Access to Reunion Village/Davenport Creek Bridge      | Boyd/Scheerer          | In Process | BOS approved design plan 03.10.2022. Construction/bid documents needed.  |
| 7/13/21          | Functional Fitness Center at Seven Eagles             | Adams/Scheerer         | In Process | Estimated shipping March and April 2022. Other transition still items in process: amenity access, security cameras, and signage updates. |
| 9/10/20          | Secure Pool Access Gates                              | Scheerer               | In Process | Carriage Pointe fabricated and installation completed and successful. Four other pool gates are pending.                                 |
| 1/14/21          | Discontinue Maintenance on South Side of CR 532 RECDD | Trucco/Scheerer        | In Process | Proposal to remove landscape beds approved 03.10.2022.   |
| 9/9/21           | Security Improvements at Carriage Point               | Scheerer/Vargas        | In Process | Access Control proposal approved 03.10.2022.   |
| 1/13/22          | Stormwater Needs Analysis Report                      | Boyd                   | In Process | Draft scheduled for presentation to BOS in May. Report due June.   |
| 2/10/22          | Security Cameras at Reunion Village Gate              | Vargas                 | In Process | Proposal approved at BOS meeting 02.10.2022.   |

## Reunion West Action Items

| Meeting Assigned | Action Item  | Assigned To   | Status     | Comments   |
|------------------|--|---------------|------------|--|
| 11/12/20         | Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr. | Boyd/Scheerer | In Process | Design/installation Equipment tentative delivery May 2022. Permit pending, Sidewalks, concrete work, landscape design/installation, and fencing are being addressed by Operations Manager. |

|         |  |                      |            |   |
|---------|--|----------------------|------------|---|
| 2/11/21 | Parking Rules for Encore at RWCCD                        | Adams/Scheerer       | In Process | Signage proposal approved 03.10.2022.<br>Communication to be released in tandem with sign installation.   |
| 2/11/21 | Monitor Elevation Development Nearby Reunion             | Adams                | In Process | <a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a><br>Goodman Road and Bella Citta Boulevard<br>Parcel Numbers:<br>282527000000600000<br>51.02 acres<br>332527000000500000<br>52.55 acres<br>3325273160000A0090<br>19.04 acres |
| 1/13/22 | Monitor Industrial/Commercial Development Nearby Reunion | Adams                | In Process | <a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Sinclair Road<br>Parcel Number: 22-25-27-3160-000C-0010   |
| 3/11/21 | Sinclair Gate MOT  | Boyd/Scheerer        | In Process | Bring proposal for traffic delineator posts and tubes to 04.14.2022 meeting.  |
| 5/13/21 | Beautification of Sinclair Near Lift Station             | Scheerer/Yellowstone | In Process | BOS approved installation of Ribbon Palms 10.14.2021. Installation pending further assessment of impact of nearby gas line work.  |
| 9/9/21  | Monitor TECO Gas Line Installation                       | Scheerer             | In Process | Sod restoration scheduled week of 03.21.2022.   |
| 12/9/21 | Monitor Sinclair Road Expansion Project                  | Adams                | In Process | <a href="http://www.Osceola.org/Go/SinclairRoad">www.Osceola.org/Go/SinclairRoad</a>  |
|         | Monitor Old Lake Wilson Road Improvement Project         | Adams                | On Hold    | <a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a> . Intersection improvements at Pendant Court to be considered in tandem with road improvements.  |
| 1/13/22 | Stormwater Needs Analysis Report                         | Boyd                 | In Process | Draft scheduled for presentation to BOS in May. Report due June.  |
| 3/10/22 | District Merger  | Trucco/Adams         | In Process | Review legal memorandum and budget/savings at 04.14.2022 BOS Meeting  |
| 3/10/22 | Traffic Calming  |                      | In Process | Staff to provide information on speed humps/tables and radar display signs  |

## SECTION 2

# Reunion East

## Community Development District

### Summary of Check Register

March 1, 2022 to March 31, 2022

| <b>Fund</b>               | <b>Date</b>              | <b>Check No.'s</b> |    | <b>Amount</b>     |
|---------------------------|--------------------------|--------------------|----|-------------------|
| General Fund              | 3/4/22                   | 5292-5297          | \$ | 67,906.00         |
|                           | 3/9/22                   | 5298-5302          | \$ | 21,591.97         |
|                           | 3/16/22                  | 5303-5306          | \$ | 81,534.37         |
|                           | 3/23/22                  | 5307-5308          | \$ | 3,325.25          |
|                           | 3/30/22                  | 5309-5313          | \$ | 6,323.75          |
|                           |                          |                    |    |                   |
|                           |                          |                    | \$ | 180,681.34        |
| Replacement & Maintenance | 3/4/22                   | 167                | \$ | 5,792.00          |
|                           | 3/9/22                   | 168-169            | \$ | 27,882.05         |
|                           | 3/23/22                  | 170                | \$ | 17,217.06         |
|                           | 3/30/22                  | 171-173            | \$ | 11,935.52         |
|                           |                          |                    |    |                   |
|                           |                          |                    | \$ | 62,826.63         |
| Payroll                   | <b><u>March 2022</u></b> |                    |    |                   |
|                           | John Dryburgh            | 50642              | \$ | 184.70            |
|                           | Mark Greenstein          | 50643              | \$ | 184.70            |
|                           | Steven Goldstein         | 50644              | \$ | 184.70            |
|                           | Thomas McKeon            | 50645              | \$ | 184.70            |
|                           | Trudy Hobbs              | 50646              | \$ | 184.70            |
|                           |                          |                    |    |                   |
|                           |                          |                    | \$ | 923.50            |
|                           |                          |                    |    |                   |
|                           |                          |                    | \$ | <b>244,431.47</b> |

| CHECK<br>DATE                       | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|-------------------------------------|-------|-----------------------------------|--|---------------------------|--------|-----------|----------------------------|
| 3/04/22                             | 00095 | 2/23/22                           | S234735 202202 320-53800-57400                   | RPLC BARRIER ARM/BACKET   | *      | 277.14    |                            |
|                                     |       | 2/23/22                           | S234735 202202 300-13100-10100                   | RPLC BARRIER ARM/BACKET   | *      | 245.77    |                            |
| ACCESS CONTROL TECHNOLOGIES, INC.   |       |                                   |  |                           |        |           | 522.91 005292              |
| 3/04/22                             | 00134 | 3/03/22                           | 3264 202202 310-51300-31100                      | STORMWATER VISIT/CDD MTG  | *      | 1,026.48  |                            |
| BOYD CIVIL ENGINEERING              |       |                                   |  |                           |        |           | 1,026.48 005293            |
| 3/04/22                             | 00054 | 3/01/22                           | 2022MAR 202203 320-53800-34500                   | SECURITY SERVICES MAR22   | *      | 6,183.33  |                            |
|                                     |       | 3/01/22                           | 2022MAR 202203 300-13100-10100                   | SECURITY SERVICES MAR22   | *      | 5,483.33  |                            |
| REUNION RESORT & CLUB MASTER ASSOC. |       |                                   |  |                           |        |           | 11,666.66 005294           |
| 3/04/22                             | 00060 | 2/01/22                           | 379763 202202 330-53800-46200                    | SE-DESOOT/INST.2ASSEMBLY  | *      | 586.71    |                            |
|                                     |       | 2/01/22                           | 379763 202202 300-13100-10100                    | SE-DESOOT/INST.2ASSEMBLY  | *      | 520.29    |                            |
|                                     |       | 2/02/22                           | 379789 202202 330-53800-46200                    | SE-INST.GAS VALVE HEATER2 | *      | 279.71    |                            |
|                                     |       | 2/02/22                           | 379789 202202 300-13100-10100                    | SE-INST.GAS VALVE HEATER2 | *      | 248.04    |                            |
|                                     |       | 2/04/22                           | 279829 202202 330-53800-46200                    | SE-RESET SWITCH/ADJ.BYPAS | *      | 103.35    |                            |
|                                     |       | 2/04/22                           | 279829 202202 300-13100-10100                    | SE-RESET SWITCH/ADJ.BYPAS | *      | 91.65     |                            |
|                                     |       | 2/10/22                           | 379868 202202 320-53800-46200                    | HS-DRAIN SPA/RPLC FIT/PIP | *      | 207.34    |                            |
|                                     |       | 2/10/22                           | 379868 202202 300-13100-10100                    | HS-DRAIN SPA/RPLC FIT/PIP | *      | 183.86    |                            |
| SPIES POOL LLC                      |       |                                   |  |                           |        |           | 2,220.95 005295            |
| 3/04/22                             | 00070 | 2/21/22                           | 45608 202202 320-53800-46200                     | RPLC TIME CLOCL/PHOTOCELL | *      | 161.12    |                            |
|                                     |       | 2/21/22                           | 45608 202202 300-13100-10100                     | RPLC TIME CLOCL/PHOTOCELL | *      | 142.88    |                            |
| TERRY'S ELECTRIC INC                |       |                                   |  |                           |        |           | 304.00 005296              |
| 3/04/22                             | 00030 | 2/04/22                           | REU 3259 202201 320-53800-48100                  | CLN DEBRIS/SAND GOLF COUR | *      | 530.00    |                            |
|                                     |       | 2/04/22                           | REU 3259 202201 300-13100-10100                  | CLN DEBRIS/SAND GOLF COUR | *      | 470.00    |                            |
|                                     |       | 2/15/22                           | REU 3300 202202 320-53800-47300                  | MTHLY LANDSCAPE MNT FEB22 | *      | 26,584.80 |                            |

REUE REUNION EAST TVISCARRA

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------|--------|-----------|---------------------------|
|               |       | 2/15/22                           | REU 3300 202202 300-13100-10100                  |             | *      | 23,575.20 |                           |
|               |       |                                   | MTHLY LANDSCAPE MNT FEB22                        |             |        |           |                           |
|               |       | 2/15/22                           | REU 3300 202202 330-53800-47300                  |             | *      | 532.65    |                           |
|               |       |                                   | SEVEN EAGLES ADD. FEB22                          |             |        |           |                           |
|               |       | 2/15/22                           | REU 3300 202202 300-13100-10100                  |             | *      | 472.35    |                           |
|               |       |                                   | SEVEN EAGLES ADD. FEB22                          |             |        |           |                           |
|               |       |                                   | YELLOWSTONE LANDSCAPE                            |             |        |           | 52,165.00 005297          |
| 3/09/22       | 00049 | 3/01/22                           | 546 202203 310-51300-34000                       |             | *      | 3,689.58  |                           |
|               |       |                                   | MANAGEMENT FEES MAR22                            |             |        |           |                           |
|               |       | 3/01/22                           | 546 202203 310-51300-35200                       |             | *      | 66.67     |                           |
|               |       |                                   | WEBSITE ADMIN MAR22                              |             |        |           |                           |
|               |       | 3/01/22                           | 546 202203 310-51300-35100                       |             | *      | 116.67    |                           |
|               |       |                                   | INFORMATION TECH MAR22                           |             |        |           |                           |
|               |       | 3/01/22                           | 546 202203 310-51300-31300                       |             | *      | 833.33    |                           |
|               |       |                                   | DISSEMINATION FEE MAR22                          |             |        |           |                           |
|               |       | 3/01/22                           | 546 202203 310-51300-51000                       |             | *      | .66       |                           |
|               |       |                                   | OFFICE SUPPLIES                                  |             |        |           |                           |
|               |       | 3/01/22                           | 546 202203 310-51300-42000                       |             | *      | 35.64     |                           |
|               |       |                                   | POSTAGE  |             |        |           |                           |
|               |       | 3/01/22                           | 546 202203 310-51300-42500                       |             | *      | .45       |                           |
|               |       |                                   | COPIES   |             |        |           |                           |
|               |       | 3/01/22                           | 547 202203 320-53800-12000                       |             | *      | 3,128.17  |                           |
|               |       |                                   | FIELD MANAGEMENT MAR22                           |             |        |           |                           |
|               |       |                                   | GOVERNMENTAL MANAGEMENT SERVICES                 |             |        |           | 7,871.17 005298           |
| 3/09/22       | 00074 | 2/28/22                           | 201003 202202 320-53800-47000                    |             | *      | 68.37     |                           |
|               |       |                                   | AQUATIC PLANT MGMT FEB22                         |             |        |           |                           |
|               |       | 2/28/22                           | 201003 202202 300-13100-10100                    |             | *      | 60.63     |                           |
|               |       |                                   | AQUATIC PLANT MGMT FEB22                         |             |        |           |                           |
|               |       |                                   | APPLIED AQUATIC MANAGEMENT, INC.                 |             |        |           | 129.00 005299             |
| 3/09/22       | 00072 | 2/28/22                           | 33569 202202 320-53800-53000                     |             | *      | 1,113.00  |                           |
|               |       |                                   | TER-NO PARKING STRIPING                          |             |        |           |                           |
|               |       | 2/28/22                           | 33569 202202 300-13100-10100                     |             | *      | 987.00    |                           |
|               |       |                                   | TER-NO PARKING STRIPING                          |             |        |           |                           |
|               |       |                                   | FAUSNIGHT STRIPE & LINE INC                      |             |        |           | 2,100.00 005300           |
| 3/09/22       | 00175 | 3/01/22                           | 7173 202203 320-53800-46200                      |             | *      | 3,816.00  |                           |
|               |       |                                   | POOL MAINTENANCE MAR22                           |             |        |           |                           |
|               |       | 3/01/22                           | 7173 202203 300-13100-10100                      |             | *      | 3,384.00  |                           |
|               |       |                                   | POOL MAINTENANCE MAR22                           |             |        |           |                           |
|               |       | 3/01/22                           | 7173 202203 330-53800-46200                      |             | *      | 1,537.00  |                           |
|               |       |                                   | POOL MNT SEVEN EAG MAR22                         |             |        |           |                           |
|               |       | 3/01/22                           | 7173 202203 300-13100-10100                      |             | *      | 1,363.00  |                           |
|               |       |                                   | POOL MNT SEVEN EAG MAR22                         |             |        |           |                           |
|               |       |                                   | ROBERTS POOL SERVICE AND REPAIR INC              |             |        |           | 10,100.00 005301          |
|               |       |                                   | REUE REUNION EAST TVISCARRA                      |             |        |           |                           |



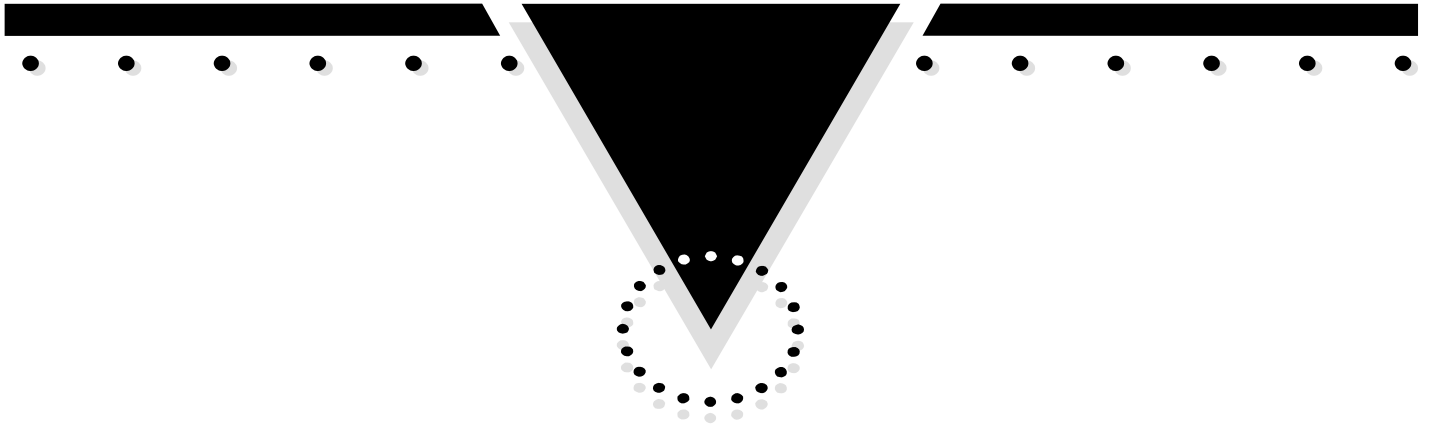


| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|------------|----------------------------|
| TOTAL FOR REGISTER |       |                                   |  |             |        | 180,681.34 |                            |

REUE REUNION EAST TVISCARRA



## SECTION 3



# **Reunion East**

## **Community Development District**

**Unaudited Financial Reporting**

**February 28, 2022**



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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**February 28, 2022**

|  | <u>General</u>            | <u>Replacement<br/>&amp; Maintenance</u> | <u>Debt<br/>Service</u>   | <u>Capital<br/>Projects</u> | <u>(Memorandum Only)<br/>2022</u> |
|--|---------------------------|--|---------------------------|-----------------------------|-----------------------------------|
| <b><u>ASSETS:</u></b>  |                           |  |                           |                             |                                   |
| CASH   | \$795,565                 | \$413,095                                | ---                       | ---                         | \$1,208,660                       |
| CUSTODY ACCOUNT  | \$463,294                 | ---                                      | ---                       | ---                         | \$463,294                         |
| STATE BOARD OF ADMINISTRATION                                      | \$1,501,648               | \$3,341,826                              | ---                       | ---                         | \$4,843,474                       |
| DUE FROM GENERAL FUND  | ---                       | ---                                      | \$5,000                   | ---                         | \$5,000                           |
| DUE FROM REUNION WEST  | \$139,699                 | \$21,040                                 | ---                       | ---                         | \$160,739                         |
| INVESTMENTS  |                           |  |                           |                             |                                   |
| SERIES 2002A-2   |                           |  |                           |                             |                                   |
| Reserve  | ---                       | ---                                      | \$3                       | ---                         | \$3                               |
| Revenue  | ---                       | ---                                      | \$100,947                 | ---                         | \$100,947                         |
| SERIES 2005  |                           |  |                           |                             |                                   |
| Reserve  | ---                       | ---                                      | \$4                       | ---                         | \$4                               |
| Revenue  | ---                       | ---                                      | \$198,450                 | ---                         | \$198,450                         |
| Construction   | ---                       | ---                                      | ---                       | \$10                        | \$10                              |
| SERIES 2015A   |                           |  |                           |                             |                                   |
| Reserve  | ---                       | ---                                      | \$175,000                 | ---                         | \$175,000                         |
| Revenue  | ---                       | ---                                      | \$2,479,008               | ---                         | \$2,479,008                       |
| SERIES 2015-1  |                           |  |                           |                             |                                   |
| Revenue  | ---                       | ---                                      | ---                       | ---                         | \$0                               |
| SERIES 2015-2  |                           |  |                           |                             |                                   |
| Revenue  | ---                       | ---                                      | ---                       | ---                         | \$0                               |
| SERIES 2015-3  |                           |  |                           |                             |                                   |
| Revenue  | ---                       | ---                                      | ---                       | ---                         | \$0                               |
| SERIES 2021  |                           |  |                           |                             |                                   |
| Reserve  | ---                       | ---                                      | \$1,116,155               | ---                         | \$1,116,155                       |
| Revenue  | ---                       | ---                                      | \$615,553                 | ---                         | \$615,553                         |
| Construction   | ---                       | ---                                      | ---                       | \$8,781,447                 | \$8,781,447                       |
| <b>TOTAL ASSETS</b>  | <b><u>\$2,900,205</u></b> | <b><u>\$3,775,961</u></b>                | <b><u>\$4,690,119</u></b> | <b><u>\$8,781,457</u></b>   | <b><u>\$20,147,743</u></b>        |
| <b><u>LIABILITIES:</u></b>   |                           |  |                           |                             |                                   |
| ACCOUNTS PAYABLE   | \$68,403                  | \$33,674                                 | ---                       | ---                         | \$102,077                         |
| CONTRACTS PAYABLE  | \$1,323                   | ---                                      | ---                       | ---                         | \$1,323                           |
| DUE TO DEBT 2015A  | \$5,000                   | ---                                      | ---                       | ---                         | \$5,000                           |
| DUE TO REUNION WEST  | \$40,074                  | ---                                      | ---                       | ---                         | \$40,074                          |
| ACCRUED INTEREST PAYABLE 2002A-2                                   | ---                       | ---                                      | \$3,214,132               | ---                         | \$3,214,132                       |
| ACCRUED PRINCIPAL PAYABLE 2002A-2                                  | ---                       | ---                                      | \$3,530,000               | ---                         | \$3,530,000                       |
| ACCRUED INTEREST PAYABLE 2005                                      | ---                       | ---                                      | \$2,421,010               | ---                         | \$2,421,010                       |
| ACCRUED PRINCIPAL PAYABLE 2005                                     | ---                       | ---                                      | \$3,035,000               | ---                         | \$3,035,000                       |
| <b><u>FUND EQUITY:</u></b>   |                           |  |                           |                             |                                   |
| FUND BALANCES:   |                           |  |                           |                             |                                   |
| ASSIGNED   | \$242,752                 | \$3,742,287                              | ---                       | ---                         | \$3,985,039                       |
| UNASSIGNED   | \$2,542,654               | ---                                      | ---                       | ---                         | \$2,542,654                       |
| RESTRICTED FOR DEBT SERVICE 2002A-2                                | ---                       | ---                                      | (\$6,643,183)             | ---                         | (\$6,643,183)                     |
| RESTRICTED FOR DEBT SERVICE 2005                                   | ---                       | ---                                      | (\$5,257,555)             | ---                         | (\$5,257,555)                     |
| RESTRICTED FOR DEBT SERVICE 2015A                                  | ---                       | ---                                      | \$2,659,008               | ---                         | \$2,659,008                       |
| RESTRICTED FOR DEBT SERVICE 2015-1                                 | ---                       | ---                                      | \$0                       | ---                         | \$0                               |
| RESTRICTED FOR DEBT SERVICE 2015-2                                 | ---                       | ---                                      | \$0                       | ---                         | \$0                               |
| RESTRICTED FOR DEBT SERVICE 2015-3                                 | ---                       | ---                                      | \$0                       | ---                         | \$0                               |
| RESTRICTED FOR DEBT SERVICE 2021                                   | ---                       | ---                                      | \$1,731,708               | ---                         | \$1,731,708                       |
| RESTRICTED FOR CAPITAL PROJECTS 2005                               | ---                       | ---                                      | ---                       | \$10                        | \$10                              |
| RESTRICTED FOR CAPITAL PROJECTS 2021                               | ---                       | ---                                      | ---                       | \$8,781,447                 | \$8,781,447                       |
| <b>TOTAL LIABILITIES &amp; FUND EQUITY<br/>&amp; OTHER CREDITS</b> | <b><u>\$2,900,205</u></b> | <b><u>\$3,775,961</u></b>                | <b><u>\$4,690,119</u></b> | <b><u>\$8,781,457</u></b>   | <b><u>\$20,147,743</u></b>        |

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

**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2022

**REVENUES:**

|                                | ADOPTED<br>BUDGET  | PRORATED BUDGET<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE     |
|--------------------------------|--------------------|---------------------------------|------------------------|--------------|
| Special Assessments - Tax Roll | \$1,435,176        | \$1,207,510                     | \$1,207,510            | \$0          |
| Special Assessments - Direct   | \$583,672          | \$328,557                       | \$328,557              | \$0          |
| Interest                       | \$750              | \$313                           | \$676                  | \$363        |
| Transfer In                    | \$0                | \$0                             | \$61                   | \$61         |
| <b>TOTAL REVENUES</b>          | <b>\$2,019,598</b> | <b>\$1,536,380</b>              | <b>\$1,536,804</b>     | <b>\$424</b> |

**EXPENDITURES:**

**ADMINISTRATIVE:**

|                                |                  |                 |                 |              |
|--------------------------------|------------------|-----------------|-----------------|--------------|
| Supervisor Fees                | \$12,000         | \$5,000         | \$5,000         | \$0          |
| FICA                           | \$918            | \$383           | \$383           | \$0          |
| Engineering                    | \$15,000         | \$6,250         | \$7,679         | (\$1,429)    |
| Attorney                       | \$35,000         | \$14,583        | \$13,883        | \$701        |
| Trustee Fees                   | \$8,620          | \$0             | \$0             | \$0          |
| Arbitrage                      | \$2,400          | \$0             | \$0             | \$0          |
| Collection Agent               | \$5,000          | \$2,083         | \$5,000         | (\$2,917)    |
| Dissemination                  | \$10,000         | \$4,167         | \$4,167         | \$0          |
| Property Appraiser Fee         | \$1,000          | \$0             | \$0             | \$0          |
| Property Taxes                 | \$400            | \$400           | \$43            | \$357        |
| Annual Audit                   | \$5,700          | \$0             | \$0             | \$0          |
| District Management Fees       | \$44,275         | \$18,448        | \$18,448        | \$0          |
| Information Technology         | \$1,400          | \$583           | \$583           | (\$0)        |
| Website Maintenance            | \$800            | \$333           | \$333           | (\$0)        |
| Telephone                      | \$300            | \$125           | \$0             | \$125        |
| Postage                        | \$1,500          | \$625           | \$125           | \$500        |
| Printing & Binding             | \$1,500          | \$625           | \$590           | \$36         |
| Insurance                      | \$15,950         | \$15,950        | \$14,986        | \$964        |
| Legal Advertising              | \$5,000          | \$2,083         | \$581           | \$1,502      |
| Other Current Charges          | \$600            | \$250           | \$0             | \$250        |
| Office Supplies                | \$500            | \$208           | \$65            | \$143        |
| Travel Per Diem                | \$250            | \$104           | \$0             | \$104        |
| Dues, Licenses & Subscriptions | \$175            | \$175           | \$175           | \$0          |
| <b>TOTAL ADMINISTRATIVE</b>    | <b>\$168,288</b> | <b>\$72,376</b> | <b>\$72,041</b> | <b>\$335</b> |

**MAINTENANCE-SHARED EXPENSES:**

|                               |           |           |           |            |
|-------------------------------|-----------|-----------|-----------|------------|
| Field Management              | \$37,538  | \$15,641  | \$15,641  | (\$0)      |
| Management Services Agreement | \$21,430  | \$8,929   | \$8,613   | \$317      |
| Facility Lease Agreement      | \$3,593   | \$1,497   | \$3,610   | (\$2,113)  |
| Telephone                     | \$6,858   | \$2,858   | \$3,028   | (\$171)    |
| Electric                      | \$355,535 | \$148,140 | \$122,528 | \$25,612   |
| Water & Sewer                 | \$42,200  | \$17,583  | \$11,601  | \$5,982    |
| Gas                           | \$40,618  | \$16,924  | \$16,030  | \$894      |
| Pool & Fountain Maintenance   | \$118,688 | \$49,453  | \$48,574  | \$880      |
| Environmental                 | \$12,054  | \$5,023   | \$2,790   | \$2,233    |
| Property Insurance            | \$29,013  | \$29,013  | \$32,692  | (\$3,679)  |
| Irrigation Repairs            | \$8,572   | \$3,571   | \$851     | \$2,721    |
| Landscape Contract            | \$503,702 | \$209,876 | \$220,160 | (\$10,284) |
| Landscape Contingency         | \$26,375  | \$10,989  | \$1,307   | \$9,682    |
| Gate and Gatehouse Expenses   | \$16,880  | \$7,033   | \$11,036  | (\$4,003)  |
| Roadways/Sidewalks            | \$26,375  | \$10,990  | \$7,068   | \$3,922    |
| Lighting                      | \$5,275   | \$2,198   | \$0       | \$2,198    |
| MSA Building Repairs          | \$13,188  | \$5,495   | \$12      | \$5,483    |
| Pressure Washing              | \$18,463  | \$7,693   | \$16,722  | (\$9,029)  |
| Repairs & Maintenance         | \$10,550  | \$4,396   | \$3,021   | \$1,375    |
| Signage                       | \$13,188  | \$5,495   | \$321     | \$5,174    |
| Security                      | \$73,850  | \$30,771  | \$30,917  | (\$146)    |
| Parking Violation Tags        | \$264     | \$110     | \$0       | \$110      |

**SEVEN EAGLES:**

|                                      |          |          |          |           |
|--------------------------------------|----------|----------|----------|-----------|
| Electric                             | \$14,559 | \$6,066  | \$2,961  | \$3,106   |
| Water & Sewer                        | \$6,881  | \$2,867  | \$1,450  | \$1,417   |
| Gas                                  | \$8,546  | \$3,561  | \$2,390  | \$1,171   |
| Telephone/Emergency Pool Phone       | \$185    | \$77     | \$0      | \$77      |
| Contract Cleaning                    | \$27,118 | \$11,299 | \$10,949 | \$350     |
| Landscape Contract                   | \$9,495  | \$3,956  | \$4,780  | (\$824)   |
| Landscape Contingency                | \$2,638  | \$1,099  | \$0      | \$1,099   |
| Pool Maintenance                     | \$18,357 | \$7,649  | \$11,817 | (\$4,169) |
| Lighting                             | \$791    | \$330    | \$0      | \$330     |
| Fitness Center Repairs & Maintenance | \$791    | \$330    | \$265    | \$65      |
| Operating Supplies                   | \$6,594  | \$2,747  | \$0      | \$2,747   |
| Pest Control                         | \$222    | \$93     | \$0      | \$93      |
| Repairs & Maintenance                | \$3,165  | \$1,319  | \$1,058  | \$261     |

**MAINTENANCE-DIRECT EXPENSES:**

|                              |           |           |           |          |
|------------------------------|-----------|-----------|-----------|----------|
| Irrigation System Operations | \$100,000 | \$41,667  | \$0       | \$41,667 |
| Contingency                  | \$0       | \$0       | \$0       | \$0      |
| Transfer Out                 | \$267,764 | \$267,764 | \$267,764 | \$0      |

|                                       |                    |                    |                  |                 |
|---------------------------------------|--------------------|--------------------|------------------|-----------------|
| <b>TOTAL MAINTENANCE</b>              | <b>\$1,851,311</b> | <b>\$944,499</b>   | <b>\$859,954</b> | <b>\$84,545</b> |
| <b>TOTAL EXPENDITURES</b>             | <b>\$2,019,598</b> | <b>\$1,016,875</b> | <b>\$931,995</b> | <b>\$84,880</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>         | <b>\$604,810</b>   |                  |                 |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>         | <b>\$2,180,597</b> |                  |                 |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>         | <b>\$2,785,406</b> |                  |                 |

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

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2022

**REVENUES:**

|             |           |           |           |         |
|-------------|-----------|-----------|-----------|---------|
| Transfer In | \$267,764 | \$267,764 | \$267,764 | \$0     |
| Interest    | \$4,500   | \$1,875   | \$1,681   | (\$194) |

**TOTAL REVENUES**

|           |           |           |         |
|-----------|-----------|-----------|---------|
| \$272,264 | \$269,639 | \$269,445 | (\$194) |
|-----------|-----------|-----------|---------|

**EXPENDITURES:**

|                                |           |          |          |           |
|--------------------------------|-----------|----------|----------|-----------|
| Contingency                    | \$100     | \$42     | \$180    | (\$138)   |
| Building Improvements          | \$127,391 | \$53,079 | \$0      | \$53,079  |
| Fountain Improvements          | \$5,275   | \$2,198  | \$0      | \$2,198   |
| Gate/Gatehouse Improvements    | \$51,695  | \$21,540 | \$1,073  | \$20,466  |
| Landscape Improvements         | \$26,375  | \$10,990 | \$0      | \$10,990  |
| Irrigation Improvements        | \$13,188  | \$5,495  | \$0      | \$5,495   |
| Lighting Improvements          | \$2,638   | \$1,099  | \$0      | \$1,099   |
| Monument Improvements          | \$5,275   | \$2,198  | \$0      | \$2,198   |
| Pool Furniture                 | \$13,188  | \$5,495  | \$6,854  | (\$1,359) |
| Pool Repair & Replacements     | \$27,430  | \$11,429 | \$3,070  | \$8,359   |
| Roadways/Sidewalks Improvement | \$26,375  | \$10,990 | \$2,011  | \$8,978   |
| Signage                        | \$34,288  | \$14,286 | \$7,314  | \$6,972   |
| Capital Outlay                 | \$131,875 | \$54,948 | \$33,021 | \$21,927  |

**SEVEN EAGLES:**

|                             |         |         |         |           |
|-----------------------------|---------|---------|---------|-----------|
| Building Improvements       | \$0     | \$0     | \$0     | \$0       |
| Gate/Gatehouse Improvements | \$2,638 | \$1,099 | \$0     | \$1,099   |
| Landscape Improvements      | \$2,638 | \$1,099 | \$0     | \$1,099   |
| Pool Furniture              | \$7,913 | \$3,297 | \$0     | \$3,297   |
| Pool Repair & Replacements  | \$0     | \$0     | \$3,070 | (\$3,070) |
| Capital Outlay              | \$0     | \$0     | \$9,318 | (\$9,318) |

**TOTAL EXPENDITURES**

|           |           |          |           |
|-----------|-----------|----------|-----------|
| \$478,280 | \$199,283 | \$65,911 | \$133,372 |
|-----------|-----------|----------|-----------|

**EXCESS REVENUES (EXPENDITURES)**

|             |           |
|-------------|-----------|
| (\$206,016) | \$203,533 |
|-------------|-----------|

**FUND BALANCE - Beginning**

|             |             |
|-------------|-------------|
| \$3,570,146 | \$3,538,754 |
|-------------|-------------|

**FUND BALANCE - Ending**

|             |             |
|-------------|-------------|
| \$3,364,131 | \$3,742,287 |
|-------------|-------------|

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2002A-2

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|----------|
| <b>REVENUES:</b>                      |                   |                          |                        |          |
| Interest                              | \$0               | \$0                      | \$5                    | \$5      |
| <b>TOTAL REVENUES</b>                 | \$0               | \$0                      | \$5                    | \$5      |
| <b>EXPENDITURES:</b>                  |                   |                          |                        |          |
| Interest Expense 11/01                | \$0               | \$0                      | \$0                    | \$0      |
| Principal Expense 05/01               | \$0               | \$0                      | \$0                    | \$0      |
| Interest Expense 05/01                | \$0               | \$0                      | \$0                    | \$0      |
| <b>TOTAL EXPENDITURES</b>             | \$0               | \$0                      | \$0                    | \$0      |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | \$0               |                          | \$5                    |          |
| <b>FUND BALANCE - Beginning</b>       | \$0               |                          | (\$6,643,188)          |          |
| <b>FUND BALANCE - Ending</b>          | \$0               |                          | (\$6,643,183)          |          |

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

**Debt Service 2005**

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|----------|
| <b>REVENUES:</b>                      |                   |                          |                        |          |
| Interest                              | \$0               | \$0                      | \$10                   | \$10     |
| <b>TOTAL REVENUES</b>                 | \$0               | \$0                      | \$10                   | \$10     |
| <b>EXPENDITURES:</b>                  |                   |                          |                        |          |
| Interest Expense 11/01                | \$0               | \$0                      | \$0                    | \$0      |
| Principal Expense 05/01               | \$0               | \$0                      | \$0                    | \$0      |
| Interest Expense 05/01                | \$0               | \$0                      | \$0                    | \$0      |
| <b>TOTAL EXPENDITURES</b>             | \$0               | \$0                      | \$0                    | \$0      |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | \$0               |                          | \$10                   |          |
| <b>FUND BALANCE - Beginning</b>       | \$0               |                          | (\$5,257,566)          |          |
| <b>FUND BALANCE - Ending</b>          | \$0               |                          | (\$5,257,555)          |          |

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

**Debt Service 2015A**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

**REVENUES:**

|                     |             |             |             |      |
|---------------------|-------------|-------------|-------------|------|
| Special Assessments | \$2,568,595 | \$2,108,700 | \$2,108,700 | \$0  |
| Interest            | \$50        | \$21        | \$42        | \$21 |

**TOTAL REVENUES**

|             |             |             |      |
|-------------|-------------|-------------|------|
| \$2,568,645 | \$2,108,720 | \$2,108,741 | \$21 |
|-------------|-------------|-------------|------|

**EXPENDITURES:**

|                         |             |           |           |     |
|-------------------------|-------------|-----------|-----------|-----|
| Interest Expense 11/01  | \$580,125   | \$580,125 | \$580,125 | \$0 |
| Principal Expense 05/01 | \$1,450,000 | \$0       | \$0       | \$0 |
| Interest Expense 05/01  | \$580,125   | \$0       | \$0       | \$0 |

**TOTAL EXPENDITURES**

|             |           |           |     |
|-------------|-----------|-----------|-----|
| \$2,610,250 | \$580,125 | \$580,125 | \$0 |
|-------------|-----------|-----------|-----|

**EXCESS REVENUES (EXPENDITURES)**

|            |             |
|------------|-------------|
| (\$41,605) | \$1,528,616 |
|------------|-------------|

**FUND BALANCE - Beginning**

|           |             |
|-----------|-------------|
| \$936,399 | \$1,130,391 |
|-----------|-------------|

**FUND BALANCE - Ending**

|           |             |
|-----------|-------------|
| \$894,794 | \$2,659,008 |
|-----------|-------------|

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

**Debt Service 2015-1**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

**REVENUES:**

|          | ADOPTED<br>BUDGET | PRORATED<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE |
|----------|-------------------|--------------------------|------------------------|----------|
| Interest | \$0               | \$0                      | \$5                    | \$5      |

**TOTAL REVENUES**

|     |     |     |     |
|-----|-----|-----|-----|
| \$0 | \$0 | \$5 | \$5 |
|-----|-----|-----|-----|

**EXPENDITURES:**

|                          |     |     |     |     |
|--------------------------|-----|-----|-----|-----|
| Other Debt Service Costs | \$0 | \$0 | \$0 | \$0 |
|--------------------------|-----|-----|-----|-----|

**TOTAL EXPENDITURES**

|     |     |     |     |
|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|

**OTHER FINANCING SOURCES (USES)**

|                   |     |     |        |        |
|-------------------|-----|-----|--------|--------|
| Transfer In (Out) | \$0 | \$0 | (\$14) | (\$14) |
|-------------------|-----|-----|--------|--------|

**TOTAL OTHER**

|     |     |        |        |
|-----|-----|--------|--------|
| \$0 | \$0 | (\$14) | (\$14) |
|-----|-----|--------|--------|

**EXCESS REVENUES (EXPENDITURES)**

|     |  |       |  |
|-----|--|-------|--|
| \$0 |  | (\$9) |  |
|-----|--|-------|--|

**FUND BALANCE - Beginning**

|     |  |     |  |
|-----|--|-----|--|
| \$0 |  | \$9 |  |
|-----|--|-----|--|

**FUND BALANCE - Ending**

|     |  |     |  |
|-----|--|-----|--|
| \$0 |  | \$0 |  |
|-----|--|-----|--|

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

**Debt Service 2015-2**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

**REVENUES:**

|          | ADOPTED<br>BUDGET | PRORATED<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE |
|----------|-------------------|--------------------------|------------------------|----------|
| Interest | \$0               | \$0                      | \$14                   | \$14     |

**TOTAL REVENUES**

|     |     |      |      |
|-----|-----|------|------|
| \$0 | \$0 | \$14 | \$14 |
|-----|-----|------|------|

**EXPENDITURES:**

|                          |     |     |     |     |
|--------------------------|-----|-----|-----|-----|
| Other Debt Service Costs | \$0 | \$0 | \$0 | \$0 |
|--------------------------|-----|-----|-----|-----|

**TOTAL EXPENDITURES**

|     |     |     |     |
|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|

**OTHER FINANCING SOURCES (USES)**

|                   |     |     |        |        |
|-------------------|-----|-----|--------|--------|
| Transfer In (Out) | \$0 | \$0 | (\$33) | (\$33) |
|-------------------|-----|-----|--------|--------|

**TOTAL OTHER**

|     |     |        |        |
|-----|-----|--------|--------|
| \$0 | \$0 | (\$33) | (\$33) |
|-----|-----|--------|--------|

**EXCESS REVENUES (EXPENDITURES)**

|     |  |        |  |
|-----|--|--------|--|
| \$0 |  | (\$19) |  |
|-----|--|--------|--|

**FUND BALANCE - Beginning**

|     |  |      |  |
|-----|--|------|--|
| \$0 |  | \$19 |  |
|-----|--|------|--|

**FUND BALANCE - Ending**

|     |  |     |  |
|-----|--|-----|--|
| \$0 |  | \$0 |  |
|-----|--|-----|--|

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

**Debt Service 2015-3**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

**REVENUES:**

|          | ADOPTED<br>BUDGET | PRORATED<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE |
|----------|-------------------|--------------------------|------------------------|----------|
| Interest | \$0               | \$0                      | \$7                    | \$7      |

**TOTAL REVENUES**

|     |     |     |     |
|-----|-----|-----|-----|
| \$0 | \$0 | \$7 | \$7 |
|-----|-----|-----|-----|

**EXPENDITURES:**

|                          |     |     |     |     |
|--------------------------|-----|-----|-----|-----|
| Other Debt Service Costs | \$0 | \$0 | \$0 | \$0 |
|--------------------------|-----|-----|-----|-----|

**TOTAL EXPENDITURES**

|     |     |     |     |
|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|

**OTHER FINANCING SOURCES (USES)**

|                   |     |     |        |        |
|-------------------|-----|-----|--------|--------|
| Transfer In (Out) | \$0 | \$0 | (\$15) | (\$15) |
|-------------------|-----|-----|--------|--------|

**TOTAL OTHER**

|     |     |        |        |
|-----|-----|--------|--------|
| \$0 | \$0 | (\$15) | (\$15) |
|-----|-----|--------|--------|

**EXCESS REVENUES (EXPENDITURES)**

|     |  |       |  |
|-----|--|-------|--|
| \$0 |  | (\$8) |  |
|-----|--|-------|--|

**FUND BALANCE - Beginning**

|     |  |     |  |
|-----|--|-----|--|
| \$0 |  | \$8 |  |
|-----|--|-----|--|

**FUND BALANCE - Ending**

|     |  |     |  |
|-----|--|-----|--|
| \$0 |  | \$0 |  |
|-----|--|-----|--|

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

**Debt Service 2021**

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

**REVENUES:**

|                     |             |           |           |       |
|---------------------|-------------|-----------|-----------|-------|
| Special Assessments | \$1,116,155 | \$615,514 | \$615,514 | \$0   |
| Interest            | \$100       | \$42      | \$36      | (\$6) |

**TOTAL REVENUES**

|             |           |           |       |
|-------------|-----------|-----------|-------|
| \$1,116,255 | \$615,556 | \$615,550 | (\$6) |
|-------------|-----------|-----------|-------|

**EXPENDITURES:**

|                         |           |           |           |     |
|-------------------------|-----------|-----------|-----------|-----|
| Interest Expense 11/01  | \$140,923 | \$140,923 | \$140,923 | \$0 |
| Principal Expense 05/01 | \$425,000 | \$0       | \$0       | \$0 |
| Interest Expense 05/01  | \$347,481 | \$0       | \$0       | \$0 |

**TOTAL EXPENDITURES**

|           |           |           |     |
|-----------|-----------|-----------|-----|
| \$913,404 | \$140,923 | \$140,923 | \$0 |
|-----------|-----------|-----------|-----|

**EXCESS REVENUES (EXPENDITURES)**

|           |           |
|-----------|-----------|
| \$202,851 | \$474,627 |
|-----------|-----------|

**FUND BALANCE - Beginning**

|           |             |
|-----------|-------------|
| \$140,923 | \$1,257,081 |
|-----------|-------------|

**FUND BALANCE - Ending**

|           |             |
|-----------|-------------|
| \$343,774 | \$1,731,708 |
|-----------|-------------|

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects 2005

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE   |
|---------------------------------------|-------------------|--------------------------|------------------------|------------|
| <b>REVENUES:</b>                      |                   |                          |                        |            |
| Interest                              | \$0               | \$0                      | \$0                    | \$0        |
| <b>TOTAL REVENUES</b>                 | <b>\$0</b>        | <b>\$0</b>               | <b>\$0</b>             | <b>\$0</b> |
| <b>EXPENDITURES:</b>                  |                   |                          |                        |            |
| Capital Outlay                        | \$0               | \$0                      | \$0                    | \$0        |
| <b>TOTAL EXPENDITURES</b>             | <b>\$0</b>        | <b>\$0</b>               | <b>\$0</b>             | <b>\$0</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>        |                          | <b>\$0</b>             |            |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>        |                          | <b>\$10</b>            |            |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>        |                          | <b>\$10</b>            |            |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects 2021

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 2/28/22 | ACTUAL<br>THRU 2/28/22 | VARIANCE     |
|---------------------------------------|-------------------|--------------------------|------------------------|--------------|
| <b>REVENUES:</b>                      |                   |                          |                        |              |
| Interest                              | \$0               | \$0                      | \$275                  | \$275        |
| <b>TOTAL REVENUES</b>                 | <b>\$0</b>        | <b>\$0</b>               | <b>\$275</b>           | <b>\$275</b> |
| <b>EXPENDITURES:</b>                  |                   |                          |                        |              |
| Capital Outlay                        | \$0               | \$0                      | \$0                    | \$0          |
| <b>TOTAL EXPENDITURES</b>             | <b>\$0</b>        | <b>\$0</b>               | <b>\$0</b>             | <b>\$0</b>   |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>        |                          | <b>\$275</b>           |              |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>        |                          | <b>\$8,781,173</b>     |              |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>        |                          | <b>\$8,781,447</b>     |              |

# Reunion East CDD

## Month to Month

|                                | Oct             | Nov              | Dec              | Jan              | Feb             | Mar        | Apr        | May        | Jun        | Jul        | Aug        | Sept       | Total              |
|--------------------------------|-----------------|------------------|------------------|------------------|-----------------|------------|------------|------------|------------|------------|------------|------------|--------------------|
| <b>Revenues</b>                |                 |                  |                  |                  |                 |            |            |            |            |            |            |            |                    |
| Special Assessments - Tax Roll | \$0             | \$227,607        | \$834,842        | \$92,742         | \$52,319        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,207,510        |
| Special Assessments - Direct   | \$8,184         | \$0              | \$113,330        | \$207,043        | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$328,557          |
| Interest                       | \$82            | \$86             | \$142            | \$185            | \$180           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$676              |
| Miscellaneous Income           | \$0             | \$0              | \$0              | \$61             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$61               |
| <b>Total Revenues</b>          | <b>\$8,266</b>  | <b>\$227,694</b> | <b>\$948,314</b> | <b>\$300,032</b> | <b>\$52,499</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,536,804</b> |
| <b>Expenditures</b>            |                 |                  |                  |                  |                 |            |            |            |            |            |            |            |                    |
| <b>Administrative</b>          |                 |                  |                  |                  |                 |            |            |            |            |            |            |            |                    |
| Supervisor Fees                | \$1,000         | \$1,000          | \$1,000          | \$1,000          | \$1,000         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,000            |
| FICA                           | \$77            | \$77             | \$77             | \$77             | \$77            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$383              |
| Engineering                    | \$395           | \$2,284          | \$2,862          | \$0              | \$2,138         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$7,679            |
| Attorney                       | \$5,604         | \$1,673          | \$1,249          | \$2,830          | \$2,526         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$13,883           |
| Trustee Fees                   | \$0             | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Arbitrage                      | \$0             | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Collection Agent               | \$5,000         | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,000            |
| Dissemination                  | \$833           | \$833            | \$833            | \$833            | \$833           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$4,167            |
| Property Appraiser Fee         | \$0             | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Property Taxes                 | \$0             | \$43             | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$43               |
| Annual Audit                   | \$0             | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| District Management Fees       | \$3,690         | \$3,690          | \$3,690          | \$3,690          | \$3,690         | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$18,448           |
| Information Technology         | \$117           | \$117            | \$117            | \$117            | \$117           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$583              |
| Website Maintenance            | \$67            | \$67             | \$67             | \$67             | \$67            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$333              |
| Telephone                      | \$0             | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Postage                        | \$20            | \$22             | \$8              | \$46             | \$30            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$125              |
| Printing & Binding             | \$138           | \$156            | \$191            | \$87             | \$18            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$590              |
| Insurance                      | \$14,986        | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$14,986           |
| Legal Advertising              | \$581           | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$581              |
| Other Current Charges          | \$0             | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Office Supplies                | \$16            | \$16             | \$15             | \$16             | \$2             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$65               |
| Travel Per Diem                | \$0             | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                |
| Dues, Licenses & Subscriptions | \$175           | \$0              | \$0              | \$0              | \$0             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$175              |
|                                | <b>\$32,698</b> | <b>\$9,977</b>   | <b>\$10,109</b>  | <b>\$8,761</b>   | <b>\$10,496</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$72,041</b>    |

**Reunion East CDD  
Month to Month**

|   | Oct                | Nov              | Dec              | Jan              | Feb               | Mar        | Apr        | May        | Jun        | Jul        | Aug        | Sept       | Total            |
|---|--------------------|------------------|------------------|------------------|-------------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| <b>Maintenance</b>                        |                    |                  |                  |                  |                   |            |            |            |            |            |            |            |                  |
| Field Management                          | \$3,128            | \$3,128          | \$3,128          | \$3,128          | \$3,128           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$15,641         |
| Management Services Agreement             | \$2,153            | \$2,153          | \$2,153          | \$2,153          | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$8,613          |
| Facility Lease Agreement                  | \$1,805            | \$1,805          | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,610          |
| Telephone                                 | \$621              | \$619            | \$619            | \$619            | \$549             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,028          |
| Electric                                  | \$26,675           | \$23,843         | \$15,788         | \$27,477         | \$28,745          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$122,528        |
| Water & Sewer                             | \$2,959            | \$2,161          | \$2,480          | \$2,846          | \$1,155           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$11,601         |
| Gas                                       | \$1,060            | \$1,702          | \$3,042          | \$4,530          | \$5,697           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$16,030         |
| Pool & Fountain Maintenance               | \$16,252           | \$9,406          | \$9,157          | \$8,397          | \$5,362           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$48,574         |
| Environmental                             | \$793              | \$138            | \$345            | \$446            | \$1,068           | \$138      | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,790          |
| Property Insurance                        | \$32,692           | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$32,692         |
| Irrigation                                | \$736              | \$0              | \$0              | \$0              | \$115             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$851            |
| Landscape Contract                        | \$34,605           | \$68,297         | \$48,047         | \$34,605         | \$34,605          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$220,160        |
| Landscape Contingency                     | \$0                | \$0              | \$0              | \$0              | \$1,307           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,307          |
| Gatehouse and Gatehouse Expenses          | \$4,490            | \$1,322          | \$2,530          | \$1,036          | \$1,659           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$11,036         |
| Roadways/Sidewalks                        | \$0                | \$3,821          | \$0              | \$0              | \$3,246           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$7,068          |
| Lighting                                  | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| MSA Building Repairs                      | \$0                | \$0              | \$0              | \$0              | \$12              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$12             |
| Pressure Washing                          | \$0                | \$6,185          | \$6,243          | \$3,551          | \$742             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$16,722         |
| Repairs & Maintenance                     | \$0                | \$2,491          | \$0              | \$530            | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,021          |
| Signage                                   | \$0                | \$98             | \$0              | \$223            | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$321            |
| Security                                  | \$6,183            | \$6,183          | \$6,183          | \$6,183          | \$6,183           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$30,917         |
| Parking Violation Tags                    | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>Seven Eagles</b>                       |                    |                  |                  |                  |                   |            |            |            |            |            |            |            |                  |
| Electric                                  | \$1,443            | \$208            | \$291            | \$1,019          | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,961          |
| Water & Sewer                             | \$336              | \$387            | \$324            | \$403            | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,450          |
| Gas                                       | \$294              | \$267            | \$416            | \$1,413          | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,390          |
| Telephone/Emergency Pool Phone            | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Contract Cleaning                         | \$2,773            | \$2,701          | \$2,701          | \$2,773          | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$10,949         |
| Landscape Contract                        | \$533              | \$2,053          | \$1,129          | \$533            | \$533             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$4,780          |
| Landscape Contingency                     | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Pool Maintenance                          | \$2,013            | \$2,566          | \$2,883          | \$1,849          | \$2,507           | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$11,817         |
| Lighting                                  | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Fitness Center Repairs & Maintenance      | \$0                | \$133            | \$0              | \$0              | \$133             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$265            |
| Operating Supplies                        | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Pest Control                              | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Repairs & Maintenance                     | \$649              | \$0              | \$0              | \$408            | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,058          |
| <b>Maintenance-Direct</b>                 |                    |                  |                  |                  |                   |            |            |            |            |            |            |            |                  |
| Irrigation System Operations              | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Contingency                               | \$0                | \$0              | \$0              | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Transfer Out                              | \$0                | \$0              | \$267,764        | \$0              | \$0               | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$267,764        |
|   | <b>\$142,195</b>   | <b>\$141,666</b> | <b>\$375,225</b> | <b>\$104,122</b> | <b>\$96,747</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$859,954</b> |
| <b>Total Expenditures</b>                 | <b>\$174,892</b>   | <b>\$151,643</b> | <b>\$385,334</b> | <b>\$112,883</b> | <b>\$107,243</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$931,995</b> |
| <b>Excess Revenues<br/>(Expenditures)</b> | <b>(\$166,626)</b> | <b>\$76,050</b>  | <b>\$562,980</b> | <b>\$187,149</b> | <b>(\$54,744)</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$604,810</b> |

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

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

| <b>SERIES 2021, SPECIAL ASSESSMENT BONDS</b> |                                |                     |
|--|--------------------------------|---------------------|
| INTEREST RATES:                              | 2.400%, 2.850%, 3.150%, 4.000% |                     |
| MATURITY DATE:                               | 5/1/2051                       |                     |
| RESERVE FUND REQUIREMENT                     | \$1,116,155                    |                     |
| RESERVE FUND BALANCE                         | \$1,116,155                    |                     |
| BONDS OUTSTANDING - 8/18/21                  |                                | \$20,355,000        |
| <b>CURRENT BONDS OUTSTANDING</b>             |                                | <b>\$20,355,000</b> |



Ehof II - Spectrum LLC \$884,352.00 \$185,307.00 \$699,045.00

| DATE RECEIVED     | DUE DATE | CHECK NO. | NET ASSESSED  | AMOUNT RECEIVED | GENERAL FUND  | SERIES 2021   |
|-------------------|----------|-----------|---------------|-----------------|---------------|---------------|
| 1/4/22            | 11/1/21  | WIRE      | \$ 442,176.00 | \$ 442,176.00   | \$ 92,653.00  | \$ 349,523.00 |
| 1/4/2022 & 4/1/22 | 2/1/22   | WIRE      | \$ 221,088.00 | \$ 221,088.00   | \$ 46,327.00  | \$ 174,761.00 |
|                   | 5/1/22   |           | \$ 221,088.00 | \$ -            | \$ -          | \$ -          |
|                   |          |           | \$ 884,352.00 | \$ 663,264.00   | \$ 138,980.00 | \$ 524,284.00 |

Ehof II - Spectrum LLC \$339,052.00 \$100,207.00 \$238,845.00

| DATE RECEIVED     | DUE DATE | CHECK NO. | NET ASSESSED  | AMOUNT RECEIVED | GENERAL FUND | SERIES 2021   |
|-------------------|----------|-----------|---------------|-----------------|--------------|---------------|
| 1/4/22            | 11/1/21  | WIRE      | \$ 169,526.00 | \$ 169,526.00   | \$ 50,103.00 | \$ 119,423.00 |
| 4/1/2022 & 4/6/22 | 2/1/22   | WIRE      | \$ 84,763.00  | \$ 84,763.23    | \$ 25,052.23 | \$ 59,711.00  |
|                   | 5/1/22   |           | \$ 84,763.00  | \$ -            | \$ -         | \$ -          |
|                   |          |           | \$ 339,052.00 | \$ 254,289.23   | \$ 75,155.23 | \$ 179,134.00 |

EHOF Acquisitions II, LLC \$10,473.00 \$10,473.00

| DATE RECEIVED           | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | GENERAL FUND |
|-------------------------|----------|-----------|--------------|-----------------|--------------|
| 6/15/21 & 8/5/21        | 11/1/21  | Various   | \$ 5,237.00  | \$ 5,237.00     | \$ 5,237.00  |
| 6/15/21 & 8/5/21        | 2/1/22   | Various   | \$ 2,618.00  | \$ 2,618.00     | \$ 2,618.00  |
| 6/15/21, 8/5/21, 1/4/22 | 5/1/22   | Various   | \$ 2,618.00  | \$ 2,618.00     | \$ 2,618.00  |
|                         |          |           | \$ 10,473.00 | \$ 10,473.00    | \$ 10,473.00 |

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

| DATE RECEIVED | DUE DATE | CHECK NO.  | NET ASSESSED  | AMOUNT RECEIVED | GENERAL FUND  |
|---------------|----------|------------|---------------|-----------------|---------------|
| 12/22/21      | 11/1/21  | 1001391927 | \$ 113,330.00 | \$ 113,330.00   | \$ 113,330.00 |
| 1/31/22       | 2/1/22   | 1001397315 | \$ 56,665.00  | \$ 56,665.00    | \$ 56,665.00  |
|               | 5/1/22   |            | \$ 56,665.00  | \$ -            | \$ -          |
|               |          |            | \$ 226,660.00 | \$ 169,995.00   | \$ 169,995.00 |

Orlando Reunion Development LLC \$2,385.00 \$2,385.00

| DATE RECEIVED | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | GENERAL FUND |
|---------------|----------|-----------|--------------|-----------------|--------------|
| 1/11/22       | 11/1/21  | 137400    | \$ 1,193.00  | \$ 1,193.00     | \$ 1,193.00  |
| 1/18/22       | 2/1/22   | 137422    | \$ 596.00    | \$ 596.00       | \$ 596.00    |
| 1/18/22       | 5/1/22   | 137422    | \$ 596.00    | \$ 596.00       | \$ 596.00    |
|               |          |           | \$ 2,385.00  | \$ 2,385.00     | \$ 2,385.00  |

8095 Osceola Polk LLC \$9,816.00 \$9,816.00

| DATE RECEIVED | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | GENERAL FUND |
|---------------|----------|-----------|--------------|-----------------|--------------|
|               | 11/1/21  |           | \$ 4,908.00  | \$ -            | \$ -         |
|               | 2/1/22   |           | \$ 2,454.00  | \$ -            | \$ -         |
|               | 5/1/22   |           | \$ 2,454.00  | \$ -            | \$ -         |
|               |          |           | \$ 9,816.00  | \$ -            | \$ -         |

Sim Garden LLC \$11,735.00 \$11,735.00

| DATE RECEIVED | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | GENERAL FUND |
|---------------|----------|-----------|--------------|-----------------|--------------|
| 4/6/22        | 11/1/21  | 105       | \$ 5,867.00  | \$ 5,867.00     | \$ 5,867.00  |
| 4/6/22        | 2/1/22   | 105       | \$ 2,934.00  | \$ 2,934.00     | \$ 2,934.00  |
|               | 5/1/22   |           | \$ 2,934.00  | \$ -            | \$ -         |
|               |          |           | \$ 11,735.00 | \$ 8,801.00     | \$ 8,801.00  |

Reunion Village Shops LLC \$11,187.00 \$11,187.00

| DATE RECEIVED | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | GENERAL FUND |
|---------------|----------|-----------|--------------|-----------------|--------------|
| 4/1/22        | 11/1/21  | 5480      | \$ 5,593.00  | \$ 5,593.00     | \$ 5,593.00  |
| 4/1/22        | 2/1/22   | 5480      | \$ 2,797.00  | \$ 2,797.00     | \$ 2,797.00  |
|               | 5/1/22   |           | \$ 2,797.00  | \$ -            | \$ -         |
|               |          |           | \$ 11,187.00 | \$ 8,390.00     | \$ 8,390.00  |

| SUMMARY             |                 |                          |
|---------------------|-----------------|--------------------------|
|                     | GENERAL FUND    | DEBT SERVICE SERIES 2021 |
| TOTAL DIRECT BILLED | \$557,770.00    | \$937,890.00             |
| TOTAL RECEIVED      | \$ 414,179.23   | \$ 703,418.00            |
| VARIANCE            | \$ (143,590.77) | \$ (234,472.00)          |

## SECTION 4

Reunion East CDD Direct Billed Assessments for FY 2022

| Landowner  | Product    | Total O & M | Total Debt | Total Due | O & M     | Debt      | Total       | Paid          |
|--|------------|-------------|------------|-----------|-----------|-----------|-------------|---------------|
| Orlando Health<br>34-25-27-4936-0001-0040                  |            |             |            |           |           |           |             |               |
|  |            | Nov         |            |           | \$113,330 | \$0       | \$113,330   | Paid 12/23/21 |
|  |            | Feb         |            |           | \$56,665  | \$0       | \$56,665    | Paid 1/31/22  |
|  |            | May         |            | \$226,659 | \$56,665  | \$0       | \$56,665    |               |
| Totals   |            | Total       | \$226,659  | \$226,659 | \$226,659 | \$0       | \$226,659   |               |
| Orlando Reunion Development LLC<br>35-25-27-4885-PRCL-OC30 | 4 MF       |             |            |           |           |           |             |               |
|  |            | Nov         | \$2,386    | \$2,386   | \$1,193   | \$0       | \$1,193     | Paid 1/12/22  |
|  |            | Feb         |            |           | \$597     | \$0       | \$597       | Paid 1/19/21  |
|  |            | May         |            |           | \$597     | \$0       | \$597       | Paid 1/19/21  |
|  |            | Total       | \$2,386    |           | \$2,386   | \$0       | \$2,386     |               |
| 8095 Osceola Polk LLC<br>35-25-27-4885-PRCL-OC30           | Commercial |             |            |           |           |           |             |               |
|  |            | Nov         | \$9,816    | \$9,816   | \$4,908   | \$0       | \$4,908     |               |
|  |            | Feb         |            |           | \$2,454   | \$0       | \$2,454     |               |
|  |            | May         |            |           | \$2,454   | \$0       | \$2,454     |               |
|  |            | Total       | \$9,816    |           | \$9,816   | \$0       | \$9,816     |               |
| SIM Garden<br>35-25-27-4885-PRCL-OC30                      | Commercial |             |            |           |           |           |             |               |
|  |            | Nov         | \$11,735   | \$11,735  | \$5,868   | \$0       | \$5,868     | Paid 4/5/22   |
|  |            | Feb         |            |           | \$2,934   | \$0       | \$2,934     | Paid 4/5/22   |
|  |            | May         |            |           | \$2,934   | \$0       | \$2,934     |               |
|  |            | Total       | \$11,735   |           | \$11,735  | \$0       | \$11,735    |               |
| RVS<br>35-25-27-4885-PRCL-OC30                             | Commercial |             |            |           |           |           |             |               |
|  |            | Nov         | \$11,186   | \$11,186  | \$5,593   | \$0       | \$5,593     |               |
|  |            | Feb         |            |           | \$2,797   | \$0       | \$2,797     |               |
|  |            | May         |            |           | \$2,797   | \$0       | \$2,797     |               |
|  |            | Total       | \$11,186   |           | \$11,186  | \$0       | \$11,186    |               |
| EHOF/SPECTRUM<br>11-1-15 Interest                          |            |             |            |           |           |           |             |               |
|  |            | Nov         | \$100,207  | \$238,846 | \$147,994 | \$468,946 | \$616,939   | Paid 1/4/22   |
| 27-25-27-2985-TRAC-FD20/FD30                               | 252 Condos |             | \$185,306  | \$699,045 | \$73,997  | \$234,473 | \$308,470   | Paid 4/6/22   |
| 34-25-27-4936-0001/FD10                                    | 233 SF     |             |            |           |           |           |             |               |
| 34-25-27-4936-0001-  |            |             |            |           |           |           |             |               |
| 0010/0020/0050/0031  | Commercial |             |            |           |           |           |             |               |
|  |            | May         | \$10,474   | \$0       | \$73,997  | \$234,473 | \$308,470   |               |
|  |            | Total       | \$295,987  | \$937,891 | \$295,987 | \$937,891 | \$1,233,878 |               |

# SECTION 5

**Reunion East and West R&M**

| <b>FY2022 Projects</b>  | <b>Estimated Cost</b> | <b>RE 53%</b>    | <b>RW 47%</b>    | <b>Budget Amount</b> | <b>Actual Cost</b> | <b>Estimated Date</b> |
|---|-----------------------|------------------|------------------|----------------------|--------------------|-----------------------|
| <b>Building Improvements</b>  |                       |                  |                  |                      |                    |                       |
| Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco            | \$9,245               | \$4,900          | \$4,345          |                      | \$ 8,622.50        | May-22                |
| Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco                   | \$8,450               | \$4,479          | \$3,972          |                      | \$ 8,622.50        | May-22                |
| Carriage Pointe Pool - Pressure Wash, Paint, Stucco                           | \$7,895               | \$4,184          | \$3,711          |                      | \$ 7,420.00        | May-22                |
| Heritage Pool "A" - Pressure Wash, Paint, Stucco                              | \$8,245               | \$4,370          | \$3,875          |                      | \$ 7,740.00        | May-22                |
| Heritage Pool "B" - Pressure Wash, Paint, Stucco                              | \$8,245               | \$4,370          | \$3,875          |                      | \$ 7,740.00        | May-22                |
| Homestead Pool - Pressure Wash, Paint Stucco                                  | \$7,895               | \$4,184          | \$3,711          |                      | \$ 7,420.00        | May-22                |
| Repair/Rebuild Two Roadway Arbors   | \$9,390               | \$4,977          | \$4,413          |                      |                    | May-22                |
| Seven Eagles Roof Replacement   | \$167,000             | \$88,510         | \$78,490         |                      |                    | Jun-22                |
| Homestead Pool Pavilion Roof Repairs  | \$15,000              | \$7,950          | \$7,050          |                      |                    | Oct-21                |
| Seven Eagles Functional Fitness Center  | \$26,000              | \$13,780         | \$12,220         |                      | \$ 25,024.00       |                       |
|   | <b>\$267,365</b>      | <b>\$141,703</b> | <b>\$125,662</b> | <b>\$ 241,500</b>    |                    |                       |
| <b>Gate/Gatehouse Improvements</b>  |                       |                  |                  |                      |                    |                       |
| Upgrade Access Control System for Reunion Resort/Reunion Village Gate         | \$349,474             | \$185,221        | \$164,253        |                      |                    | TBD                   |
| Upgrade Access Control for Carriage Pointe                                    | \$40,000              | \$21,200         | \$18,800         |                      |                    | Jun-22                |
|   | <b>\$389,474</b>      | <b>\$206,421</b> | <b>\$183,053</b> | <b>\$ 100,000</b>    |                    |                       |
| <b>Pool Furniture</b>   |                       |                  |                  |                      |                    |                       |
| 30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables at Terraces Pool | \$13,032              | \$6,907          | \$6,125          |                      | \$ 13,032.00       | Mar-22                |
|   | <b>\$13,032</b>       | <b>\$6,907</b>   | <b>\$6,125</b>   | <b>\$ 25,000</b>     |                    |                       |
| <b>Pool Repair &amp; Replacement</b>  |                       |                  |                  |                      |                    |                       |
| Heritage Crossing A Wading Pool Resurfacing                                   | \$5,295               | \$2,806          | \$2,489          |                      |                    | Mar-22                |
| Heritage Crossing B Pool Resurfacing  | \$30,882              | \$16,367         | \$14,515         |                      |                    | Mar-22                |
| 3 Pool Heaters - \$4,945 per Heater   | \$14,835              | \$7,863          | \$6,972          |                      | \$ 5,792.00        | Feb-22                |
| Pool Gates (5)  | \$37,500              | \$19,875         | \$17,625         |                      |                    |                       |
|   | <b>\$88,512</b>       | <b>\$46,911</b>  | <b>\$41,601</b>  | <b>\$ 50,000</b>     |                    |                       |
| <b>Signage</b>  |                       |                  |                  |                      |                    |                       |
| No Parking Signs  | \$60,800              | \$32,224         | \$28,576         |                      |                    | TBD                   |
|   | <b>\$60,800</b>       | <b>\$32,224</b>  | <b>\$28,576</b>  | <b>\$ 65,000</b>     |                    |                       |
| <b>Capital Outlay</b>   |                       |                  |                  |                      |                    |                       |
| Grand Traverse Parkway Playground   | \$142,000             | \$75,260         | \$66,740         |                      |                    | May-22                |
| Grand Traverse Parkway Outdoor Fitness Area                                   | \$107,000             | \$56,710         | \$50,290         |                      |                    | May-22                |
|   | <b>\$249,000</b>      | <b>\$131,970</b> | <b>\$117,030</b> | <b>\$ 250,000</b>    |                    |                       |
| <b>Landscape Improvements</b>   |                       |                  |                  |                      |                    |                       |
| Ribbon Palms  |                       |                  |                  | \$ 50,000            |                    |                       |
| Fountain Improvements   |                       |                  |                  | \$ 10,000            |                    |                       |
| Monument Improvements   |                       |                  |                  | \$ 10,000            |                    |                       |
| Lighting Improvements   |                       |                  |                  | \$ 5,000             |                    |                       |
| Irrigation Improvements   |                       |                  |                  | \$ 25,000            |                    |                       |
| Roadway Improvements  |                       |                  |                  | \$ 50,000            |                    |                       |
| Seven Eagles Gate/Gatehouse Improvements                                      |                       |                  |                  | \$ 5,000             |                    |                       |
| Seven Eagles Pool Furniture   |                       |                  |                  | \$ 15,000            |                    |                       |
| Seven Eagles Landscape Improvements   |                       |                  |                  | \$ 5,000             |                    |                       |
| <b>Estimated Totals &amp; Total Adopted R&amp;M Budget FY2022</b>             | <b>\$1,068,183</b>    | <b>\$566,137</b> | <b>\$502,046</b> | <b>\$ 906,500</b>    | <b>\$ 91,413</b>   |                       |

# SECTION 6

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$18,880,000  
SPECIAL ASSESSMENT BONDS  
SERIES 2005  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2022**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
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March 24, 2022

Reunion East Community Development District  
Osceola County, Florida

Re: \$18,880,000 Reunion East Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2005 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2022 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$3,489,002) for February 28, 2022. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2022).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion East CDD  
Special Assessment Bonds  
Summary of Rebate Calculations  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

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|   |                 |
|---|-----------------|
| <i>Anniversary Date.</i> . . . . .              | 05/01/2005      |
| <i>Future-Value Date.</i> . . . . .             | 02/28/2022      |
| <i>Arbitrage Yield Limit.</i> . . . . .         | 5.8005102       |
| <i>Total of Purpose Expenditures.</i> . . . . . | \$20,022,610.00 |
| <i>Internal Rate of Return.</i> . . . . .       | 2.3087687       |
| <i>90% of rebate liability.</i> . . . . .       | -\$3,140,101.51 |
| <i>Full rebate liability.</i> . . . . .         | -\$3,489,001.68 |

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**Reunion East CDD**  
**Special Assessment Bonds**  
**Purpose Expenditures Future Value Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005  
*Future Valued To:* 02/28/2022

| <i>Transaction Date</i> | <i>Group ID</i> | <i>Fund ID</i> | <i>Description</i>            | <i>Future Value Periods</i> | <i>Calculation Amt (Int. Earnings)</i> | <i>Pool %</i> | <i>FV Factor</i> | <i>FV Amount</i> |
|-------------------------|-----------------|----------------|-------------------------------|-----------------------------|--|---------------|------------------|------------------|
| 3/17/2005               | -1              | COI            | Beg. Arbitrage Gross Proceeds | 33.8944444                  | -18,928,668.44                         | 100.0000000   | 2.6354133        | -49,884,863.75   |
| 3/17/2005               | 0               |                | Construction                  | 33.8944444                  | 127,940.00                             | 100.0000000   | 2.6354133        | 337,174.77       |
| 3/17/2005               | 0               |                | Underwriter's Discount        | 33.8944444                  | 347,600.00                             | 100.0000000   | 2.6354133        | 916,069.65       |
| 3/28/2005               | 0               |                | Construction                  | 33.8333333                  | 1,020,593.00                           | 100.0000000   | 2.6308128        | 2,684,989.11     |
| 3/29/2005               | 0               |                | Construction                  | 33.8277778                  | 7,664.00                               | 100.0000000   | 2.6303950        | 20,159.35        |
| 4/11/2005               | 0               |                | Construction                  | 33.7611111                  | 4,020.00                               | 100.0000000   | 2.6253862        | 10,554.05        |
| 4/13/2005               | 0               |                | Construction                  | 33.7500000                  | 7,191.00                               | 100.0000000   | 2.6245523        | 18,873.16        |
| 4/19/2005               | 0               |                | Construction                  | 33.7166667                  | 1,335,340.00                           | 100.0000000   | 2.6220523        | 3,501,331.38     |
| 4/26/2005               | 0               |                | Construction                  | 33.6777778                  | 4,789.00                               | 100.0000000   | 2.6191387        | 12,543.06        |
| 5/2/2005                | 0               |                | Interest                      | 33.6444444                  | 182,507.00                             | 100.0000000   | 2.6166438        | 477,555.82       |
| 5/2/2005                | 0               |                | Construction                  | 33.6444444                  | 1,054.00                               | 100.0000000   | 2.6166438        | 2,757.94         |
| 5/18/2005               | 0               |                | Construction                  | 33.5555556                  | 350,478.00                             | 100.0000000   | 2.6100025        | 914,748.47       |
| 6/1/2005                | 0               |                | Construction                  | 33.4833333                  | 76.00                                  | 100.0000000   | 2.6046189        | 197.95           |
| 6/16/2005               | 0               |                | Construction                  | 33.4000000                  | 216,921.00                             | 100.0000000   | 2.5984208        | 563,652.03       |
| 7/1/2005                | 0               |                | Construction                  | 33.3166667                  | 1.00                                   | 100.0000000   | 2.5922374        | 2.59             |
| 7/8/2005                | 0               |                | Construction                  | 33.2777778                  | 592,168.00                             | 100.0000000   | 2.5893569        | 1,533,334.30     |
| 8/1/2005                | 0               |                | Construction                  | 33.1500000                  | 15.00                                  | 100.0000000   | 2.5799148        | 38.70            |
| 8/18/2005               | 0               |                | Construction                  | 33.0555556                  | 2,162,379.00                           | 100.0000000   | 2.5729580        | 5,563,710.42     |
| 9/1/2005                | 0               |                | Construction                  | 32.9833333                  | 193.00                                 | 100.0000000   | 2.5676508        | 495.56           |
| 10/1/2005               | 0               |                | Construction                  | 32.8166667                  | 31.00                                  | 100.0000000   | 2.5554451        | 79.22            |
| 10/3/2005               | 0               |                | Construction                  | 32.8055556                  | 23.00                                  | 100.0000000   | 2.5546334        | 58.76            |
| 10/11/2005              | 0               |                | Construction                  | 32.7611111                  | 870,865.00                             | 100.0000000   | 2.5513894        | 2,221,915.74     |
| 10/20/2005              | 0               |                | Construction                  | 32.7111111                  | 975,717.00                             | 100.0000000   | 2.5477448        | 2,485,877.92     |
| 11/1/2005               | 0               |                | Interest                      | 32.6500000                  | 547,520.00                             | 100.0000000   | 2.5432974        | 1,392,506.18     |
| 11/17/2005              | 0               |                | Construction                  | 32.5611111                  | 843,656.00                             | 100.0000000   | 2.5368422        | 2,140,222.16     |
| 11/22/2005              | 0               |                | Construction                  | 32.5333333                  | 2,150.00                               | 100.0000000   | 2.5348284        | 5,449.88         |
| 12/1/2005               | 0               |                | Construction                  | 32.4833333                  | 35.00                                  | 100.0000000   | 2.5312074        | 88.59            |
| 12/13/2005              | 0               |                | Construction                  | 32.4166667                  | 822,395.00                             | 100.0000000   | 2.5263875        | 2,077,688.48     |
| 12/14/2005              | 0               |                | Construction                  | 32.4111111                  | -40,491.00                             | 100.0000000   | 2.5259863        | -102,279.71      |
| 1/10/2006               | 0               |                | Construction                  | 32.2666667                  | -12,863.00                             | 100.0000000   | 2.5155763        | -32,357.86       |
| 1/11/2006               | 0               |                | Construction                  | 32.2611111                  | -15,577.00                             | 100.0000000   | 2.5151768        | -39,178.91       |
| 1/17/2006               | 0               |                | Construction                  | 32.2277778                  | 935,136.00                             | 100.0000000   | 2.5127810        | 2,349,791.98     |
| 2/13/2006               | 0               |                | Construction                  | 32.0833333                  | 191,021.00                             | 100.0000000   | 2.5024255        | 478,015.82       |
| 3/10/2006               | 0               |                | Construction                  | 31.9333333                  | 153,349.00                             | 100.0000000   | 2.4917168        | 382,102.28       |
| 4/12/2006               | 0               |                | Construction                  | 31.7555556                  | -240,678.00                            | 100.0000000   | 2.4790844        | -596,661.08      |
| 4/12/2006               | 0               |                | Construction                  | 31.7555556                  | 526.00                                 | 100.0000000   | 2.4790844        | 1,304.00         |
| 5/1/2006                | 0               |                | Interest                      | 31.6500000                  | 547,520.00                             | 100.0000000   | 2.4716143        | 1,353,258.23     |
| 5/15/2006               | 0               |                | Construction                  | 31.5722222                  | 350.00                                 | 100.0000000   | 2.4661243        | 863.14           |
| 5/16/2006               | 0               |                | Construction                  | 31.5666667                  | 1,077,588.00                           | 100.0000000   | 2.4657327        | 2,657,043.92     |
| 5/25/2006               | 0               |                | Construction                  | 31.5166667                  | -1,077,588.00                          | 100.0000000   | 2.4622104        | -2,653,248.40    |
| 5/26/2006               | 0               |                | Construction                  | 31.5111111                  | 476,555.00                             | 100.0000000   | 2.4618194        | 1,173,192.33     |
| 6/15/2006               | 0               |                | Construction                  | 31.4055556                  | 237,718.00                             | 100.0000000   | 2.4544012        | 583,455.35       |
| 7/21/2006               | 0               |                | Construction                  | 31.2055556                  | 651,243.00                             | 100.0000000   | 2.4404070        | 1,589,298.00     |
| 8/3/2006                | 0               |                | Construction                  | 31.1388889                  | 139,711.00                             | 100.0000000   | 2.4357601        | 340,302.47       |
| 8/15/2006               | 0               |                | Construction                  | 31.0722222                  | 168,403.00                             | 100.0000000   | 2.4311219        | 409,408.23       |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 13:57 | Rpt15a

**Reunion East CDD**  
**Special Assessment Bonds**  
**Purpose Expenditures Future Value Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005  
*Future Valued To:* 02/28/2022

| <i>Transaction<br/>Date</i> | <i>Group<br/>ID</i> | <i>Fund<br/>ID</i> | <i>Description</i> | <i>Future Value<br/>Periods</i> | <i>Calculation Amt<br/>(Int. Earnings)</i> | <i>Pool %</i> | <i>FV<br/>Factor</i> | <i>FV<br/>Amount</i> |
|-----------------------------|---------------------|--------------------|--------------------|---------------------------------|--|---------------|----------------------|----------------------|
| 9/1/2006                    | 0                   |                    | Reserve            | 30.9833333                      | 166.00                                     | 100.0000000   | 2.4249515            | 402.54               |
| 9/19/2006                   | 0                   |                    | Construction       | 30.8833333                      | 373,218.00                                 | 100.0000000   | 2.4180285            | 902,451.75           |
| 10/2/2006                   | 0                   |                    | Construction       | 30.8111111                      | -103,816.00                                | 100.0000000   | 2.4130408            | -250,512.25          |
| 11/1/2006                   | 0                   |                    | Interest           | 30.6500000                      | 547,520.00                                 | 100.0000000   | 2.4019515            | 1,315,116.50         |
| 11/14/2006                  | 0                   |                    | Construction       | 30.5777778                      | 287,270.00                                 | 100.0000000   | 2.3969970            | 688,585.34           |
| 11/15/2006                  | 0                   |                    | Construction       | 30.5722222                      | 54,917.00                                  | 100.0000000   | 2.3966163            | 131,614.98           |
| 12/20/2006                  | 0                   |                    | Construction       | 30.3777778                      | 293,481.00                                 | 100.0000000   | 2.3833301            | 699,462.11           |
| 1/10/2007                   | 0                   |                    | Construction       | 30.2666667                      | 90.00                                      | 100.0000000   | 2.3757711            | 213.82               |
| 1/16/2007                   | 0                   |                    | Construction       | 30.2333333                      | 46,185.00                                  | 100.0000000   | 2.3735081            | 109,620.47           |
| 2/14/2007                   | 0                   |                    | Construction       | 30.0777778                      | -7,071.00                                  | 100.0000000   | 2.3629758            | -16,708.60           |
| 2/14/2007                   | 0                   |                    | Construction       | 30.0777778                      | 740.00                                     | 100.0000000   | 2.3629758            | 1,748.60             |
| 3/5/2007                    | 0                   |                    | Construction       | 29.9611111                      | -192.00                                    | 100.0000000   | 2.3551072            | -452.18              |
| 3/8/2007                    | 0                   |                    | Construction       | 29.9444444                      | 7,071.00                                   | 100.0000000   | 2.3539853            | 16,645.03            |
| 3/14/2007                   | 0                   |                    | Construction       | 29.9111111                      | -100.00                                    | 100.0000000   | 2.3517430            | -235.17              |
| 3/19/2007                   | 0                   |                    | Construction       | 29.8833333                      | -9,051.00                                  | 100.0000000   | 2.3498761            | -21,268.73           |
| 5/1/2007                    | 0                   |                    | Interest           | 29.6500000                      | 1,540.00                                   | 100.0000000   | 2.3342523            | 3,594.75             |
| 6/19/2007                   | 0                   |                    | Construction       | 29.3833333                      | 31,640.00                                  | 100.0000000   | 2.3165236            | 73,294.81            |
| 7/17/2007                   | 0                   |                    | Construction       | 29.2277778                      | 8,917.00                                   | 100.0000000   | 2.3062442            | 20,564.78            |
| 8/14/2007                   | 0                   |                    | Construction       | 29.0777778                      | 86,091.00                                  | 100.0000000   | 2.2963750            | 197,697.22           |
| 9/19/2007                   | 0                   |                    | Construction       | 28.8833333                      | 27,383.00                                  | 100.0000000   | 2.2836446            | 62,533.04            |
| 10/19/2007                  | 0                   |                    | Construction       | 28.7166667                      | 17,662.00                                  | 100.0000000   | 2.2727889            | 40,142.00            |
| 10/30/2007                  | 0                   |                    | Interest           | 28.6555556                      | -540,554.00                                | 100.0000000   | 2.2688214            | -1,226,420.50        |
| 11/1/2007                   | 0                   |                    | Interest           | 28.6500000                      | 540,560.00                                 | 100.0000000   | 2.2684611            | 1,226,239.33         |
| 11/13/2007                  | 0                   |                    | Construction       | 28.5833333                      | 2,182.00                                   | 100.0000000   | 2.2641415            | 4,940.36             |
| 12/14/2007                  | 0                   |                    | Construction       | 28.4111111                      | 579.00                                     | 100.0000000   | 2.2530207            | 1,304.50             |
| 1/14/2008                   | 0                   |                    | Construction       | 28.2444444                      | 27,967.00                                  | 100.0000000   | 2.2423106            | 62,710.70            |
| 2/20/2008                   | 0                   |                    | Construction       | 28.0444444                      | 184,362.00                                 | 100.0000000   | 2.2295257            | 411,039.82           |
| 3/17/2008                   | 0                   |                    | Construction       | 27.8944444                      | 30,833.00                                  | 100.0000000   | 2.2199849            | 68,448.79            |
| 4/14/2008                   | 0                   |                    | Construction       | 27.7444444                      | 50,902.00                                  | 100.0000000   | 2.2104849            | 112,518.10           |
| 4/30/2008                   | 0                   |                    | Interest           | 27.6555556                      | -540,414.00                                | 100.0000000   | 2.2048744            | -1,191,545.02        |
| 5/1/2008                    | 0                   |                    | Interest           | 27.6500000                      | 540,560.00                                 | 100.0000000   | 2.2045243            | 1,191,677.64         |
| 5/15/2008                   | 0                   |                    | Construction       | 27.5722222                      | 22,746.00                                  | 100.0000000   | 2.1996276            | 50,032.73            |
| 5/27/2008                   | 0                   |                    | Construction       | 27.5055556                      | 11,100.00                                  | 100.0000000   | 2.1954391            | 24,369.37            |
| 6/6/2008                    | 0                   |                    | Construction       | 27.4555556                      | -7,315.00                                  | 100.0000000   | 2.1923030            | -16,036.70           |
| 6/26/2008                   | 0                   |                    | Construction       | 27.3444444                      | 3,544.00                                   | 100.0000000   | 2.1853498            | 7,744.88             |
| 7/11/2008                   | 0                   |                    | Construction       | 27.2611111                      | 41,830.00                                  | 100.0000000   | 2.1801494            | 91,195.65            |
| 8/15/2008                   | 0                   |                    | Construction       | 27.0722222                      | 14,692.00                                  | 100.0000000   | 2.1684077            | 31,858.25            |
| 9/9/2008                    | 0                   |                    | Construction       | 26.9388889                      | 10,252.00                                  | 100.0000000   | 2.1601575            | 22,145.93            |
| 10/10/2008                  | 0                   |                    | Construction       | 26.7666667                      | 8,298.00                                   | 100.0000000   | 2.1495474            | 17,836.94            |
| 10/31/2008                  | 0                   |                    | Interest           | 26.6555556                      | -533,125.00                                | 100.0000000   | 2.1427298            | -1,142,342.83        |
| 11/3/2008                   | 0                   |                    | Interest           | 26.6388889                      | 533,165.00                                 | 100.0000000   | 2.1417091            | 1,141,884.31         |
| 11/14/2008                  | 0                   |                    | Construction       | 26.5777778                      | 1,601.00                                   | 100.0000000   | 2.1379704            | 3,422.89             |
| 12/8/2008                   | 0                   |                    | Construction       | 26.4444444                      | 2,006.00                                   | 100.0000000   | 2.1298360            | 4,272.45             |
| 3/12/2009                   | 0                   |                    | Construction       | 25.9222222                      | 984.00                                     | 100.0000000   | 2.0982731            | 2,064.70             |
| 4/15/2009                   | 0                   |                    | Construction       | 25.7388889                      | 2,087.00                                   | 100.0000000   | 2.0873038            | 4,356.20             |

**Reunion East CDD**  
**Special Assessment Bonds**  
**Purpose Expenditures Future Value Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005  
*Future Valued To:* 02/28/2022

| <i>Transaction Date</i> | <i>Group ID</i> | <i>Fund ID</i> | <i>Description</i> | <i>Future Value Periods</i> | <i>Calculation Amt (Int. Earnings)</i> | <i>Pool %</i> | <i>FV Factor</i> | <i>FV Amount</i> |
|-------------------------|-----------------|----------------|--------------------|-----------------------------|--|---------------|------------------|------------------|
| 5/1/2009                | 0               |                | Interest           | 25.6500000                  | -533,055.00                            | 100.0000000   | 2.0820060        | -1,109,823.72    |
| 5/1/2009                | 0               |                | Interest           | 25.6500000                  | 533,165.00                             | 100.0000000   | 2.0820060        | 1,110,052.74     |
| 5/12/2009               | 0               |                | Construction       | 25.5888889                  | 2,491.00                               | 100.0000000   | 2.0783716        | 5,177.22         |
| 6/12/2009               | 0               |                | Construction       | 25.4222222                  | 635.00                                 | 100.0000000   | 2.0684917        | 1,313.49         |
| 7/1/2009                | 0               |                | Construction       | 25.3166667                  | 341.00                                 | 100.0000000   | 2.0622588        | 703.23           |
| 8/18/2009               | 0               |                | Construction       | 25.0555556                  | 753.00                                 | 100.0000000   | 2.0469210        | 1,541.33         |
| 9/10/2009               | 0               |                | Construction       | 24.9333333                  | 1,666.00                               | 100.0000000   | 2.0397809        | 3,398.28         |
| 10/7/2009               | 0               |                | Construction       | 24.7833333                  | 848.00                                 | 100.0000000   | 2.0310521        | 1,722.33         |
| 11/2/2009               | 0               |                | Interest           | 24.6444444                  | -525,335.00                            | 100.0000000   | 2.0230031        | -1,062,754.34    |
| 11/2/2009               | 0               |                | Interest           | 24.6444444                  | 525,335.00                             | 100.0000000   | 2.0230031        | 1,062,754.34     |
| 11/18/2009              | 0               |                | Construction       | 24.5555556                  | 491.00                                 | 100.0000000   | 2.0178685        | 990.77           |
| 12/15/2009              | 0               |                | Construction       | 24.4055556                  | 3,500.00                               | 100.0000000   | 2.0092334        | 7,032.32         |
| 1/15/2010               | 0               |                | Construction       | 24.2388889                  | 385.00                                 | 100.0000000   | 1.9996822        | 769.88           |
| 3/17/2010               | 0               |                | Construction       | 23.8944444                  | 341.00                                 | 100.0000000   | 1.9800867        | 675.21           |
| 4/7/2010                | 0               |                | Construction       | 23.7833333                  | 2,399.00                               | 100.0000000   | 1.9738066        | 4,735.16         |
| 5/14/2010               | 0               |                | Construction       | 23.5777778                  | 2,581.00                               | 100.0000000   | 1.9622410        | 5,064.54         |
| 5/24/2010               | 0               |                | Reserve            | 23.5222222                  | 473,916.00                             | 100.0000000   | 1.9591267        | 928,461.51       |
| 7/23/2010               | 0               |                | Construction       | 23.1944444                  | 3,081.00                               | 100.0000000   | 1.9408532        | 5,979.77         |
| 7/30/2010               | 0               |                | Construction       | 23.1555556                  | 546.00                                 | 100.0000000   | 1.9386965        | 1,058.53         |
| 9/17/2010               | 0               |                | Construction       | 22.8944444                  | 971.00                                 | 100.0000000   | 1.9242778        | 1,868.47         |
| 10/20/2010              | 0               |                | Reserve            | 22.7111111                  | 6,048.00                               | 100.0000000   | 1.9142181        | 11,577.19        |
| 11/3/2010               | 0               |                | Construction       | 22.6388889                  | -6,750.00                              | 100.0000000   | 1.9102696        | -12,894.32       |
| 11/3/2010               | 0               |                | Construction       | 22.6388889                  | 13,500.00                              | 100.0000000   | 1.9102696        | 25,788.64        |
| 11/15/2010              | 0               |                | Reserve            | 22.5722222                  | 3,751.00                               | 100.0000000   | 1.9066321        | 7,151.78         |
| 11/19/2010              | 0               |                | Construction       | 22.5500000                  | 5,213.00                               | 100.0000000   | 1.9054212        | 9,932.96         |
| 11/22/2010              | 0               |                | Construction       | 22.5333333                  | -10,895.00                             | 100.0000000   | 1.9045134        | -20,749.67       |
| 11/23/2010              | 0               |                | Construction       | 22.5277778                  | 21,790.00                              | 100.0000000   | 1.9042110        | 41,492.76        |
| 2/9/2011                | 0               |                | Construction       | 22.1055556                  | 381.00                                 | 100.0000000   | 1.8813628        | 716.80           |
| 5/20/2011               | 0               |                | Construction       | 21.5444444                  | 334.00                                 | 100.0000000   | 1.8514226        | 618.38           |
| 9/21/2011               | 0               |                | Reserve            | 20.8722222                  | 17,082.00                              | 100.0000000   | 1.8161802        | 31,023.99        |
| 9/26/2011               | 0               |                | Construction       | 20.8444444                  | 1,138.00                               | 100.0000000   | 1.8147384        | 2,065.17         |
| 5/21/2012               | 0               |                | Reserve            | 19.5388889                  | 7,500.00                               | 100.0000000   | 1.7482505        | 13,111.88        |
| 12/19/2012              | 0               |                | Reserve            | 18.3833333                  | 5,856.00                               | 100.0000000   | 1.6914368        | 9,905.05         |
| 6/18/2013               | 0               |                | Reserve            | 17.3888889                  | 5,000.00                               | 100.0000000   | 1.6440245        | 8,220.12         |
| 11/19/2013              | 0               |                | Reserve            | 16.5500000                  | 9,736.00                               | 100.0000000   | 1.6050637        | 15,626.90        |
| 7/24/2014               | 2015            |                | Deferred costs     | 15.1888889                  | 32,131.00                              | 100.0000000   | 1.5438038        | 49,603.96        |
| 8/14/2014               | 2015            |                | Reserve            | 15.0777778                  | 2,289.00                               | 100.0000000   | 1.5389074        | 3,522.56         |
| 10/14/2014              | 2015            |                | Construction       | 14.7444444                  | 553,755.00                             | 100.0000000   | 1.5243113        | 844,095.02       |
| 10/20/2014              | 2015            |                | Construction       | 14.7111111                  | -136,030.00                            | 100.0000000   | 1.5228594        | -207,154.56      |
| 11/18/2014              | 2015            |                | Deferred costs     | 14.5555556                  | 145,613.00                             | 100.0000000   | 1.5161018        | 220,764.12       |
| 11/18/2014              | 2015            |                | Construction       | 14.5555556                  | 1,208,792.00                           | 100.0000000   | 1.5161018        | 1,832,651.67     |
| 11/26/2014              | 2015            |                | Reserve            | 14.5111111                  | 203,251.00                             | 100.0000000   | 1.5141765        | 307,757.89       |
| 12/5/2014               | 2015            |                | Construction       | 14.4611111                  | 243,000.00                             | 100.0000000   | 1.5120136        | 367,419.29       |
| 1/5/2015                | 2015            |                | Construction       | 14.2944444                  | -71,481.00                             | 100.0000000   | 1.5048260        | -107,566.46      |
| 1/12/2015               | 2015            |                | Construction       | 14.2555556                  | -195,605.00                            | 100.0000000   | 1.5031538        | -294,024.40      |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 13:57 | Rpt15a

**Reunion East CDD**  
**Special Assessment Bonds**  
**Purpose Expenditures Future Value Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005  
*Future Valued To:* 02/28/2022

| <i>Transaction<br/>Date</i> | <i>Group<br/>ID</i> | <i>Fund<br/>ID</i> | <i>Description</i>                | <i>Future Value<br/>Periods</i> | <i>Calculation Amt<br/>(Int. Earnings)</i> | <i>Pool %</i> | <i>FV<br/>Factor</i> | <i>FV<br/>Amount</i> |
|-----------------------------|---------------------|--------------------|-----------------------------------|---------------------------------|--|---------------|----------------------|----------------------|
| 5/18/2015                   | 2016                |                    | Reserve                           | 13.5555556                      | 22,642.00                                  | 100.0000000   | 1.4733703            | 33,360.05            |
| 5/29/2015                   | 2016                |                    | Deferred costs                    | 13.4944444                      | 1.00                                       | 100.0000000   | 1.4707983            | 1.47                 |
| 5/29/2015                   | 2016                |                    | Construction                      | 13.4944444                      | 1,239,383.00                               | 100.0000000   | 1.4707983            | 1,822,882.39         |
| 5/29/2015                   | 2016                |                    | Reserve                           | 13.4944444                      | 512,383.00                                 | 100.0000000   | 1.4707983            | 753,612.04           |
| 2/28/2022                   | -1                  |                    | Unspent Proceeds as of 02/28/2022 | 0.0000000                       | 14.00                                      | 100.0000000   | 1.0000000            | 14.00                |

**1,093,955.56**
**-3,489,001.68**

|  |                  |
|--|------------------|
| <i>Arbitrage Yield Limit (AYL) .....</i>   | <b>5.8005102</b> |
| <i>Internal Rate of Return (IRR) .....</i> | <b>2.3087687</b> |
| <i>Future Valued To.. .....</i>            | <b>2/28/2022</b> |

**Reunion East CDD**  
**Special Assessment Bonds**  
**A.Y.L. Verification Report**  
**18,880,000.00**

*Dated:* 03/01/2005

*Delivered:* 03/17/2005

*MSRB 30/360 SEMI 4/3*

| <i>Period</i> | <i>Coupon Date</i> | <i>Principal Payment</i> | <i>Coupon Rate</i> | <i>Interest Payment</i> | <i>Cred. Enh./ Sinking Fund Adj</i> | <i>Periodic Debt Service</i> | <i>Present Value Factor</i> | <i>Discounted Debt Service</i> |
|---------------|--------------------|--------------------------|--------------------|-------------------------|-------------------------------------|------------------------------|-----------------------------|--------------------------------|
| 1             | 05/01/2005         |                          |                    | 182,506.64              | -                                   | 182,506.64                   | 0.9930357                   | 181,235.61                     |
| 2             | 11/01/2005         |                          |                    | 547,520.00              | -                                   | 547,520.00                   | 0.9650469                   | 528,382.47                     |
| 3             | 05/01/2006         |                          |                    | 547,520.00              | -                                   | 547,520.00                   | 0.9378469                   | 513,489.95                     |
| 4             | 11/01/2006         |                          |                    | 547,520.00              | -                                   | 547,520.00                   | 0.9114136                   | 499,017.18                     |
| 5             | 05/01/2007         | 240,000.00               | 5.800              | 547,520.00              | -                                   | 787,520.00                   | 0.8857253                   | 697,526.41                     |
| 6             | 11/01/2007         |                          |                    | 540,560.00              | -                                   | 540,560.00                   | 0.8607611                   | 465,293.00                     |
| 7             | 05/01/2008         | 255,000.00               | 5.800              | 540,560.00              | -                                   | 795,560.00                   | 0.8365004                   | 665,486.27                     |
| 8             | 11/01/2008         |                          |                    | 533,165.00              | -                                   | 533,165.00                   | 0.8129236                   | 433,422.39                     |
| 9             | 05/01/2009         | 270,000.00               | 5.800              | 533,165.00              | -                                   | 803,165.00                   | 0.7900112                   | 634,509.36                     |
| 10            | 11/01/2009         |                          |                    | 525,335.00              | -                                   | 525,335.00                   | 0.7677447                   | 403,323.14                     |
| 11            | 05/01/2010         | 285,000.00               | 5.800              | 525,335.00              | -                                   | 810,335.00                   | 0.7461057                   | 604,595.55                     |
| 12            | 11/01/2010         |                          |                    | 517,070.00              | -                                   | 517,070.00                   | 0.7250766                   | 374,915.37                     |
| 13            | 05/01/2011         | 305,000.00               | 5.800              | 517,070.00              | -                                   | 822,070.00                   | 0.7046403                   | 579,263.61                     |
| 14            | 11/01/2011         |                          |                    | 508,225.00              | -                                   | 508,225.00                   | 0.6847799                   | 348,022.26                     |
| 15            | 05/01/2012         | 320,000.00               | 5.800              | 508,225.00              | -                                   | 828,225.00                   | 0.6654793                   | 551,166.59                     |
| 16            | 11/01/2012         |                          |                    | 498,945.00              | -                                   | 498,945.00                   | 0.6467227                   | 322,679.05                     |
| 17            | 05/01/2013         | 340,000.00               | 5.800              | 498,945.00              | -                                   | 838,945.00                   | 0.6284947                   | 527,272.51                     |
| 18            | 11/01/2013         |                          |                    | 489,085.00              | -                                   | 489,085.00                   | 0.6107805                   | 298,723.60                     |
| 19            | 05/01/2014         | 360,000.00               | 5.800              | 489,085.00              | -                                   | 849,085.00                   | 0.5935656                   | 503,987.67                     |
| 20            | 11/01/2014         |                          |                    | 478,645.00              | -                                   | 478,645.00                   | 0.5768359                   | 276,099.62                     |
| 21            | 05/01/2015         | 380,000.00               | 5.800              | 478,645.00              | -                                   | 858,645.00                   | 0.5605777                   | 481,337.26                     |
| 22            | 11/01/2015         |                          |                    | 467,625.00              | -                                   | 467,625.00                   | 0.5447778                   | 254,751.71                     |
| 23            | 05/01/2016         | 405,000.00               | 5.800              | 467,625.00              | -                                   | 872,625.00                   | 0.5294232                   | 461,987.88                     |
| 24            | 11/01/2016         |                          |                    | 455,880.00              | -                                   | 455,880.00                   | 0.5145013                   | 234,550.86                     |
| 25            | 05/01/2017         | 430,000.00               | 5.800              | 455,880.00              | -                                   | 885,880.00                   | 0.5000000                   | 442,940.03                     |
| 26            | 11/01/2017         |                          |                    | 443,410.00              | -                                   | 443,410.00                   | 0.4859075                   | 215,456.23                     |
| 27            | 05/01/2018         | 455,000.00               | 5.800              | 443,410.00              | -                                   | 898,410.00                   | 0.4722121                   | 424,240.09                     |
| 28            | 11/01/2018         |                          |                    | 430,215.00              | -                                   | 430,215.00                   | 0.4589028                   | 197,426.85                     |
| 29            | 05/01/2019         | 480,000.00               | 5.800              | 430,215.00              | -                                   | 910,215.00                   | 0.4459685                   | 405,927.26                     |
| 30            | 11/01/2019         |                          |                    | 416,295.00              | -                                   | 416,295.00                   | 0.4333989                   | 180,421.78                     |
| 31            | 05/01/2020         | 510,000.00               | 5.800              | 416,295.00              | -                                   | 926,295.00                   | 0.4211835                   | 390,140.15                     |
| 32            | 11/01/2020         |                          |                    | 401,505.00              | -                                   | 401,505.00                   | 0.4093124                   | 164,340.96                     |
| 33            | 05/01/2021         | 540,000.00               | 5.800              | 401,505.00              | -                                   | 941,505.00                   | 0.3977759                   | 374,507.96                     |
| 34            | 11/01/2021         |                          |                    | 385,845.00              | -                                   | 385,845.00                   | 0.3865645                   | 149,153.98                     |
| 35            | 05/01/2022         | 575,000.00               | 5.800              | 385,845.00              | -                                   | 960,845.00                   | 0.3756691                   | 360,959.81                     |
| 36            | 11/01/2022         |                          |                    | 369,170.00              | -                                   | 369,170.00                   | 0.3650809                   | 134,776.90                     |
| 37            | 05/01/2023         | 605,000.00               | 5.800              | 369,170.00              | -                                   | 974,170.00                   | 0.3547910                   | 345,626.76                     |
| 38            | 11/01/2023         |                          |                    | 351,625.00              | -                                   | 351,625.00                   | 0.3447912                   | 121,237.20                     |
| 39            | 05/01/2024         | 645,000.00               | 5.800              | 351,625.00              | -                                   | 996,625.00                   | 0.3350732                   | 333,942.34                     |
| 40            | 11/01/2024         |                          |                    | 332,920.00              | -                                   | 332,920.00                   | 0.3256291                   | 108,408.45                     |
| 41            | 05/01/2025         | 680,000.00               | 5.800              | 332,920.00              | -                                   | 1,012,920.00                 | 0.3164512                   | 320,539.79                     |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 14:0 | Rpt01h

**Reunion East CDD**  
**Special Assessment Bonds**  
**A.Y.L. Verification Report**  
**18,880,000.00**

*Dated:* 03/01/2005

*Delivered:* 03/17/2005

*MSRB 30/360 SEMI 4/3*

| <i>Period</i> | <i>Coupon Date</i> | <i>Principal Payment</i> | <i>Coupon Rate</i> | <i>Interest Payment</i> | <i>Cred. Enh./ Sinking Fund Adj</i> | <i>Periodic Debt Service</i> | <i>Present Value Factor</i> | <i>Discounted Debt Service</i> |
|---------------|--------------------|--------------------------|--------------------|-------------------------|-------------------------------------|------------------------------|-----------------------------|--------------------------------|
| 42            | 11/01/2025         |                          |                    | 313,200.00              | -                                   | 313,200.00                   | 0.3075320                   | 96,319.03                      |
| 43            | 05/01/2026         | 720,000.00               | 5.800              | 313,200.00              | -                                   | 1,033,200.00                 | 0.2988642                   | 308,786.50                     |
| 44            | 11/01/2026         |                          |                    | 292,320.00              | -                                   | 292,320.00                   | 0.2904407                   | 84,901.62                      |
| 45            | 05/01/2027         | 765,000.00               | 5.800              | 292,320.00              | -                                   | 1,057,320.00                 | 0.2822546                   | 298,433.41                     |
| 46            | 11/01/2027         |                          |                    | 270,135.00              | -                                   | 270,135.00                   | 0.2742992                   | 74,097.82                      |
| 47            | 05/01/2028         | 810,000.00               | 5.800              | 270,135.00              | -                                   | 1,080,135.00                 | 0.2665681                   | 287,929.48                     |
| 48            | 11/01/2028         |                          |                    | 246,645.00              | -                                   | 246,645.00                   | 0.2590548                   | 63,894.57                      |
| 49            | 05/01/2029         | 860,000.00               | 5.800              | 246,645.00              | -                                   | 1,106,645.00                 | 0.2517533                   | 278,601.55                     |
| 50            | 11/01/2029         |                          |                    | 221,705.00              | -                                   | 221,705.00                   | 0.2446576                   | 54,241.82                      |
| 51            | 05/01/2030         | 910,000.00               | 5.800              | 221,705.00              | -                                   | 1,131,705.00                 | 0.2377619                   | 269,076.35                     |
| 52            | 11/01/2030         |                          |                    | 195,315.00              | -                                   | 195,315.00                   | 0.2310606                   | 45,129.60                      |
| 53            | 05/01/2031         | 965,000.00               | 5.800              | 195,315.00              | -                                   | 1,160,315.00                 | 0.2245481                   | 260,546.53                     |
| 54            | 11/01/2031         |                          |                    | 167,330.00              | -                                   | 167,330.00                   | 0.2182192                   | 36,514.62                      |
| 55            | 05/01/2032         | 1,025,000.00             | 5.800              | 167,330.00              | -                                   | 1,192,330.00                 | 0.2120687                   | 252,855.82                     |
| 56            | 11/01/2032         |                          |                    | 137,605.00              | -                                   | 137,605.00                   | 0.2060915                   | 28,359.22                      |
| 57            | 05/01/2033         | 1,085,000.00             | 5.800              | 137,605.00              | -                                   | 1,222,605.00                 | 0.2002828                   | 244,866.71                     |
| 58            | 11/01/2033         |                          |                    | 106,140.00              | -                                   | 106,140.00                   | 0.1946378                   | 20,658.85                      |
| 59            | 05/01/2034         | 1,150,000.00             | 5.800              | 106,140.00              | -                                   | 1,256,140.00                 | 0.1891519                   | 237,601.25                     |
| 60            | 11/01/2034         |                          |                    | 72,790.00               | -                                   | 72,790.00                    | 0.1838206                   | 13,380.30                      |
| 61            | 05/01/2035         | 1,220,000.00             | 5.800              | 72,790.00               | -                                   | 1,292,790.00                 | 0.1786396                   | 230,943.51                     |
| 62            | 11/01/2035         |                          |                    | 37,410.00               | -                                   | 37,410.00                    | 0.1736046                   | 6,494.55                       |
| 63            | 05/01/2036         | 1,290,000.00             | 5.800              | 37,410.00               | -                                   | 1,327,410.00                 | 0.1687116                   | 223,949.43                     |
|               |                    | <b>18,880,000.00</b>     |                    | <b>22,784,816.64</b>    | <b>0.00</b>                         | <b>41,664,816.64</b>         |                             | <b>18,928,668.40</b>           |

|  |                  |
|--|------------------|
| <i>True Interest Cost (TIC). . . . .</i>           | <b>5.9651604</b> |
| <i>Net Interest Cost (NIC). . . . .</i>            | <b>5.8884835</b> |
| <i>Arbitrage Yield Limit (AYL). . . . .</i>        | <b>5.8005102</b> |
| <i>Arbitrage Net Interest Cost (ANIC). . . . .</i> | <b>5.8000000</b> |

|   |                        |
|---|------------------------|
| <i>Face value of bond Issue. . . . .</i>            | <b>\$18,880,000.00</b> |
| <i>Accrued interest (+). . . . .</i>                | <b>\$48,668.45</b>     |
| <i>Original issue premium/discount (+). . . . .</i> | <b>\$0.00</b>          |
| <i>Bond surety fee (-). . . . .</i>                 | <b>\$0.00</b>          |
| <i>Lump-sum credit enhancements (-). . . . .</i>    | <b>\$0.00</b>          |
| <i>Other AYL costs (-). . . . .</i>                 |                        |
| <i>= AYL Target. . . . .</i>                        | <b>\$18,928,668.45</b> |

# Reunion East CDD

## Special Assessment Bonds

### T.I.C. Verification Report (Regular)

18,880,000.00

1

MSRB 30/360 SEMI 4/3

Dated: 3/1/2005

Delivered: 3/17/2005

| Period | Coupon Date | Principal Payment | Coupon Rate | Interest Payment | Credit Enhancements | Periodic Debt Service | Present Value Factor | Discounted Debt Service |
|--------|-------------|-------------------|-------------|------------------|---------------------|-----------------------|----------------------|-------------------------|
| 1      | 5/1/2005    |                   |             | 182,506.64       | -                   | 182,506.64            | 0.9928416            | 181,200.19              |
| 2      | 11/1/2005   |                   |             | 547,520.00       | -                   | 547,520.00            | 0.9640869            | 527,856.88              |
| 3      | 5/1/2006    |                   |             | 547,520.00       | -                   | 547,520.00            | 0.9361651            | 512,569.10              |
| 4      | 11/1/2006   |                   |             | 547,520.00       | -                   | 547,520.00            | 0.9090519            | 497,724.08              |
| 5      | 5/1/2007    | 240,000.00        | 5.800       | 547,520.00       | -                   | 787,520.00            | 0.8827239            | 695,162.74              |
| 6      | 11/1/2007   |                   |             | 540,560.00       | -                   | 540,560.00            | 0.8571585            | 463,345.59              |
| 7      | 5/1/2008    | 255,000.00        | 5.800       | 540,560.00       | -                   | 795,560.00            | 0.8323335            | 662,171.21              |
| 8      | 11/1/2008   |                   |             | 533,165.00       | -                   | 533,165.00            | 0.8082274            | 430,918.58              |
| 9      | 5/1/2009    | 270,000.00        | 5.800       | 533,165.00       | -                   | 803,165.00            | 0.7848196            | 630,339.60              |
| 10     | 11/1/2009   |                   |             | 525,335.00       | -                   | 525,335.00            | 0.7620896            | 400,352.35              |
| 11     | 5/1/2010    | 285,000.00        | 5.800       | 525,335.00       | -                   | 810,335.00            | 0.7400180            | 599,662.48              |
| 12     | 11/1/2010   |                   |             | 517,070.00       | -                   | 517,070.00            | 0.7185856            | 371,559.06              |
| 13     | 5/1/2011    | 305,000.00        | 5.800       | 517,070.00       | -                   | 822,070.00            | 0.6977739            | 573,619.02              |
| 14     | 11/1/2011   |                   |             | 508,225.00       | -                   | 508,225.00            | 0.6775650            | 344,355.48              |
| 15     | 5/1/2012    | 320,000.00        | 5.800       | 508,225.00       | -                   | 828,225.00            | 0.6579414            | 544,923.51              |
| 16     | 11/1/2012   |                   |             | 498,945.00       | -                   | 498,945.00            | 0.6388861            | 318,769.02              |
| 17     | 5/1/2013    | 340,000.00        | 5.800       | 498,945.00       | -                   | 838,945.00            | 0.6203827            | 520,466.95              |
| 18     | 11/1/2013   |                   |             | 489,085.00       | -                   | 489,085.00            | 0.6024152            | 294,632.22              |
| 19     | 5/1/2014    | 360,000.00        | 5.800       | 489,085.00       | -                   | 849,085.00            | 0.5849680            | 496,687.58              |
| 20     | 11/1/2014   |                   |             | 478,645.00       | -                   | 478,645.00            | 0.5680262            | 271,882.90              |
| 21     | 5/1/2015    | 380,000.00        | 5.800       | 478,645.00       | -                   | 858,645.00            | 0.5515750            | 473,607.14              |
| 22     | 11/1/2015   |                   |             | 467,625.00       | -                   | 467,625.00            | 0.5356003            | 250,460.10              |
| 23     | 5/1/2016    | 405,000.00        | 5.800       | 467,625.00       | -                   | 872,625.00            | 0.5200883            | 453,842.02              |
| 24     | 11/1/2016   |                   |             | 455,880.00       | -                   | 455,880.00            | 0.5050255            | 230,231.01              |
| 25     | 5/1/2017    | 430,000.00        | 5.800       | 455,880.00       | -                   | 885,880.00            | 0.4903989            | 434,434.61              |
| 26     | 11/1/2017   |                   |             | 443,410.00       | -                   | 443,410.00            | 0.4761960            | 211,150.07              |
| 27     | 5/1/2018    | 455,000.00        | 5.800       | 443,410.00       | -                   | 898,410.00            | 0.4624044            | 415,428.76              |
| 28     | 11/1/2018   |                   |             | 430,215.00       | -                   | 430,215.00            | 0.4490123            | 193,171.82              |
| 29     | 5/1/2019    | 480,000.00        | 5.800       | 430,215.00       | -                   | 910,215.00            | 0.4360080            | 396,861.01              |
| 30     | 11/1/2019   |                   |             | 416,295.00       | -                   | 416,295.00            | 0.4233803            | 176,251.11              |
| 31     | 5/1/2020    | 510,000.00        | 5.800       | 416,295.00       | -                   | 926,295.00            | 0.4111184            | 380,816.91              |
| 32     | 11/1/2020   |                   |             | 401,505.00       | -                   | 401,505.00            | 0.3992116            | 160,285.45              |
| 33     | 5/1/2021    | 540,000.00        | 5.800       | 401,505.00       | -                   | 941,505.00            | 0.3876496            | 364,974.06              |
| 34     | 11/1/2021   |                   |             | 385,845.00       | -                   | 385,845.00            | 0.3764225            | 145,240.75              |
| 35     | 5/1/2022    | 575,000.00        | 5.800       | 385,845.00       | -                   | 960,845.00            | 0.3655206            | 351,208.62              |
| 36     | 11/1/2022   |                   |             | 369,170.00       | -                   | 369,170.00            | 0.3549344            | 131,031.12              |
| 37     | 5/1/2023    | 605,000.00        | 5.800       | 369,170.00       | -                   | 974,170.00            | 0.3446548            | 335,752.34              |
| 38     | 11/1/2023   |                   |             | 351,625.00       | -                   | 351,625.00            | 0.3346729            | 117,679.35              |
| 39     | 5/1/2024    | 645,000.00        | 5.800       | 351,625.00       | -                   | 996,625.00            | 0.3249801            | 323,883.28              |
| 40     | 11/1/2024   |                   |             | 332,920.00       | -                   | 332,920.00            | 0.3155680            | 105,058.91              |
| 41     | 5/1/2025    | 680,000.00        | 5.800       | 332,920.00       | -                   | 1,012,920.00          | 0.3064285            | 310,387.60              |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 14:1 | Rpt01a

## Special Assessment Bonds

## T.I.C. Verification Report (Regular)

Dated: 3/1/2005

18,880,000.00

Delivered: 3/17/2005

| <i>Period</i> | <i>Coupon Date</i> | <i>Principal Payment</i> | <i>Coupon Rate</i> | <i>Interest Payment</i> | <i>Credit Enhancements</i> | <i>Periodic Debt Service</i> | <i>Present Value Factor</i> | <i>Discounted Debt Service</i> |
|---------------|--------------------|--------------------------|--------------------|-------------------------|----------------------------|------------------------------|-----------------------------|--------------------------------|
| 42            | 11/1/2025          |                          |                    | 313,200.00              | -                          | 313,200.00                   | 0.2975538                   | 93,193.84                      |
| 43            | 5/1/2026           | 720,000.00               | 5.800              | 313,200.00              | -                          | 1,033,200.00                 | 0.2889360                   | 298,528.69                     |
| 44            | 11/1/2026          |                          |                    | 292,320.00              | -                          | 292,320.00                   | 0.2805679                   | 82,015.60                      |
| 45            | 5/1/2027           | 765,000.00               | 5.800              | 292,320.00              | -                          | 1,057,320.00                 | 0.2724421                   | 288,058.43                     |
| 46            | 11/1/2027          |                          |                    | 270,135.00              | -                          | 270,135.00                   | 0.2645516                   | 71,464.64                      |
| 47            | 5/1/2028           | 810,000.00               | 5.800              | 270,135.00              | -                          | 1,080,135.00                 | 0.2568897                   | 277,475.50                     |
| 48            | 11/1/2028          |                          |                    | 246,645.00              | -                          | 246,645.00                   | 0.2494496                   | 61,525.50                      |
| 49            | 5/1/2029           | 860,000.00               | 5.800              | 246,645.00              | -                          | 1,106,645.00                 | 0.2422251                   | 268,057.15                     |
| 50            | 11/1/2029          |                          |                    | 221,705.00              | -                          | 221,705.00                   | 0.2352097                   | 52,147.18                      |
| 51            | 5/1/2030           | 910,000.00               | 5.800              | 221,705.00              | -                          | 1,131,705.00                 | 0.2283976                   | 258,478.70                     |
| 52            | 11/1/2030          |                          |                    | 195,315.00              | -                          | 195,315.00                   | 0.2217828                   | 43,317.50                      |
| 53            | 5/1/2031           | 965,000.00               | 5.800              | 195,315.00              | -                          | 1,160,315.00                 | 0.2153595                   | 249,884.84                     |
| 54            | 11/1/2031          |                          |                    | 167,330.00              | -                          | 167,330.00                   | 0.2091222                   | 34,992.42                      |
| 55            | 5/1/2032           | 1,025,000.00             | 5.800              | 167,330.00              | -                          | 1,192,330.00                 | 0.2030656                   | 242,121.26                     |
| 56            | 11/1/2032          |                          |                    | 137,605.00              | -                          | 137,605.00                   | 0.1971845                   | 27,133.57                      |
| 57            | 5/1/2033           | 1,085,000.00             | 5.800              | 137,605.00              | -                          | 1,222,605.00                 | 0.1914736                   | 234,096.59                     |
| 58            | 11/1/2033          |                          |                    | 106,140.00              | -                          | 106,140.00                   | 0.1859282                   | 19,734.41                      |
| 59            | 5/1/2034           | 1,150,000.00             | 5.800              | 106,140.00              | -                          | 1,256,140.00                 | 0.1805433                   | 226,787.66                     |
| 60            | 11/1/2034          |                          |                    | 72,790.00               | -                          | 72,790.00                    | 0.1753144                   | 12,761.14                      |
| 61            | 5/1/2035           | 1,220,000.00             | 5.800              | 72,790.00               | -                          | 1,292,790.00                 | 0.1702370                   | 220,080.64                     |
| 62            | 11/1/2035          |                          |                    | 37,410.00               | -                          | 37,410.00                    | 0.1653066                   | 6,184.12                       |
| 63            | 5/1/2036           | 1,290,000.00             | 5.800              | 37,410.00               | -                          | 1,327,410.00                 | 0.1605189                   | 213,074.46                     |
|               |                    | <b>18,880,000.00</b>     |                    | <b>22,784,816.64</b>    | <b>0.00</b>                | <b>41,664,816.64</b>         |                             | <b>18,581,068.43</b>           |

|   |                  |
|---|------------------|
| <i>True Interest Cost (TIC)</i> . . . . .           | <b>5.9651604</b> |
| <i>Net Interest Cost (NIC)</i> . . . . .            | <b>5.8884835</b> |
| <i>Arbitrage Yield Limit (AYL)</i> . . . . .        | <b>5.8005102</b> |
| <i>Arbitrage Net Interest Cost (ANIC)</i> . . . . . | <b>5.8000000</b> |

|  |                        |
|--|------------------------|
| <i>Face value of bond Issue</i> . . . . .            | <b>\$18,880,000.00</b> |
| <i>Accrued interest (+)</i> . . . . .                | <b>\$48,668.45</b>     |
| <i>Original issue premium/discount (+)</i> . . . . . | <b>\$0.00</b>          |
| <i>Underwriter discount (+)</i> . . . . .            | <b>(\$347,600.00)</b>  |
| <i>Lump-sum credit enhancements (-)</i> . . . . .    | <b>\$0.00</b>          |
| <i>Other TIC costs (-)</i> . . . . .                 |                        |
| <i>Bond surety fee (-)</i> . . . . .                 | <b>N/A</b>             |
| <i>= TIC Target</i> . . . . .                        | <b>\$18,581,068.45</b> |

Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

| Calc<br>Date | Grp<br>ID | Purp | Fund<br>ID | Description                   | Gross<br>Amount | Pool<br>Percentage | Nonpurpose<br>Investment | Purpose<br>Expenditures | Unspent<br>Proceeds |
|--------------|-----------|------|------------|-------------------------------|-----------------|--------------------|--------------------------|-------------------------|---------------------|
| 03/17/2005   | -1        | N    | COI        | Beg. Arbitrage Gross Proceeds |                 | 100.0000000        |                          |                         | 18,928,668.44       |
| 03/17/2005   | 0         | Y    |            | Construction                  | 127,940.00      | 100.0000000        |                          | 127,940.00              | 18,800,728.44       |
| 03/17/2005   | 0         | Y    |            | Underwriter's Discount        | 347,600.00      | 100.0000000        |                          | 347,600.00              | 18,453,128.44       |
| 03/28/2005   | 0         | Y    |            | Construction                  | 1,020,593.00    | 100.0000000        |                          | 1,020,593.00            | 17,432,535.44       |
| 03/29/2005   | 0         | Y    |            | Construction                  | 7,664.00        | 100.0000000        |                          | 7,664.00                | 17,424,871.44       |
| 04/11/2005   | 0         | Y    |            | Construction                  | 4,020.00        | 100.0000000        |                          | 4,020.00                | 17,420,851.44       |
| 04/13/2005   | 0         | Y    |            | Construction                  | 7,191.00        | 100.0000000        |                          | 7,191.00                | 17,413,660.44       |
| 04/19/2005   | 0         | Y    |            | Construction                  | 1,335,340.00    | 100.0000000        |                          | 1,335,340.00            | 16,078,320.44       |
| 04/26/2005   | 0         | Y    |            | Construction                  | 4,789.00        | 100.0000000        |                          | 4,789.00                | 16,073,531.44       |
| 05/02/2005   | 0         | Y    |            | Construction                  | 1,054.00        | 100.0000000        |                          | 1,054.00                | 15,889,970.44       |
| 05/02/2005   | 0         | Y    |            | Interest                      | 182,507.00      | 100.0000000        |                          | 182,507.00              | 15,891,024.44       |
| 05/18/2005   | 0         | Y    |            | Construction                  | 350,478.00      | 100.0000000        |                          | 350,478.00              | 15,539,492.44       |
| 06/01/2005   | 0         | Y    |            | Construction                  | 76.00           | 100.0000000        |                          | 76.00                   | 15,539,416.44       |
| 06/16/2005   | 0         | Y    |            | Construction                  | 216,921.00      | 100.0000000        |                          | 216,921.00              | 15,322,495.44       |
| 07/01/2005   | 0         | Y    |            | Construction                  | 1.00            | 100.0000000        |                          | 1.00                    | 15,322,494.44       |
| 07/08/2005   | 0         | Y    |            | Construction                  | 592,168.00      | 100.0000000        |                          | 592,168.00              | 14,730,326.44       |
| 08/01/2005   | 0         | Y    |            | Construction                  | 15.00           | 100.0000000        |                          | 15.00                   | 14,730,311.44       |
| 08/18/2005   | 0         | Y    |            | Construction                  | 2,162,379.00    | 100.0000000        |                          | 2,162,379.00            | 12,567,932.44       |
| 09/01/2005   | 0         | Y    |            | Construction                  | 193.00          | 100.0000000        |                          | 193.00                  | 12,567,739.44       |
| 10/01/2005   | 0         | Y    |            | Construction                  | 31.00           | 100.0000000        |                          | 31.00                   | 12,567,708.44       |
| 10/03/2005   | 0         | Y    |            | Construction                  | 23.00           | 100.0000000        |                          | 23.00                   | 12,567,685.44       |
| 10/11/2005   | 0         | Y    |            | Construction                  | 870,865.00      | 100.0000000        |                          | 870,865.00              | 11,696,820.44       |
| 10/20/2005   | 0         | Y    |            | Construction                  | 975,717.00      | 100.0000000        |                          | 975,717.00              | 10,721,103.44       |
| 11/01/2005   | 0         | Y    |            | Interest                      | 547,520.00      | 100.0000000        |                          | 547,520.00              | 10,173,583.44       |
| 11/17/2005   | 0         | Y    |            | Construction                  | 843,656.00      | 100.0000000        |                          | 843,656.00              | 9,329,927.44        |
| 11/22/2005   | 0         | Y    |            | Construction                  | 2,150.00        | 100.0000000        |                          | 2,150.00                | 9,327,777.44        |

Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

| Calc<br>Date | Grp<br>ID | Purp | Fund<br>ID | Description  | Gross<br>Amount | Pool<br>Percentage | Nonpurpose<br>Investment | Purpose<br>Expenditures | Unspent<br>Proceeds |
|--------------|-----------|------|------------|--------------|-----------------|--------------------|--------------------------|-------------------------|---------------------|
| 12/01/2005   | 0         | Y    |            | Construction | 35.00           | 100.0000000        |                          | 35.00                   | 9,327,742.44        |
| 12/13/2005   | 0         | Y    |            | Construction | 822,395.00      | 100.0000000        |                          | 822,395.00              | 8,505,347.44        |
| 12/14/2005   | 0         | Y    |            | Construction | -40,491.00      | 100.0000000        |                          | -40,491.00              | 8,545,838.44        |
| 01/10/2006   | 0         | Y    |            | Construction | -12,863.00      | 100.0000000        |                          | -12,863.00              | 8,558,701.44        |
| 01/11/2006   | 0         | Y    |            | Construction | -15,577.00      | 100.0000000        |                          | -15,577.00              | 8,574,278.44        |
| 01/17/2006   | 0         | Y    |            | Construction | 935,136.00      | 100.0000000        |                          | 935,136.00              | 7,639,142.44        |
| 02/13/2006   | 0         | Y    |            | Construction | 191,021.00      | 100.0000000        |                          | 191,021.00              | 7,448,121.44        |
| 03/10/2006   | 0         | Y    |            | Construction | 153,349.00      | 100.0000000        |                          | 153,349.00              | 7,294,772.44        |
| 04/12/2006   | 0         | Y    |            | Construction | -240,678.00     | 100.0000000        |                          | -240,678.00             | 7,535,450.44        |
| 04/12/2006   | 0         | Y    |            | Construction | 526.00          | 100.0000000        |                          | 526.00                  | 7,534,924.44        |
| 05/01/2006   | 0         | Y    |            | Interest     | 547,520.00      | 100.0000000        |                          | 547,520.00              | 6,987,404.44        |
| 05/15/2006   | 0         | Y    |            | Construction | 350.00          | 100.0000000        |                          | 350.00                  | 6,987,054.44        |
| 05/16/2006   | 0         | Y    |            | Construction | 1,077,588.00    | 100.0000000        |                          | 1,077,588.00            | 5,909,466.44        |
| 05/25/2006   | 0         | Y    |            | Construction | -1,077,588.00   | 100.0000000        |                          | -1,077,588.00           | 6,987,054.44        |
| 05/26/2006   | 0         | Y    |            | Construction | 476,555.00      | 100.0000000        |                          | 476,555.00              | 6,510,499.44        |
| 06/15/2006   | 0         | Y    |            | Construction | 237,718.00      | 100.0000000        |                          | 237,718.00              | 6,272,781.44        |
| 07/21/2006   | 0         | Y    |            | Construction | 651,243.00      | 100.0000000        |                          | 651,243.00              | 5,621,538.44        |
| 08/03/2006   | 0         | Y    |            | Construction | 139,711.00      | 100.0000000        |                          | 139,711.00              | 5,481,827.44        |
| 08/15/2006   | 0         | Y    |            | Construction | 168,403.00      | 100.0000000        |                          | 168,403.00              | 5,313,424.44        |
| 09/01/2006   | 0         | Y    |            | Reserve      | 166.00          | 100.0000000        |                          | 166.00                  | 5,313,258.44        |
| 09/19/2006   | 0         | Y    |            | Construction | 373,218.00      | 100.0000000        |                          | 373,218.00              | 4,940,040.44        |
| 10/02/2006   | 0         | Y    |            | Construction | -103,816.00     | 100.0000000        |                          | -103,816.00             | 5,043,856.44        |
| 11/01/2006   | 0         | Y    |            | Interest     | 547,520.00      | 100.0000000        |                          | 547,520.00              | 4,496,336.44        |
| 11/14/2006   | 0         | Y    |            | Construction | 287,270.00      | 100.0000000        |                          | 287,270.00              | 4,209,066.44        |
| 11/15/2006   | 0         | Y    |            | Construction | 54,917.00       | 100.0000000        |                          | 54,917.00               | 4,154,149.44        |
| 12/20/2006   | 0         | Y    |            | Construction | 293,481.00      | 100.0000000        |                          | 293,481.00              | 3,860,668.44        |
| 01/10/2007   | 0         | Y    |            | Construction | 90.00           | 100.0000000        |                          | 90.00                   | 3,860,578.44        |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 13:57 | Rpt11

**Reunion East CDD**  
**Special Assessment Bonds**  
**Unspent Proceeds Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005

| <i>Calc<br/>Date</i> | <i>Grp<br/>ID</i> | <i>Purp</i> | <i>Fund<br/>ID</i> | <i>Description</i> | <i>Gross<br/>Amount</i> | <i>Pool<br/>Percentage</i> | <i>Nonpurpose<br/>Investment</i> | <i>Purpose<br/>Expenditures</i> | <i>Unspent<br/>Proceeds</i> |
|----------------------|-------------------|-------------|--------------------|--------------------|-------------------------|----------------------------|----------------------------------|---------------------------------|-----------------------------|
| 01/16/2007           | 0                 | Y           |                    | Construction       | 46,185.00               | 100.0000000                |                                  | 46,185.00                       | 3,814,393.44                |
| 02/14/2007           | 0                 | Y           |                    | Construction       | -7,071.00               | 100.0000000                |                                  | -7,071.00                       | 3,821,464.44                |
| 02/14/2007           | 0                 | Y           |                    | Construction       | 740.00                  | 100.0000000                |                                  | 740.00                          | 3,820,724.44                |
| 03/05/2007           | 0                 | Y           |                    | Construction       | -192.00                 | 100.0000000                |                                  | -192.00                         | 3,820,916.44                |
| 03/08/2007           | 0                 | Y           |                    | Construction       | 7,071.00                | 100.0000000                |                                  | 7,071.00                        | 3,813,845.44                |
| 03/14/2007           | 0                 | Y           |                    | Construction       | -100.00                 | 100.0000000                |                                  | -100.00                         | 3,813,945.44                |
| 03/19/2007           | 0                 | Y           |                    | Construction       | -9,051.00               | 100.0000000                |                                  | -9,051.00                       | 3,822,996.44                |
| 05/01/2007           | 0                 | Y           |                    | Interest           | 1,540.00                | 100.0000000                |                                  | 1,540.00                        | 3,821,456.44                |
| 06/19/2007           | 0                 | Y           |                    | Construction       | 31,640.00               | 100.0000000                |                                  | 31,640.00                       | 3,789,816.44                |
| 07/17/2007           | 0                 | Y           |                    | Construction       | 8,917.00                | 100.0000000                |                                  | 8,917.00                        | 3,780,899.44                |
| 08/14/2007           | 0                 | Y           |                    | Construction       | 86,091.00               | 100.0000000                |                                  | 86,091.00                       | 3,694,808.44                |
| 09/19/2007           | 0                 | Y           |                    | Construction       | 27,383.00               | 100.0000000                |                                  | 27,383.00                       | 3,667,425.44                |
| 10/19/2007           | 0                 | Y           |                    | Construction       | 17,662.00               | 100.0000000                |                                  | 17,662.00                       | 3,649,763.44                |
| 10/30/2007           | 0                 | Y           |                    | Interest           | -540,554.00             | 100.0000000                |                                  | -540,554.00                     | 4,190,317.44                |
| 11/01/2007           | 0                 | Y           |                    | Interest           | 540,560.00              | 100.0000000                |                                  | 540,560.00                      | 3,649,757.44                |
| 11/13/2007           | 0                 | Y           |                    | Construction       | 2,182.00                | 100.0000000                |                                  | 2,182.00                        | 3,647,575.44                |
| 12/14/2007           | 0                 | Y           |                    | Construction       | 579.00                  | 100.0000000                |                                  | 579.00                          | 3,646,996.44                |
| 01/14/2008           | 0                 | Y           |                    | Construction       | 27,967.00               | 100.0000000                |                                  | 27,967.00                       | 3,619,029.44                |
| 02/20/2008           | 0                 | Y           |                    | Construction       | 184,362.00              | 100.0000000                |                                  | 184,362.00                      | 3,434,667.44                |
| 03/17/2008           | 0                 | Y           |                    | Construction       | 30,833.00               | 100.0000000                |                                  | 30,833.00                       | 3,403,834.44                |
| 04/14/2008           | 0                 | Y           |                    | Construction       | 50,902.00               | 100.0000000                |                                  | 50,902.00                       | 3,352,932.44                |
| 04/30/2008           | 0                 | Y           |                    | Interest           | -540,414.00             | 100.0000000                |                                  | -540,414.00                     | 3,893,346.44                |
| 05/01/2008           | 0                 | Y           |                    | Interest           | 540,560.00              | 100.0000000                |                                  | 540,560.00                      | 3,352,786.44                |
| 05/15/2008           | 0                 | Y           |                    | Construction       | 22,746.00               | 100.0000000                |                                  | 22,746.00                       | 3,330,040.44                |
| 05/27/2008           | 0                 | Y           |                    | Construction       | 11,100.00               | 100.0000000                |                                  | 11,100.00                       | 3,318,940.44                |

**Reunion East CDD**  
**Special Assessment Bonds**  
**Unspent Proceeds Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005

| <i>Calc<br/>Date</i> | <i>Grp<br/>ID</i> | <i>Purp</i> | <i>Fund<br/>ID</i> | <i>Description</i> | <i>Gross<br/>Amount</i> | <i>Pool<br/>Percentage</i> | <i>Nonpurpose<br/>Investment</i> | <i>Purpose<br/>Expenditures</i> | <i>Unspent<br/>Proceeds</i> |
|----------------------|-------------------|-------------|--------------------|--------------------|-------------------------|----------------------------|----------------------------------|---------------------------------|-----------------------------|
| 06/06/2008           | 0                 | Y           |                    | Construction       | -7,315.00               | 100.0000000                |                                  | -7,315.00                       | 3,326,255.44                |
| 06/26/2008           | 0                 | Y           |                    | Construction       | 3,544.00                | 100.0000000                |                                  | 3,544.00                        | 3,322,711.44                |
| 07/11/2008           | 0                 | Y           |                    | Construction       | 41,830.00               | 100.0000000                |                                  | 41,830.00                       | 3,280,881.44                |
| 08/15/2008           | 0                 | Y           |                    | Construction       | 14,692.00               | 100.0000000                |                                  | 14,692.00                       | 3,266,189.44                |
| 09/09/2008           | 0                 | Y           |                    | Construction       | 10,252.00               | 100.0000000                |                                  | 10,252.00                       | 3,255,937.44                |
| 10/10/2008           | 0                 | Y           |                    | Construction       | 8,298.00                | 100.0000000                |                                  | 8,298.00                        | 3,247,639.44                |
| 10/31/2008           | 0                 | Y           |                    | Interest           | -533,125.00             | 100.0000000                |                                  | -533,125.00                     | 3,780,764.44                |
| 11/03/2008           | 0                 | Y           |                    | Interest           | 533,165.00              | 100.0000000                |                                  | 533,165.00                      | 3,247,599.44                |
| 11/14/2008           | 0                 | Y           |                    | Construction       | 1,601.00                | 100.0000000                |                                  | 1,601.00                        | 3,245,998.44                |
| 12/08/2008           | 0                 | Y           |                    | Construction       | 2,006.00                | 100.0000000                |                                  | 2,006.00                        | 3,243,992.44                |
| 03/12/2009           | 0                 | Y           |                    | Construction       | 984.00                  | 100.0000000                |                                  | 984.00                          | 3,243,008.44                |
| 04/15/2009           | 0                 | Y           |                    | Construction       | 2,087.00                | 100.0000000                |                                  | 2,087.00                        | 3,240,921.44                |
| 05/01/2009           | 0                 | Y           |                    | Interest           | -533,055.00             | 100.0000000                |                                  | -533,055.00                     | 3,773,976.44                |
| 05/01/2009           | 0                 | Y           |                    | Interest           | 533,165.00              | 100.0000000                |                                  | 533,165.00                      | 3,240,811.44                |
| 05/12/2009           | 0                 | Y           |                    | Construction       | 2,491.00                | 100.0000000                |                                  | 2,491.00                        | 3,238,320.44                |
| 06/12/2009           | 0                 | Y           |                    | Construction       | 635.00                  | 100.0000000                |                                  | 635.00                          | 3,237,685.44                |
| 07/01/2009           | 0                 | Y           |                    | Construction       | 341.00                  | 100.0000000                |                                  | 341.00                          | 3,237,344.44                |
| 08/18/2009           | 0                 | Y           |                    | Construction       | 753.00                  | 100.0000000                |                                  | 753.00                          | 3,236,591.44                |
| 09/10/2009           | 0                 | Y           |                    | Construction       | 1,666.00                | 100.0000000                |                                  | 1,666.00                        | 3,234,925.44                |
| 10/07/2009           | 0                 | Y           |                    | Construction       | 848.00                  | 100.0000000                |                                  | 848.00                          | 3,234,077.44                |
| 11/02/2009           | 0                 | Y           |                    | Interest           | -525,335.00             | 100.0000000                |                                  | -525,335.00                     | 3,759,412.44                |
| 11/02/2009           | 0                 | Y           |                    | Interest           | 525,335.00              | 100.0000000                |                                  | 525,335.00                      | 3,234,077.44                |
| 11/18/2009           | 0                 | Y           |                    | Construction       | 491.00                  | 100.0000000                |                                  | 491.00                          | 3,233,586.44                |
| 12/15/2009           | 0                 | Y           |                    | Construction       | 3,500.00                | 100.0000000                |                                  | 3,500.00                        | 3,230,086.44                |
| 01/15/2010           | 0                 | Y           |                    | Construction       | 385.00                  | 100.0000000                |                                  | 385.00                          | 3,229,701.44                |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 13:57 | Rpt11

**Reunion East CDD**  
**Special Assessment Bonds**  
**Unspent Proceeds Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005

| <i>Calc<br/>Date</i> | <i>Grp<br/>ID</i> | <i>Purp</i> | <i>Fund<br/>ID</i> | <i>Description</i> | <i>Gross<br/>Amount</i> | <i>Pool<br/>Percentage</i> | <i>Nonpurpose<br/>Investment</i> | <i>Purpose<br/>Expenditures</i> | <i>Unspent<br/>Proceeds</i> |
|----------------------|-------------------|-------------|--------------------|--------------------|-------------------------|----------------------------|----------------------------------|---------------------------------|-----------------------------|
| 03/17/2010           | 0                 | Y           |                    | Construction       | 341.00                  | 100.0000000                |                                  | 341.00                          | 3,229,360.44                |
| 04/07/2010           | 0                 | Y           |                    | Construction       | 2,399.00                | 100.0000000                |                                  | 2,399.00                        | 3,226,961.44                |
| 05/14/2010           | 0                 | Y           |                    | Construction       | 2,581.00                | 100.0000000                |                                  | 2,581.00                        | 3,224,380.44                |
| 05/24/2010           | 0                 | Y           |                    | Reserve            | 473,916.00              | 100.0000000                |                                  | 473,916.00                      | 2,750,464.44                |
| 07/23/2010           | 0                 | Y           |                    | Construction       | 3,081.00                | 100.0000000                |                                  | 3,081.00                        | 2,747,383.44                |
| 07/30/2010           | 0                 | Y           |                    | Construction       | 546.00                  | 100.0000000                |                                  | 546.00                          | 2,746,837.44                |
| 09/17/2010           | 0                 | Y           |                    | Construction       | 971.00                  | 100.0000000                |                                  | 971.00                          | 2,745,866.44                |
| 10/20/2010           | 0                 | Y           |                    | Reserve            | 6,048.00                | 100.0000000                |                                  | 6,048.00                        | 2,739,818.44                |
| 11/03/2010           | 0                 | Y           |                    | Construction       | -6,750.00               | 100.0000000                |                                  | -6,750.00                       | 2,746,568.44                |
| 11/03/2010           | 0                 | Y           |                    | Construction       | 13,500.00               | 100.0000000                |                                  | 13,500.00                       | 2,733,068.44                |
| 11/15/2010           | 0                 | Y           |                    | Reserve            | 3,751.00                | 100.0000000                |                                  | 3,751.00                        | 2,729,317.44                |
| 11/19/2010           | 0                 | Y           |                    | Construction       | 5,213.00                | 100.0000000                |                                  | 5,213.00                        | 2,724,104.44                |
| 11/22/2010           | 0                 | Y           |                    | Construction       | -10,895.00              | 100.0000000                |                                  | -10,895.00                      | 2,734,999.44                |
| 11/23/2010           | 0                 | Y           |                    | Construction       | 21,790.00               | 100.0000000                |                                  | 21,790.00                       | 2,713,209.44                |
| 02/09/2011           | 0                 | Y           |                    | Construction       | 381.00                  | 100.0000000                |                                  | 381.00                          | 2,712,828.44                |
| 05/20/2011           | 0                 | Y           |                    | Construction       | 334.00                  | 100.0000000                |                                  | 334.00                          | 2,712,494.44                |
| 09/21/2011           | 0                 | Y           |                    | Reserve            | 17,082.00               | 100.0000000                |                                  | 17,082.00                       | 2,695,412.44                |
| 09/26/2011           | 0                 | Y           |                    | Construction       | 1,138.00                | 100.0000000                |                                  | 1,138.00                        | 2,694,274.44                |
| 05/21/2012           | 0                 | Y           |                    | Reserve            | 7,500.00                | 100.0000000                |                                  | 7,500.00                        | 2,686,774.44                |
| 12/19/2012           | 0                 | Y           |                    | Reserve            | 5,856.00                | 100.0000000                |                                  | 5,856.00                        | 2,680,918.44                |
| 06/18/2013           | 0                 | Y           |                    | Reserve            | 5,000.00                | 100.0000000                |                                  | 5,000.00                        | 2,675,918.44                |
| 11/19/2013           | 0                 | Y           |                    | Reserve            | 9,736.00                | 100.0000000                |                                  | 9,736.00                        | 2,666,182.44                |
| 07/24/2014           | 2015              | Y           |                    | Deferred costs     | 32,131.00               | 100.0000000                |                                  | 32,131.00                       | 2,634,051.44                |
| 08/14/2014           | 2015              | Y           |                    | Reserve            | 2,289.00                | 100.0000000                |                                  | 2,289.00                        | 2,631,762.44                |
| 10/14/2014           | 2015              | Y           |                    | Construction       | 553,755.00              | 100.0000000                |                                  | 553,755.00                      | 2,078,007.44                |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 13:57 | Rpt11

Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

*Dated:* 03/01/2005

*Delivered:* 03/17/2005

| <i>Calc<br/>Date</i> | <i>Grp<br/>ID</i> | <i>Purp</i> | <i>Fund<br/>ID</i> | <i>Description</i> | <i>Gross<br/>Amount</i> | <i>Pool<br/>Percentage</i> | <i>Nonpurpose<br/>Investment</i> | <i>Purpose<br/>Expenditures</i> | <i>Unspent<br/>Proceeds</i> |
|----------------------|-------------------|-------------|--------------------|--------------------|-------------------------|----------------------------|----------------------------------|---------------------------------|-----------------------------|
| 10/20/2014           | 2015              | Y           |                    | Construction       | -136,030.00             | 100.0000000                |                                  | -136,030.00                     | 2,214,037.44                |
| 11/18/2014           | 2015              | Y           |                    | Deferred costs     | 145,613.00              | 100.0000000                |                                  | 145,613.00                      | 2,068,424.44                |
| 11/18/2014           | 2015              | Y           |                    | Construction       | 1,208,792.00            | 100.0000000                |                                  | 1,208,792.00                    | 859,632.44                  |
| 11/26/2014           | 2015              | Y           |                    | Reserve            | 203,251.00              | 100.0000000                |                                  | 203,251.00                      | 656,381.44                  |
| 12/05/2014           | 2015              | Y           |                    | Construction       | 243,000.00              | 100.0000000                |                                  | 243,000.00                      | 413,381.44                  |
| 01/05/2015           | 2015              | Y           |                    | Construction       | -71,481.00              | 100.0000000                |                                  | -71,481.00                      | 484,862.44                  |
| 01/12/2015           | 2015              | Y           |                    | Construction       | -195,605.00             | 100.0000000                |                                  | -195,605.00                     | 680,467.44                  |
| 05/18/2015           | 2016              | Y           |                    | Reserve            | 22,642.00               | 100.0000000                |                                  | 22,642.00                       | 657,825.44                  |
| 05/29/2015           | 2016              | Y           |                    | Deferred costs     | 1.00                    | 100.0000000                |                                  | 1.00                            | 657,824.44                  |
| 05/29/2015           | 2016              | Y           |                    | Construction       | 1,239,383.00            | 100.0000000                |                                  | 1,239,383.00                    | -581,558.56                 |
| 05/29/2015           | 2016              | Y           |                    | Reserve            | 512,383.00              | 100.0000000                |                                  | 512,383.00                      | -1,093,941.56               |

20,022,610.00

0.00

20,022,610.00

|  |                  |
|--|------------------|
| <i>First Investment Date</i> .....         | <b>3/17/2005</b> |
| <i>Calculation Date</i> .....              | <b>2/28/2022</b> |
| <i>Arbitrage Yield Limit (AYL)</i> .....   | <b>5.8005102</b> |
| <i>Internal Rate of Return (IRR)</i> ..... | <b>2.3087687</b> |

Reunion East CDD  
Special Assessment Bonds

Dated: 03/01/2005  
Delivered: 03/17/2005

I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

| Grp | Trans      | Fund                          | Day Count | Calculation Amt     | Pool    | ** Internal Rate of Return ** |
|-----|------------|-------------------------------|-----------|---------------------|---------|-------------------------------|
| ID  | Date       | ID                            | Factor    | (Interest Earnings) | Pctg    | PV Factor                     |
| -1  | 03/17/2005 |                               |           |                     |         |                               |
|     |            | Beg. Arbitrage Gross Proceeds | 0.0000000 | (18,928,668.44)     | 100.000 | 1.0000000                     |
| 0   | 03/17/2005 | Construction                  | 0.0000000 | 127,940.00          | 100.000 | 1.0000000                     |
|     | 03/17/2005 | Underwriter's Discount        | 0.0000000 | 347,600.00          | 100.000 | 1.0000000                     |
|     | 03/28/2005 | Construction                  | 0.0611111 | 1,020,593.00        | 100.000 | 0.9992988                     |
|     | 03/29/2005 | Construction                  | 0.0666667 | 7,664.00            | 100.000 | 0.9992351                     |
|     | 04/11/2005 | Construction                  | 0.1333333 | 4,020.00            | 100.000 | 0.9984708                     |
|     | 04/13/2005 | Construction                  | 0.1444444 | 7,191.00            | 100.000 | 0.9983435                     |
|     | 04/19/2005 | Construction                  | 0.1777778 | 1,335,340.00        | 100.000 | 0.9979616                     |
|     | 04/26/2005 | Construction                  | 0.2166667 | 4,789.00            | 100.000 | 0.9975162                     |
|     | 05/02/2005 | Interest                      | 0.2500000 | 182,507.00          | 100.000 | 0.9971347                     |
|     | 05/02/2005 | Construction                  | 0.2500000 | 1,054.00            | 100.000 | 0.9971347                     |
|     | 05/18/2005 | Construction                  | 0.3388889 | 350,478.00          | 100.000 | 0.9961179                     |
|     | 06/01/2005 | Construction                  | 0.4111111 | 76.00               | 100.000 | 0.9952925                     |
|     | 06/16/2005 | Construction                  | 0.4944444 | 216,921.00          | 100.000 | 0.9943410                     |
|     | 07/01/2005 | Construction                  | 0.5777778 | 1.00                | 100.000 | 0.9933904                     |
|     | 07/08/2005 | Construction                  | 0.6166667 | 592,168.00          | 100.000 | 0.9929471                     |
|     | 08/01/2005 | Construction                  | 0.7444444 | 15.00               | 100.000 | 0.9914919                     |
|     | 08/18/2005 | Construction                  | 0.8388889 | 2,162,379.00        | 100.000 | 0.9904177                     |
|     | 09/01/2005 | Construction                  | 0.9111111 | 193.00              | 100.000 | 0.9895970                     |
|     | 10/01/2005 | Construction                  | 1.0777778 | 31.00               | 100.000 | 0.9877058                     |
|     | 10/03/2005 | Construction                  | 1.0888889 | 23.00               | 100.000 | 0.9875798                     |
|     | 10/11/2005 | Construction                  | 1.1333333 | 870,865.00          | 100.000 | 0.9870762                     |
|     | 10/20/2005 | Construction                  | 1.1833333 | 975,717.00          | 100.000 | 0.9865098                     |
|     | 11/01/2005 | Interest                      | 1.2444444 | 547,520.00          | 100.000 | 0.9858181                     |
|     | 11/17/2005 | Construction                  | 1.3333333 | 843,656.00          | 100.000 | 0.9848129                     |
|     | 11/22/2005 | Construction                  | 1.3611111 | 2,150.00            | 100.000 | 0.9844989                     |
|     | 12/01/2005 | Construction                  | 1.4111111 | 35.00               | 100.000 | 0.9839341                     |
|     | 12/13/2005 | Construction                  | 1.4777778 | 822,395.00          | 100.000 | 0.9831815                     |
|     | 12/14/2005 | Construction                  | 1.4833333 | (40,491.00)         | 100.000 | 0.9831188                     |
|     | 01/10/2006 | Construction                  | 1.6277778 | (12,863.00)         | 100.000 | 0.9814903                     |
|     | 01/11/2006 | Construction                  | 1.6333333 | (15,577.00)         | 100.000 | 0.9814277                     |
|     | 01/17/2006 | Construction                  | 1.6666667 | 935,136.00          | 100.000 | 0.9810523                     |
|     | 02/13/2006 | Construction                  | 1.8111111 | 191,021.00          | 100.000 | 0.9794271                     |
|     | 03/10/2006 | Construction                  | 1.9611111 | 153,349.00          | 100.000 | 0.9777424                     |
|     | 04/12/2006 | Construction                  | 2.1388889 | (240,678.00)        | 100.000 | 0.9757493                     |
|     | 04/12/2006 | Construction                  | 2.1388889 | 526.00              | 100.000 | 0.9757493                     |
|     | 05/01/2006 | Interest                      | 2.2444444 | 547,520.00          | 100.000 | 0.9745679                     |
|     | 05/15/2006 | Construction                  | 2.3222222 | 350.00              | 100.000 | 0.9736983                     |
|     | 05/16/2006 | Construction                  | 2.3277778 | 1,077,588.00        | 100.000 | 0.9736362                     |
|     | 05/25/2006 | Construction                  | 2.3777778 | (1,077,588.00)      | 100.000 | 0.9730776                     |
|     | 05/26/2006 | Construction                  | 2.3833333 | 476,555.00          | 100.000 | 0.9730155                     |
|     | 06/15/2006 | Construction                  | 2.4888889 | 237,718.00          | 100.000 | 0.9718374                     |
|     | 07/21/2006 | Construction                  | 2.6888889 | 651,243.00          | 100.000 | 0.9696091                     |
|     | 08/03/2006 | Construction                  | 2.7555556 | 139,711.00          | 100.000 | 0.9688674                     |
|     | 08/15/2006 | Construction                  | 2.8222222 | 168,403.00          | 100.000 | 0.9681263                     |
|     | 09/01/2006 | Reserve                       | 2.9111111 | 166.00              | 100.000 | 0.9671391                     |
|     | 09/19/2006 | Construction                  | 3.0111111 | 373,218.00          | 100.000 | 0.9660297                     |
|     | 10/02/2006 | Construction                  | 3.0833333 | (103,816.00)        | 100.000 | 0.9652292                     |
|     | 11/01/2006 | Interest                      | 3.2444444 | 547,520.00          | 100.000 | 0.9634460                     |
|     | 11/14/2006 | Construction                  | 3.3166667 | 287,270.00          | 100.000 | 0.9626477                     |
|     | 11/15/2006 | Construction                  | 3.3222222 | 54,917.00           | 100.000 | 0.9625863                     |
|     | 12/20/2006 | Construction                  | 3.5166667 | 293,481.00          | 100.000 | 0.9604404                     |
|     | 01/10/2007 | Construction                  | 3.6277778 | 90.00               | 100.000 | 0.9592164                     |

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 03/24/2022 | 13:57 | Rpt09c

Reunion East CDD  
Special Assessment Bonds

Dated: 03/01/2005  
Delivered: 03/17/2005

I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

| Grp | Trans      | Fund         | Day Count  | Calculation Amt     | Pool    | ** Internal Rate of Return ** |              |
|-----|------------|--------------|------------|---------------------|---------|-------------------------------|--------------|
| ID  | Date       | ID           | Factor     | (Interest Earnings) | Pctg    | PV Factor                     | PV Amt       |
| 0   | 01/16/2007 |              | 3.6611111  | 46,185.00           | 100.000 | 0.9588494                     | 44,284.46    |
|     | 02/14/2007 | Construction | 3.8166667  | 740.00              | 100.000 | 0.9571390                     | 708.28       |
|     | 02/14/2007 | Construction | 3.8166667  | (7,071.00)          | 100.000 | 0.9571390                     | (6,767.93)   |
|     | 03/05/2007 | Construction | 3.9333333  | (192.00)            | 100.000 | 0.9558582                     | (183.52)     |
|     | 03/08/2007 | Construction | 3.9500000  | 7,071.00            | 100.000 | 0.9556754                     | 6,757.58     |
|     | 03/14/2007 | Construction | 3.9833333  | (100.00)            | 100.000 | 0.9553098                     | (95.53)      |
|     | 03/19/2007 | Construction | 4.0111111  | (9,051.00)          | 100.000 | 0.9550053                     | (8,643.75)   |
|     | 05/01/2007 | Interest     | 4.2444444  | 1,540.00            | 100.000 | 0.9524511                     | 1,466.77     |
|     | 06/19/2007 | Construction | 4.5111111  | 31,640.00           | 100.000 | 0.9495403                     | 30,043.46    |
|     | 07/17/2007 | Construction | 4.6666667  | 8,917.00            | 100.000 | 0.9478465                     | 8,451.95     |
|     | 08/14/2007 | Construction | 4.8166667  | 86,091.00           | 100.000 | 0.9462160                     | 81,460.69    |
|     | 09/19/2007 | Construction | 5.0111111  | 27,383.00           | 100.000 | 0.9441067                     | 25,852.47    |
|     | 10/19/2007 | Construction | 5.1777778  | 17,662.00           | 100.000 | 0.9423023                     | 16,642.94    |
|     | 10/30/2007 | Interest     | 5.2388889  | (540,554.00)        | 100.000 | 0.9416416                     | (509,008.15) |
|     | 11/01/2007 | Interest     | 5.2444444  | 540,560.00          | 100.000 | 0.9415816                     | 508,981.35   |
|     | 11/13/2007 | Construction | 5.3111111  | 2,182.00            | 100.000 | 0.9408614                     | 2,052.96     |
|     | 12/14/2007 | Construction | 5.4833333  | 579.00              | 100.000 | 0.9390034                     | 543.68       |
|     | 01/14/2008 | Construction | 5.6500000  | 27,967.00           | 100.000 | 0.9372089                     | 26,210.92    |
|     | 02/20/2008 | Construction | 5.8500000  | 184,362.00          | 100.000 | 0.9350599                     | 172,389.52   |
|     | 03/17/2008 | Construction | 6.0000000  | 30,833.00           | 100.000 | 0.9334514                     | 28,781.11    |
|     | 04/14/2008 | Construction | 6.1500000  | 50,902.00           | 100.000 | 0.9318457                     | 47,432.81    |
|     | 04/30/2008 | Interest     | 6.2388889  | (540,414.00)        | 100.000 | 0.9308955                     | (503,068.97) |
|     | 05/01/2008 | Interest     | 6.2444444  | 540,560.00          | 100.000 | 0.9308362                     | 503,172.80   |
|     | 05/15/2008 | Construction | 6.3222222  | 22,746.00           | 100.000 | 0.9300056                     | 21,153.91    |
|     | 05/27/2008 | Construction | 6.3888889  | 11,100.00           | 100.000 | 0.9292942                     | 10,315.17    |
|     | 06/06/2008 | Construction | 6.4388889  | (7,315.00)          | 100.000 | 0.9287611                     | (6,793.89)   |
|     | 06/26/2008 | Construction | 6.5500000  | 3,544.00            | 100.000 | 0.9275774                     | 3,287.33     |
|     | 07/11/2008 | Construction | 6.6333333  | 41,830.00           | 100.000 | 0.9266906                     | 38,763.47    |
|     | 08/15/2008 | Construction | 6.8222222  | 14,692.00           | 100.000 | 0.9246837                     | 13,585.45    |
|     | 09/09/2008 | Construction | 6.9555556  | 10,252.00           | 100.000 | 0.9232697                     | 9,465.36     |
|     | 10/10/2008 | Construction | 7.1277778  | 8,298.00            | 100.000 | 0.9214464                     | 7,646.16     |
|     | 10/31/2008 | Interest     | 7.2444444  | (533,125.00)        | 100.000 | 0.9202134                     | (490,588.75) |
|     | 11/03/2008 | Interest     | 7.2555556  | 533,165.00          | 100.000 | 0.9200960                     | 490,562.99   |
|     | 11/14/2008 | Construction | 7.3166667  | 1,601.00            | 100.000 | 0.9194509                     | 1,472.04     |
|     | 12/08/2008 | Construction | 7.4500000  | 2,006.00            | 100.000 | 0.9180449                     | 1,841.60     |
|     | 03/12/2009 | Construction | 7.9722222  | 984.00              | 100.000 | 0.9125586                     | 897.96       |
|     | 04/15/2009 | Construction | 8.1555556  | 2,087.00            | 100.000 | 0.9106404                     | 1,900.51     |
|     | 05/01/2009 | Interest     | 8.2444444  | (533,055.00)        | 100.000 | 0.9097118                     | (484,926.42) |
|     | 05/01/2009 | Interest     | 8.2444444  | 533,165.00          | 100.000 | 0.9097118                     | 485,026.49   |
|     | 05/12/2009 | Construction | 8.3055556  | 2,491.00            | 100.000 | 0.9090739                     | 2,264.50     |
|     | 06/12/2009 | Construction | 8.4722222  | 635.00              | 100.000 | 0.9073366                     | 576.16       |
|     | 07/01/2009 | Construction | 8.5777778  | 341.00              | 100.000 | 0.9062380                     | 309.03       |
|     | 08/18/2009 | Construction | 8.8388889  | 753.00              | 100.000 | 0.9035261                     | 680.36       |
|     | 09/10/2009 | Construction | 8.9611111  | 1,666.00            | 100.000 | 0.9022595                     | 1,503.16     |
|     | 10/07/2009 | Construction | 9.1111111  | 848.00              | 100.000 | 0.9007074                     | 763.80       |
|     | 11/02/2009 | Interest     | 9.2500000  | (525,335.00)        | 100.000 | 0.8992727                     | (472,419.44) |
|     | 11/02/2009 | Interest     | 9.2500000  | 525,335.00          | 100.000 | 0.8992727                     | 472,419.44   |
|     | 11/18/2009 | Construction | 9.3388889  | 491.00              | 100.000 | 0.8983557                     | 441.09       |
|     | 12/15/2009 | Construction | 9.4888889  | 3,500.00            | 100.000 | 0.8968104                     | 3,138.84     |
|     | 01/15/2010 | Construction | 9.6555556  | 385.00              | 100.000 | 0.8950965                     | 344.61       |
|     | 03/17/2010 | Construction | 10.0000000 | 341.00              | 100.000 | 0.8915647                     | 304.02       |
|     | 04/07/2010 | Construction | 10.1111111 | 2,399.00            | 100.000 | 0.8904285                     | 2,136.14     |
|     | 05/14/2010 | Construction | 10.3166667 | 2,581.00            | 100.000 | 0.8883301                     | 2,292.78     |

Reunion East CDD  
Special Assessment Bonds

Dated: 03/01/2005  
Delivered: 03/17/2005

I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

| Grp   | Trans      | Fund | Day Count  | Calculation Amt     | Pool    | ** Internal Rate of Return ** |              |
|-------|------------|------|------------|---------------------|---------|-------------------------------|--------------|
| ID    | Date       | ID   | Factor     | (Interest Earnings) | Pctg    | PV Factor                     | PV Amt       |
| 0     | 05/24/2010 |      | 10.3722222 | 473,916.00          | 100.000 | 0.8877639                     | 420,725.50   |
|       | 07/23/2010 |      | 10.7000000 | 3,081.00            | 100.000 | 0.8844303                     | 2,724.93     |
|       | 07/30/2010 |      | 10.7388889 | 546.00              | 100.000 | 0.8840356                     | 482.68       |
|       | 09/17/2010 |      | 11.0000000 | 971.00              | 100.000 | 0.8813901                     | 855.83       |
|       | 10/20/2010 |      | 11.1833333 | 6,048.00            | 100.000 | 0.8795374                     | 5,319.44     |
|       | 11/03/2010 |      | 11.2555556 | 13,500.00           | 100.000 | 0.8788086                     | 11,863.92    |
|       | 11/03/2010 |      | 11.2555556 | (6,750.00)          | 100.000 | 0.8788086                     | (5,931.96)   |
|       | 11/15/2010 |      | 11.3222222 | 3,751.00            | 100.000 | 0.8781364                     | 3,293.89     |
|       | 11/19/2010 |      | 11.3444444 | 5,213.00            | 100.000 | 0.8779125                     | 4,576.56     |
|       | 11/22/2010 |      | 11.3611111 | (10,895.00)         | 100.000 | 0.8777446                     | (9,563.03)   |
|       | 11/23/2010 |      | 11.3666667 | 21,790.00           | 100.000 | 0.8776886                     | 19,124.83    |
|       | 02/09/2011 |      | 11.7888889 | 381.00              | 100.000 | 0.8734455                     | 332.78       |
|       | 05/20/2011 |      | 12.3500000 | 334.00              | 100.000 | 0.8678383                     | 289.86       |
|       | 09/21/2011 |      | 13.0222222 | 17,082.00           | 100.000 | 0.8611682                     | 14,710.48    |
|       | 09/26/2011 |      | 13.0500000 | 1,138.00            | 100.000 | 0.8608937                     | 979.70       |
|       | 05/21/2012 |      | 14.3555556 | 7,500.00            | 100.000 | 0.8480895                     | 6,360.67     |
|       | 12/19/2012 |      | 15.5111111 | 5,856.00            | 100.000 | 0.8369155                     | 4,900.98     |
|       | 06/18/2013 |      | 16.5055556 | 5,000.00            | 100.000 | 0.8274173                     | 4,137.09     |
|       | 11/19/2013 |      | 17.3444444 | 9,736.00            | 100.000 | 0.8194887                     | 7,978.54     |
| 2015  | 07/24/2014 |      | 18.7055556 | 32,131.00           | 100.000 | 0.8067857                     | 25,922.83    |
|       | 08/14/2014 |      | 18.8166667 | 2,289.00            | 100.000 | 0.8057575                     | 1,844.38     |
|       | 10/14/2014 |      | 19.1500000 | 553,755.00          | 100.000 | 0.8026806                     | 444,488.41   |
|       | 10/20/2014 |      | 19.1833333 | (136,030.00)        | 100.000 | 0.8023736                     | (109,146.88) |
|       | 11/18/2014 |      | 19.3388889 | 145,613.00          | 100.000 | 0.8009423                     | 116,627.61   |
|       | 11/18/2014 |      | 19.3388889 | 1,208,792.00        | 100.000 | 0.8009423                     | 968,172.63   |
|       | 11/26/2014 |      | 19.3833333 | 203,251.00          | 100.000 | 0.8005338                     | 162,709.30   |
|       | 12/05/2014 |      | 19.4333333 | 243,000.00          | 100.000 | 0.8000745                     | 194,418.11   |
|       | 01/05/2015 |      | 19.6000000 | (71,481.00)         | 100.000 | 0.7985455                     | (57,080.83)  |
|       | 01/12/2015 |      | 19.6388889 | (195,605.00)        | 100.000 | 0.7981891                     | (156,129.79) |
| 2016  | 05/18/2015 |      | 20.3388889 | 22,642.00           | 100.000 | 0.7918019                     | 17,927.98    |
|       | 05/29/2015 |      | 20.4000000 | 1.00                | 100.000 | 0.7912467                     | 0.79         |
|       | 05/29/2015 |      | 20.4000000 | 512,383.00          | 100.000 | 0.7912467                     | 405,421.34   |
|       | 05/29/2015 |      | 20.4000000 | 1,239,383.00        | 100.000 | 0.7912467                     | 980,657.66   |
| 99999 | 02/28/2022 |      | 33.8944444 | 14.00               | 100.000 | 0.6777133                     | 9.49         |
|       |            |      |            | <b>1,093,955.56</b> |         |                               | <b>0.04</b>  |

Arbitrage Yield Limit . . . . . **5.8005102**  
Internal Rate of Return . . . . . **2.3087687**  
Calculation Standard . . . . . **MSRB 30/360 SEMI 4/3**

# SECTION D

## SECTION 2

## **Reunion East and West Community Development Districts Parking Enforcement Guidelines**

Reunion East Community Development District (the “District”) has adopted policies (Reunion East Community Development District Parking and Towing Rules Adopted December 19, 2019 and Revised November 11, 2021). Reunion West Community Development District has also adopted Parking and Towing Rules (Adopted August 13, 2020 and Revised April 8, 2021). The Parking Rules prohibit on-street parking on certain roads or portions of roads within the District. The District has the ability to place parking warnings on vehicles and to have vehicles towed at the owner’s expense. No Parking areas are marked with No Parking signs.

For all District roadways, vehicles should not park to block mailboxes/mailbox kiosks, nor park blocking driveways, nor park blocking sidewalks, nor park on most culs de sac. Parking Rules allow for towing of disabled vehicles, illegal vehicles, or vehicles that are unsafely parked on the street.

The Districts’ Parking Rules apply to commercial vehicles. Vendors and contractors are allowed to temporarily park in No Parking zones for deliveries or when it is essential to the provision of services. Unless essential, commercial vehicles are not allowed to park in No Parking zones for extended periods of time. Security officers will use their discretion to determine what is temporary and essential based on the trade and the circumstances.

The District has entered in to an agreement with Reunion Master Association. Reunion Master Association has been charged with enforcement of the parking regulations per the District’s Parking and Towing Rules. Thus, Reunion Master Association should be fully familiar with the Amended Parking Rules and Parking Maps in their entirety. The Master Association will provide a roving security patrol officer to enforce all parking restrictions. This is to include: communicating with owners/drivers of improperly parked vehicles, placing a warning on the offending vehicle and logging all vehicle information, to include make, model, color, location and tag number. The District is authorized to have vehicles towed, at the owner’s expense, that are in violation of the District’s parking restrictions.

Property Management companies operating in Reunion are encouraged to make tenants aware of the Districts’ Parking Rules. Ideally, a prominent notice should be placed in the rental property explaining the consequences of illegal parking in that improperly parked vehicles are subject to being towed.

These guidelines are provided to ensure certain procedures, including those implemented for safety purposes, are followed for enforcing parking restrictions at the District.

### **Operating Guidelines:**

Security officers will patrol all the roads within the District. During this patrol the security officer will identify vehicles in violation of the Districts’ Parking Rules.

The security officer will then log all improperly parked vehicles with tag number, make, model, color and address of the vehicle.

Once this vehicle has been logged, the security officer will then issue a warning/citation and attempt to inform the driver/owner of the vehicle that they are in violation of the Districts' parking restrictions and the vehicle must be moved.

The owner must then comply by moving their vehicle from the prohibited area.

Once the security officer has issued the proper warnings, attempted to inform the driver/owner, and logged the appropriate vehicle information, the security officer can then call the towing agent for the District. Security will use its discretion in determining what is a reasonable period of time to further enforce Parking Rules with towing. Vehicles that are improperly parked in an unsafe manner are subject to being immediately towed. In cases when an owner of a vehicle cannot be reached, after issuing the proper warning, and logging the appropriate vehicle information, the security officer can then call the towing agent for the District. The security officer will then meet the towing company at the address of the illegally parked vehicle to ensure that the proper vehicle is being towed.

The security officer will then send this information to the District Office via electronic mail to [tadams@gmscfl.com](mailto:tadams@gmscfl.com)

When needed, traffic and parking matters can be referred to Osceola County Sheriff's Office for appropriate law enforcement response.

Pending information: enforcement of Parking Rules for vehicles parked on a sidewalk

Revised for Board of Supervisors review 04.14.2022

DRAFT