

*Reunion East Community
Development District*

Agenda

September 8, 2022

AGENDA

Reunion East

Community Development District

REVISED Meeting Agenda

Thursday
September 8, 2022
1:00 PM

Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, Florida

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

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

1. Roll Call
2. Public Comment Period
3. Presentation on Old Lake Wilson Road Project
4. Approval of Minutes of the August 11, 2022 Meeting
5. Consideration of Amendment to Interlocal Agreement with Osceola County
6. Consideration of Heritage Crossing Community Center Agreement Renewal
7. Consideration of Release of Interests in the Spectrum at Reunion Plat
8. Consideration of Aquatic Maintenance Services Agreement Renewal
9. Consideration of Series 2015A Arbitrage Rebate Calculation Report
- 10. Consideration of Landscape Service Agreement Renewal with Yellowstone - ADDED**
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
 - D. Security Report
12. Other Business
13. Supervisor's Requests
14. Next Meeting Date October 13th, 2022
15. Adjournment

SECTION III



Old Lake Wilson Road Project Development and Environment (PD&E) Study

From County Road 532 to Sinclair Road

Osceola County, FL

Financial Project Identification (FPID) Number 448781-1

Title VI Accommodations



Osceola County complies with various non-discrimination laws and regulations, including Title VI of the Civil Rights Act of 1964 and the Americans with Disabilities Act (ADA).

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons wishing to express their concerns relative to compliance with Title VI may do so by contacting:

Brenda Hernandez
Osceola County Diversity, Inclusion & Equal
Opportunity Programs Manager
1 Courthouse Square, Suite 4200
Kissimmee, FL 34741
Phone: 407-742-1208 or TTD: 800-955-8771
Email: Brendai.Hernandez@osceola.org



“No person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal assistance.”
—Civil Rights Act of 1964

What is a PD&E Study?



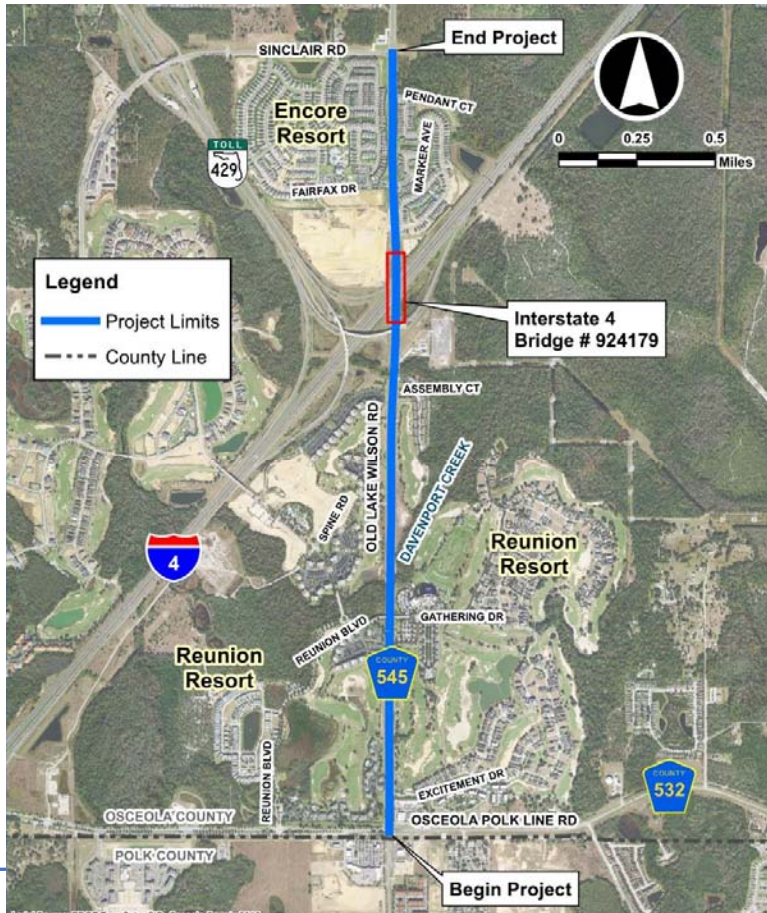
OSCEOLA
COUNTY be first
to what's next.

- FDOT's process to adhere to the National Environmental Policy Act of 1969 (NEPA)
- Agencies receiving federal funds must consider a project's impacts on the surrounding environment
- Blending of engineering evaluations, environmental studies and public involvement
- This study is focused on capacity and safety improvements and the addition of pedestrian and bicyclist facilities
- A PD&E study is the 2nd step in the transportation development process



Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Project Information



- Project limits
 - County Road 532 to Sinclair Road
 - Approximately 2-1/2 miles
- Evaluate the widening of existing two-lane road to a four-lane divided roadway
- Adding features for pedestrians and bicyclists

Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Why is the Project Needed?



- The purpose of the project is to consider roadway improvements to address future capacity needs
- Existing 2-lane road will become a constraining point between the designed 4-lane widening to the south and the existing 4-lane roadway to the north
- Level of Service “F”
- Average daily traffic volumes exceeding 30,000 vehicles per day by the year 2050
- Gap in bicycle and pedestrian features
- Overall safety improvements



Existing Conditions



- Two-lane undivided rural roadway
- Two 12-foot travel lanes
- Unpaved shoulders
- Signals at CR 532 and Sinclair Road
- Other Intersections
 - Excitement Drive
 - Spine Road
 - Assembly Court
 - Fairfax Drive/Marker Avenue
 - Pendant Court
- Three bridges

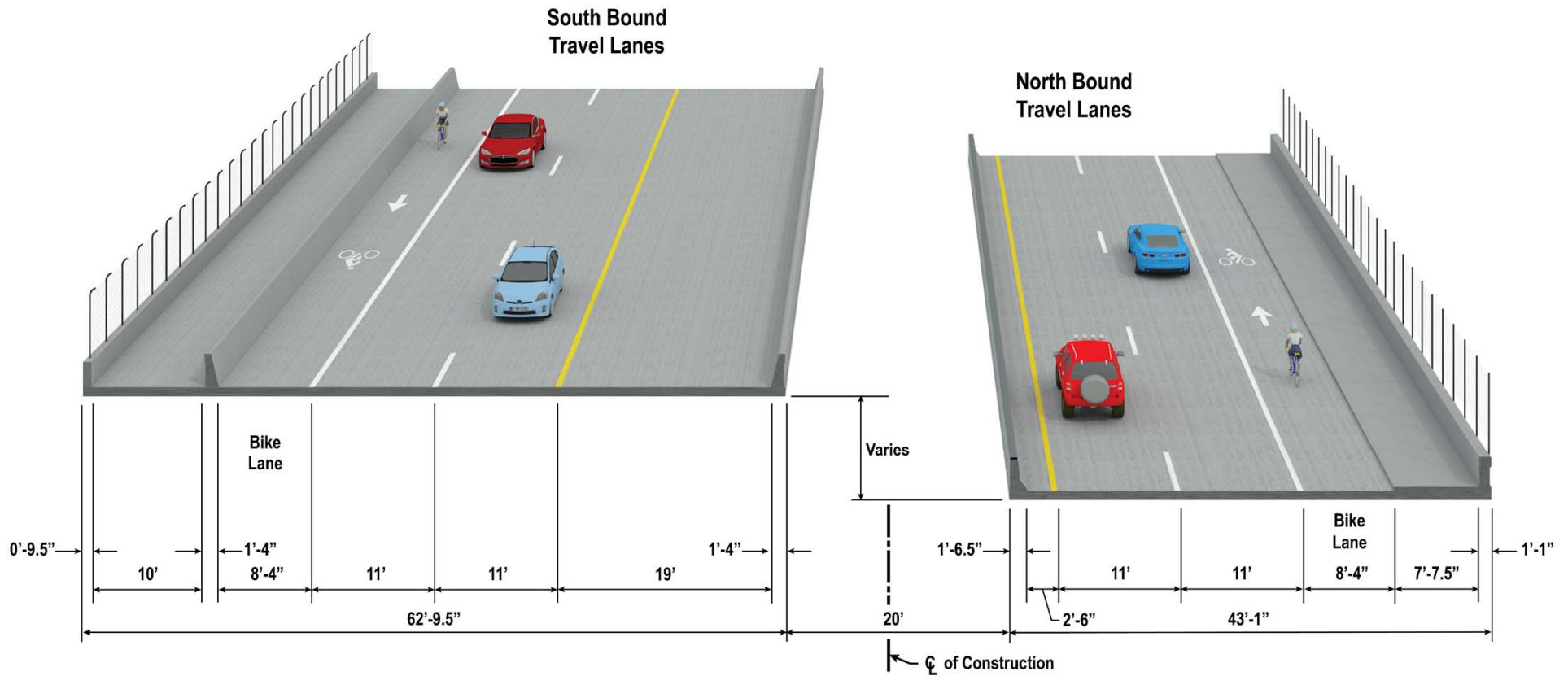
Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Alternative 1

Interstate 4 Bridge Typical Section



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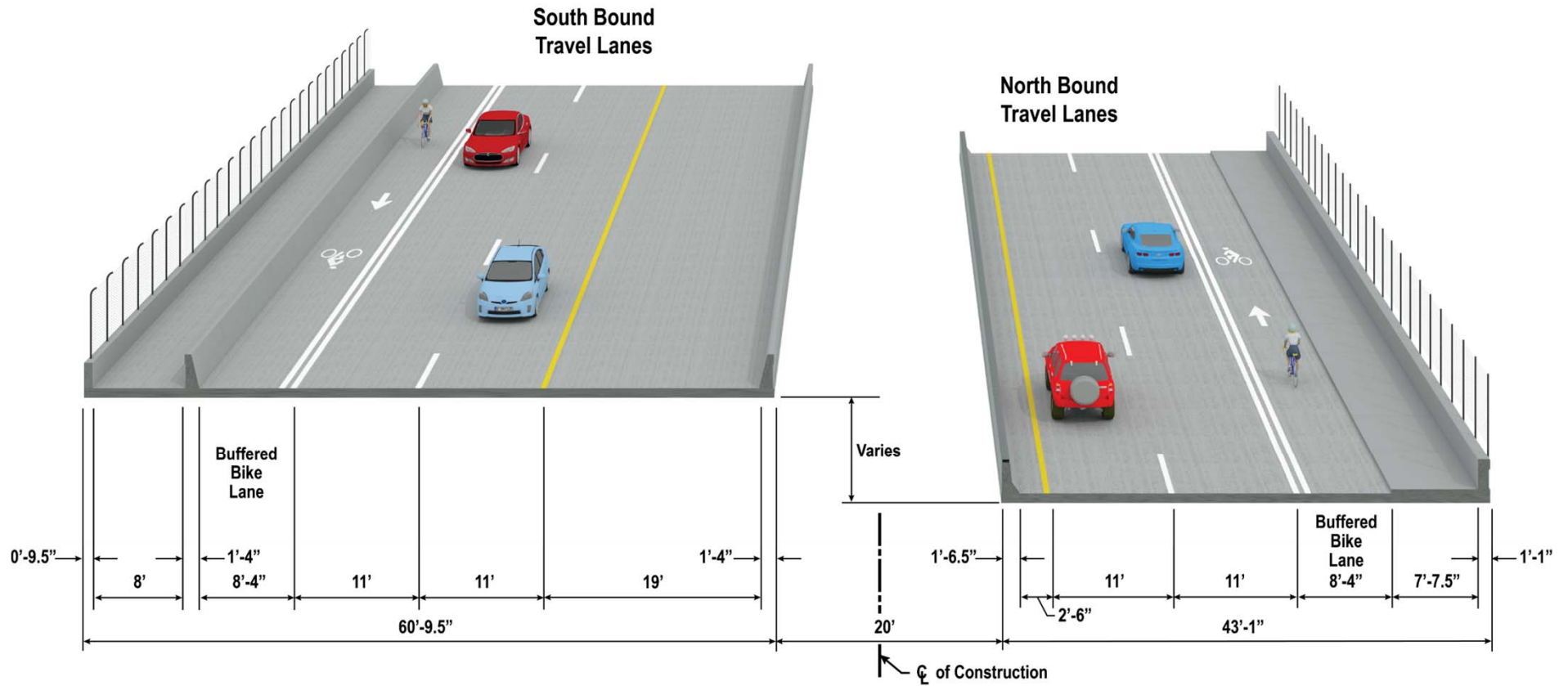
Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Alternative 2

Interstate 4 Bridge Typical Section



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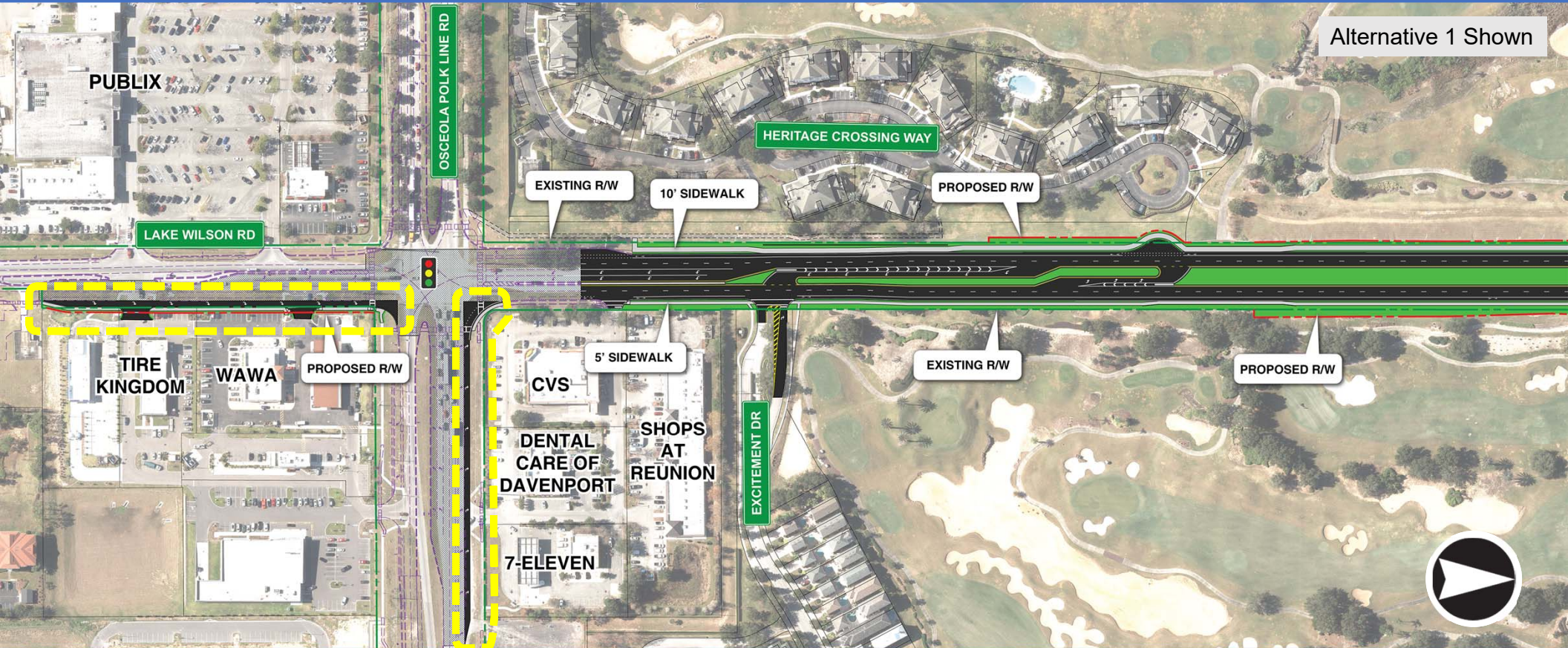
Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Intersections

CR 532



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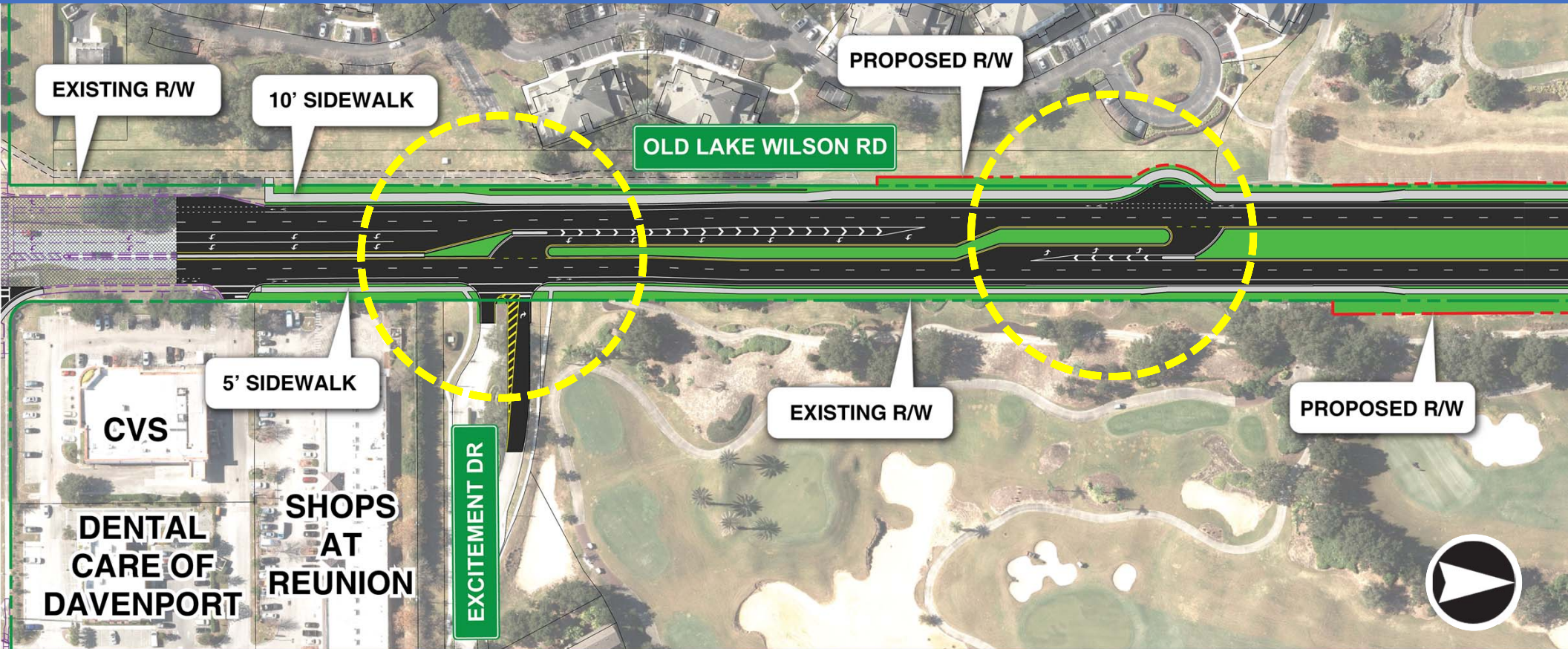
Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Intersections

Excitement Drive



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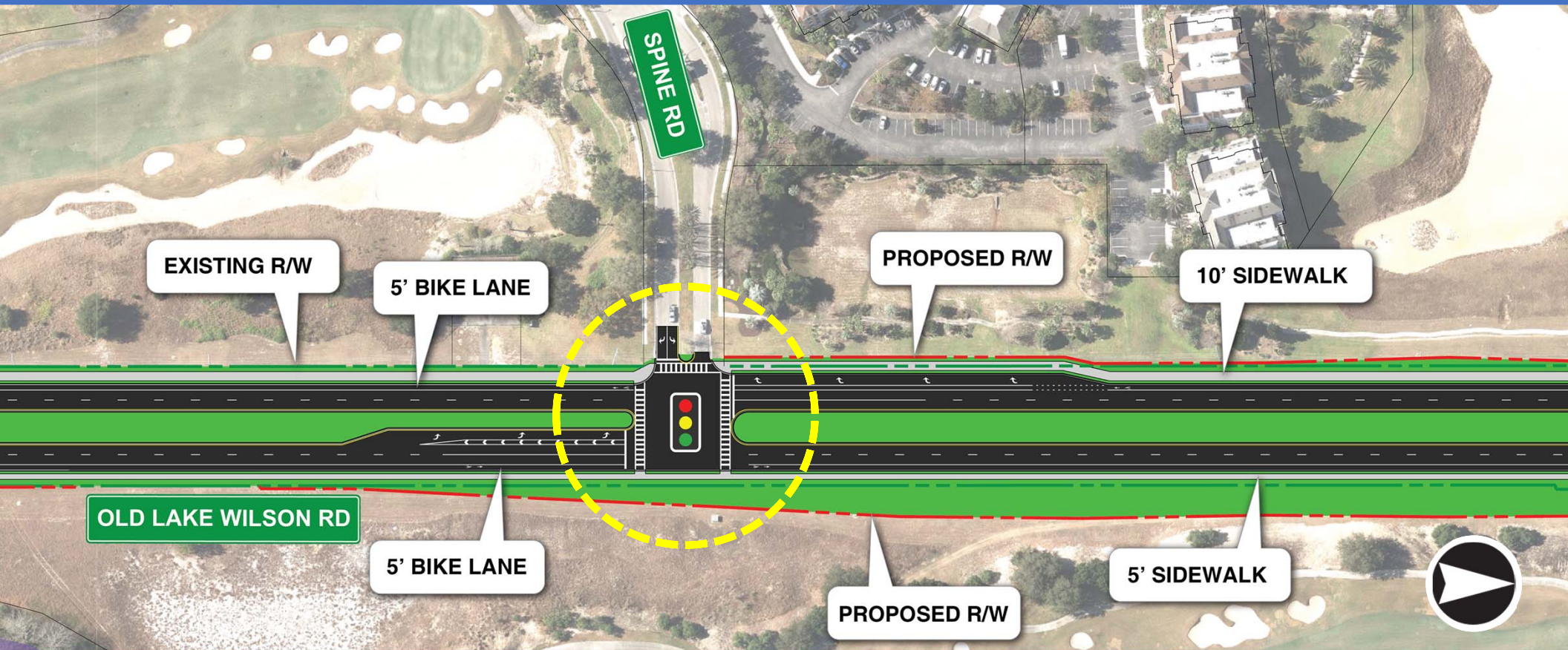


Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Intersections | Spine Road



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Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Intersections

Assembly Court



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to what's next.



Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Intersections

Marker Avenue/ Fairfax Drive



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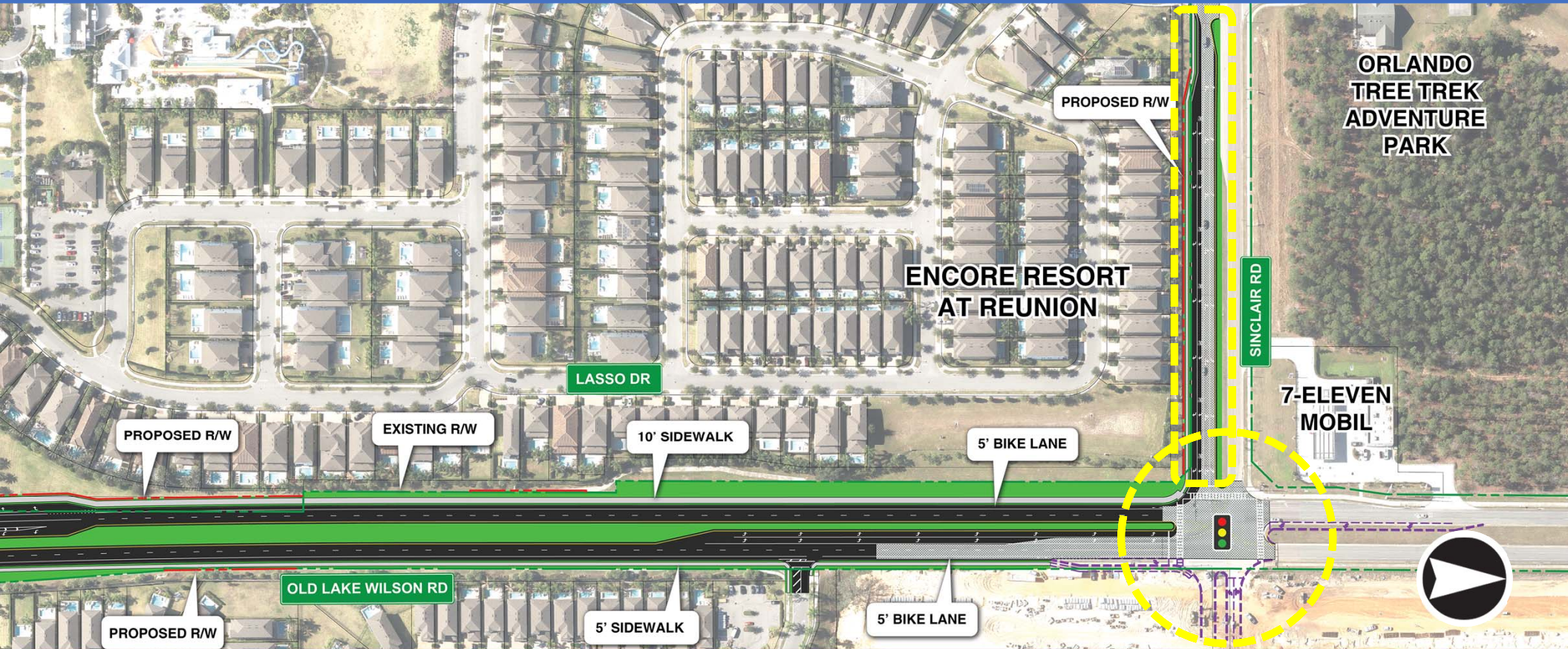


Intersections

Sinclair Road



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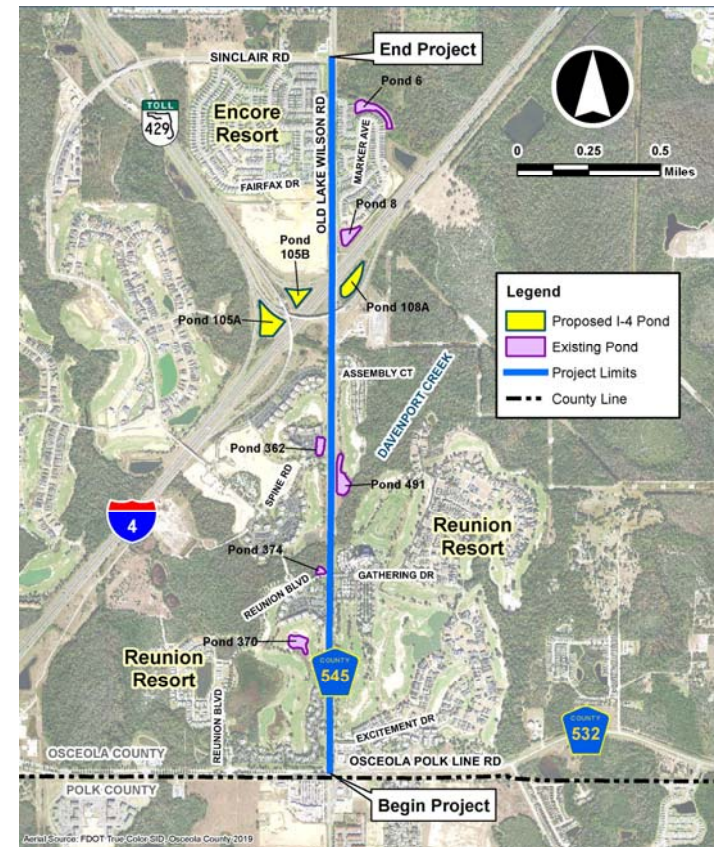


Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Drainage & Pond Sites



- Curb and gutter to collect stormwater runoff and pipes to existing ponds
- Reunion pond sites were designed to account for a four-lane Old Lake Wilson Road
- Drainage agreements mean no new stormwater ponds are anticipated to be needed



Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

No-Build Alternative



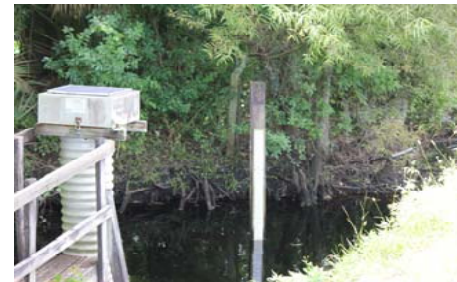
- No improvements would be made
- Only routine maintenance
- Viable option throughout the duration of the study



Environmental Effects




- Wetlands
- Floodplains
- Threatened and Endangered Species
- Water quality
- Hazardous materials
- Recreational sites
- Noise
- Air quality
- Historic structures
- Archaeological sites



Preferred Alternative

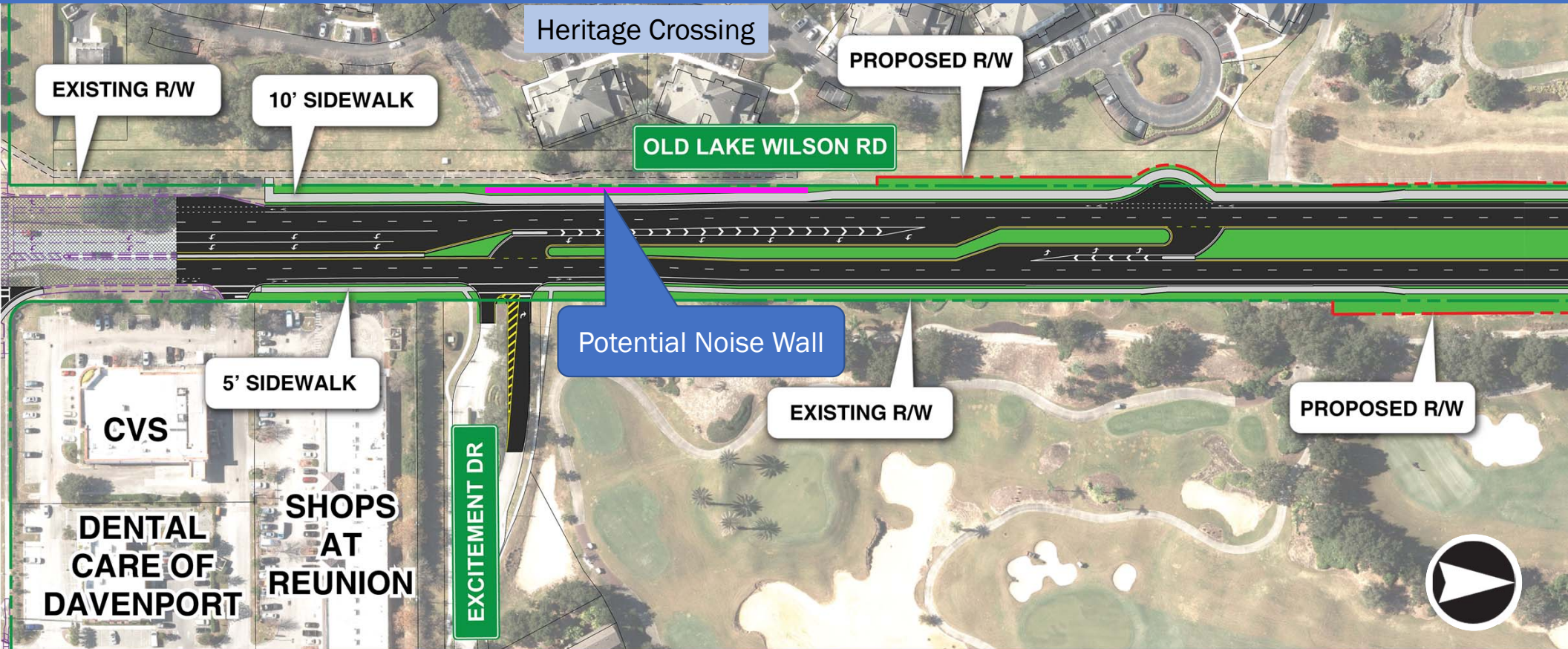


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Segment	No Build	Alternative 1
Description		
Property Impacts		
Parcels Impacted	0	18
Residential Relocations	0	0
Business Relocations	0	0
Cultural, Natural, & Physical Impacts		
Potential Species Impacts	None	Low
Potential Contamination Sites (Medium/High)	None	7 / 0
Wetland Impacts (ac)	None	0.57
Floodplain Impacts (ac-ft)	None	2.01
Potential Impacts to Cultural Resources	None	Moderate
Potential Noise Impacts	None	103 residences / 10 recreational areas
Estimated Costs		
Design	No Cost	\$7,391,000
Right of Way	No Cost	\$7,349,000
Non-Reimbursable Utility Relocation	No Cost	\$7,876,000
Wetland Mitigation	No Cost	\$86,000
Roadway Construction	No Cost	\$73,910,000
Construction Engineering & Inspection	No Cost	\$7,391,000
Total Cost	No Cost	\$96,127,000

Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Potential Noise Barrier



Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

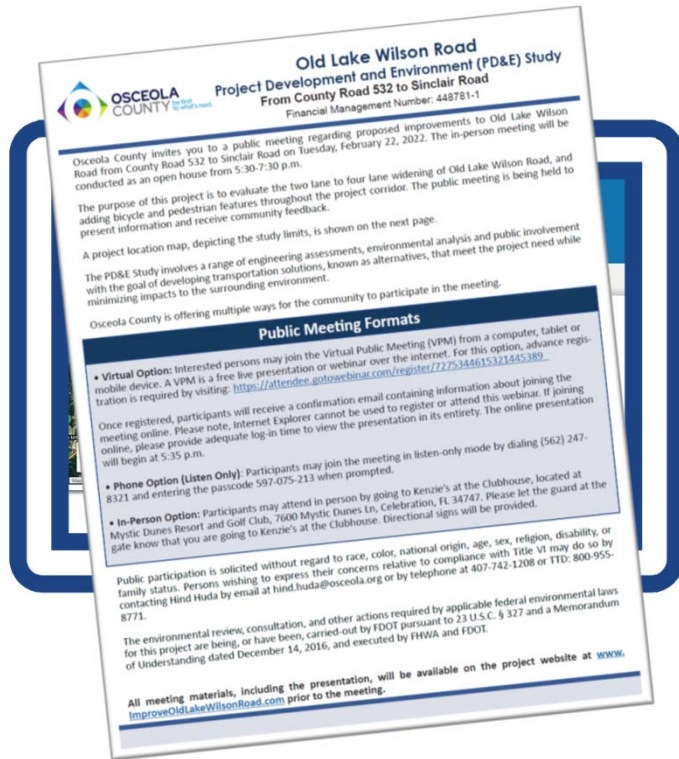
Project Funding



Phase	Fiscal Year
Design	Locally funded to begin in 2023
Right-of-way	Not Funded
Construction	Not Funded

8-10 Year Process Depending on the Availability of Funding

Stay Informed



- Project website:
improveoldlakewilsonroad.com
- You will find:
 - Presentation
 - Display boards
 - Schedule
 - Other project information

Old Lake Wilson Road PD&E Study (FPID Number: 448781-1)

Questions



Jessica Dean, PE

Osceola County Project Manager
1 Courthouse Square, Suite 3100
Kissimmee, FL 34741
407-742-0565
Jessica.Dean@osceola.org

David Dangel, PE

Consultant Project Manager
Inwood Consulting Engineers
3000 Dovera Drive, Suite 200
Oviedo, FL 32765
407-971-8850
ddangel@inwoodinc.com

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, August 11, 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 were:

Mark Greenstein	Chairman
Steven Goldstein (<i>via Zoom & in person</i>)	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
Dr. Tom McKeon (<i>via Zoom</i>)	Assistant Secretary

Also present were:

Tricia Adams (<i>via Zoom</i>)	District Manager
Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Garrett Huegel	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the August 11, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present in person, with the exception of Dr. McKeon and Mr. Goldstein.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun opened the public comment period. Resident Christopher Martin of Watson Court noticed cars parked illegally on the grass or on the wrong side of the road. Mr. Greenstein stated that security provided a monthly report to the Board. In his opinion, security increased

activity, but would ask them to focus on Watson Court. Resident Diane Davis of Corolla Court addressed speeding around Reunion, two accidents within the last three or four weeks and people not staying in their lane. Mr. Greenstein would ask Mr. Scheerer to look at the S-Curve on Excitement Drive past Radiant Street towards Liberty Bluff to determine if there should be signage and lowering the speed limit to 15 miles-per-hour. Resident Jill Mulhere of Radiant Street noted there was a golf cart crossing in this area, causing a potential danger. There being no further comments, Mr. LeBrun closed the public comment period.

Mr. Goldstein joined the meeting via Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 14, 2022 Meeting

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Minutes of the July 14, 2022 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider Fiscal Year 2023 Budget and Special Assessments

A. Open Public Hearing

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the public hearing on the adoption of the Fiscal Year 2023 budget was opened.

B. Presentation of Fiscal Year 2023 Proposed Budget

Mr. LeBrun presented the Proposed Budget for Fiscal Year 2023, which was included in the agenda package. There were no major changes since the last time that the budget was presented as well as no assessment increase. Mr. LeBrun highlighted the following:

- *“General Liability Insurance”* increased significantly, which was the case in most Districts.”
- *“Pool & Fountain Maintenance”* increased due to increased chemical costs.
- *“Security”* increased due to the additional officer at Sinclair Road during peak hours.

Regarding the “*Landscape Contract*,” Mr. Dryburgh noted areas in Reunion East that were underserved. Mr. Huegel pointed out that they had the same rotation over the last several months. Mr. Dryburgh reported that the area outside of his house on Gathering Court between the sidewalk and street and other areas around Reunion East had not been mowed for a long time and trees should have been trimmed. Mr. Huegel would address these areas immediately, but he drives around with Mr. Scheerer. Mr. Dryburgh requested that Mr. Huegel perform a more detailed analysis. Mr. Huegel requested that residents report irrigation breaks. Mr. Dryburgh agreed. Mr. Greenstein believed that there was expansive growth as it rained almost every day for the last week, but it should not look like a vacant lot. Mr. Huegel pointed out if they were missing something, they would focus on it. Mr. Greenstein felt that if enough people were complaining about the landscaping, the schedule could be shared with residents through the website or Artemis.

- There was a Cost Sharing Agreement between Reunion East CDD and Reunion West CDD based on platted lots.

Mr. Greenstein stated that the shared cost was 56% to be paid by the Reunion East CDD and 44% to be paid by the Reunion West CDD, due to Reunion East having more lots than Reunion West. Mr. LeBrun explained that the increase in lots in Reunion East was due to the addition of Reunion Village. Mr. Greenstein felt that the District was in good shape and were able to manage the budget without an increase in assessments.

C. Public Comments Regarding Budget and Special Assessments

There were no public comments.

D. Consideration of Resolution 2022-08 Adopting the Proposed Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. LeBrun presented Resolution 2022-08 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, which was included in the agenda package.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2022-08 Adopting the Proposed Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

E. Consideration of Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun presented Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll, which was included in the agenda package.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll was approved.

F. Close Public Hearing

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the adoption of the Fiscal Year 2023 budget was closed.

FIFTH ORDER OF BUSINESS

Consideration of Robert’s Pool Price Increase

Mr. LeBrun presented a Memorandum from Robert’s Pool Service (Robert’s) requesting a price increase from \$7,200 to \$10,600 per month. Ms. Trucco would make a change to the agreement to incorporate the increase. Mr. Dryburgh questioned when the contract commenced, the duration that the increase was locked in for and if it was subject to change at any time in the future. Mr. Greenstein assumed that it was just for the period of the current agreement. Ms. Trucco stated it would be an addendum to the current agreement, which runs annually with a 30-day termination clause. Mr. LeBrun confirmed that the contract started on August 15, 2020. Mr. Greenstein had no issue with the increase, which was due to fuel and chemical costs.

Mr. Dryburgh MOVED to approve the price increase from Robert’s Pool Service, subject to District Counsel’s preparation of an amendment to the agreement and Ms. Hobbs seconded the motion.

Ms. Trucco would extend the 2020 agreement.

On VOICE VOTE with all in favor the price increase from Robert’s Pool Service, subject to District Counsel’s preparation of an amendment to the agreement was approved.

SIXTH ORDER OF BUSINESS

Consideration of Temporary Construction Access Easement Agreement with EHOFF II – Spectrum, LLC

Ms. Trucco recalled that the District received a request from Encore to grant permission to install pipe under CDD owned property, which was approved by the Board at the last meeting, subject to the granting of a Temporary Construction Access Easement Agreement. It was provided to the developer, EHOFF II – Spectrum, LLC (EHOFF II) who had additional comments, as it was specified that EHOFF II would be installing the pipe. The Board originally approved the Temporary Construction Access Easement Agreement for one month as the installation would take three to five days; however, after EHOFF requested permission to use the property for six months, it was approved for six months. The indemnification was extended indefinitely at Mr. Dryburgh’s request as the pipe would be under Reunion East roads.

Mr. Dryburgh asked if it was normal to give someone six months. Mr. Boyd confirmed that six months was appropriate. If there was a delay, they would not have to come back and amend the agreement. Mr. LeBrun recalled Ms. Adams stating it was due to not having a set start date.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor approving the Temporary Construction Access Easement Agreement with EHOFF II – Spectrum, LLC in substantially final form and delegating authority to the Chairman, District Engineer and District Counsel to execute and any subsequent agreements to effectuate the pipe installation was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Tohopekaliga Water Authority Water and Wastewater System Developer’s Service Agreement

Ms. Trucco stated that Tohopekaliga Water Authority (Toho) required the CDD to sign the Developer’s Service Agreement (DSA) based on the work they were constructing. However, since the District never participated in a Developer Service Agreement, she requested that the Board take no action as there must be discussion with Toho, their attorney and the developer. It would be brought back to the Board if an agreement was necessary. Mr. Greenstein did not recall entering into an agreement with Toho, other than to access property.

**Mr. Goldstein joined the meeting in person.*

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco was working on the Temporary Construction Access Easement Agreement and there was no new business. Regarding the restoration of the landscape on the south side of C.R. 532, she received confirmation from the Field Manager that Yellowstone was working with them and would finalize the restoration work this week. Once she received notification that the work was completed, Ms. Trucco would notify Osceola County to come out and do additional inspections. Ms. Hobbs questioned the status of the request for Reunion Resort to use the Heritage Crossings Ballroom as a Fitness Center. Ms. Adams reached out to the General Manager but had not yet received any response.

B. Engineer**i. Review of Spine Road Construction Plan**

Mr. Boyd presented a construction plan for the Spine Road gates, which was included in the agenda package. There would be widening on the south side within CDD property. Inbound, there would be a 24-foot-wide lane that meets emergency access requirements, while outbound, there would be the normal 12-foot lane. Upon approval by the Board, it would be submitted to the county for a final construction permit and the bidding construction process would commence. Mr. Greenstein pointed out that this was known as the Davenport Creek Bridge, which was an access point for residents to go to and from Reunion Village.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Construction Plan for Spine Road Gate was approved.

C. District Manager's Report**i. Action Items List**

Mr. LeBrun presented the Action Items List, which was included in the agenda package. The pool access gates would be installed at the end of August.

ii. Approval of Check Register

Mr. LeBrun presented the Check Register from July 1, 2022 through July 31, 2022. In the General Fund, there were Checks #5397 through #5418 totaling \$181,793.58, Checks #186

through #188 from the Replacement & Maintenance Fund totaling \$92,599.30 and payroll totaling \$923.50, for a grand total of \$275,316.39.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the July Check Register was approved.

iii. Balance Sheet and Income Statement

Mr. LeBrun presented the Unaudited Financial Statements through June 30, 2022, which were included in the agenda package.

iv. Approval of Fiscal Year 2023 Meeting Schedule

Mr. LeBrun presented the Fiscal Year 2023 meeting schedule, which was included in the agenda package. It was consistent with the prior year’s meeting schedule.

On MOTION by Mr. Goldstein seconded by Ms. Hobbs with all in favor the Fiscal Year 2023 meeting schedule as presented was approved.

D. Security Report

Mr. LeBrun presented the Security Report from Mr. Victor Vargas of Reunion Security, which was emailed to the Board. Mr. Greenstein felt that Reunion Security was doing a good job, as fewer cars were parked on sidewalks and requested that they be vigilant, placing emphasis on the rules for proper parking. Mr. Goldstein noted that Reunion Security has been better keeping cars off of sidewalks and towing. Mr. Dryburgh noticed a car blocking a crosswalk that had no lines and would take pictures of those crosswalks. Mr. Martin’s concern regarding violations on Watson Court would be discussed with security.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – September 8th, 2022

Mr. LeBrun stated that the next meeting was on September 8, 2022 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION V

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

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

This **FIRST AMENDMENT TO INTERLOCAL AGREEMENT FOR MAINTENANCE OF ROAD RIGHTS-OF-WAY** (the “Amendment”), shall be effective as of _____, 2022 (the “Effective Date”), is made by and between OSCEOLA COUNTY, FLORIDA a political subdivision of the State of Florida (the “County”), and the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district created pursuant to the provisions of Chapter 190, Florida Statutes (the “District”), located at c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

WITNESSETH:

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

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

WHEREAS, the parties have the right to amend the Interlocal Agreement upon approval by a majority of the Osceola County Board of County Commissioners and the District; and

WHEREAS, the District no longer desires to maintain Improvements under the Interlocal Agreement as to the south side portion of right-of-way of County Road 532 (also known as Osceola

Polk Line Road), as such area is depicted on “Amended Exhibit “A,” attached hereto and made a part of this Amendment; and

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

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

SECTION 1. RECITALS & EFFECTIVENESS

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

SECTION 2. AMENDMENTS

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

SECTION 3. NOTICE

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

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

by giving the other parties hereto notice of such change of address in accordance with the foregoing provisions.

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

To the District: Reunion East community Development District
c/o Governmental Management Services - Central Florida, LLC.
219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager

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

SECTION 4. MISCELLANEOUS

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

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

3. This Amendment shall become effective upon the Effective Date.

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

[Signatures on following page.]

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

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

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

By: _____

Print Name: _____

Title: _____

ATTESTED BY:

Print Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 2022, by _____ and _____, as the _____ and _____, respectively, of the Board of County Commissioners of Osceola County, Florida, and who have acknowledged that they executed the same on behalf of Osceola County, Florida and that each was authorized to do so. They [] are both personally known to me or [] have each produced a valid driver's license as identification.

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

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

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

ATTEST:

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT

Tricia Adams
Secretary

By: _____
Chairperson
Board of Supervisors

Address: c/o Governmental Management
Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2022 by _____, as Chairperson of the Board of Supervisors, and by Tricia Adams, as Secretary, of **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, on behalf of the community development district. They are both personally known to me or have each produced a valid driver's license as identification.

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

Exhibit “A”

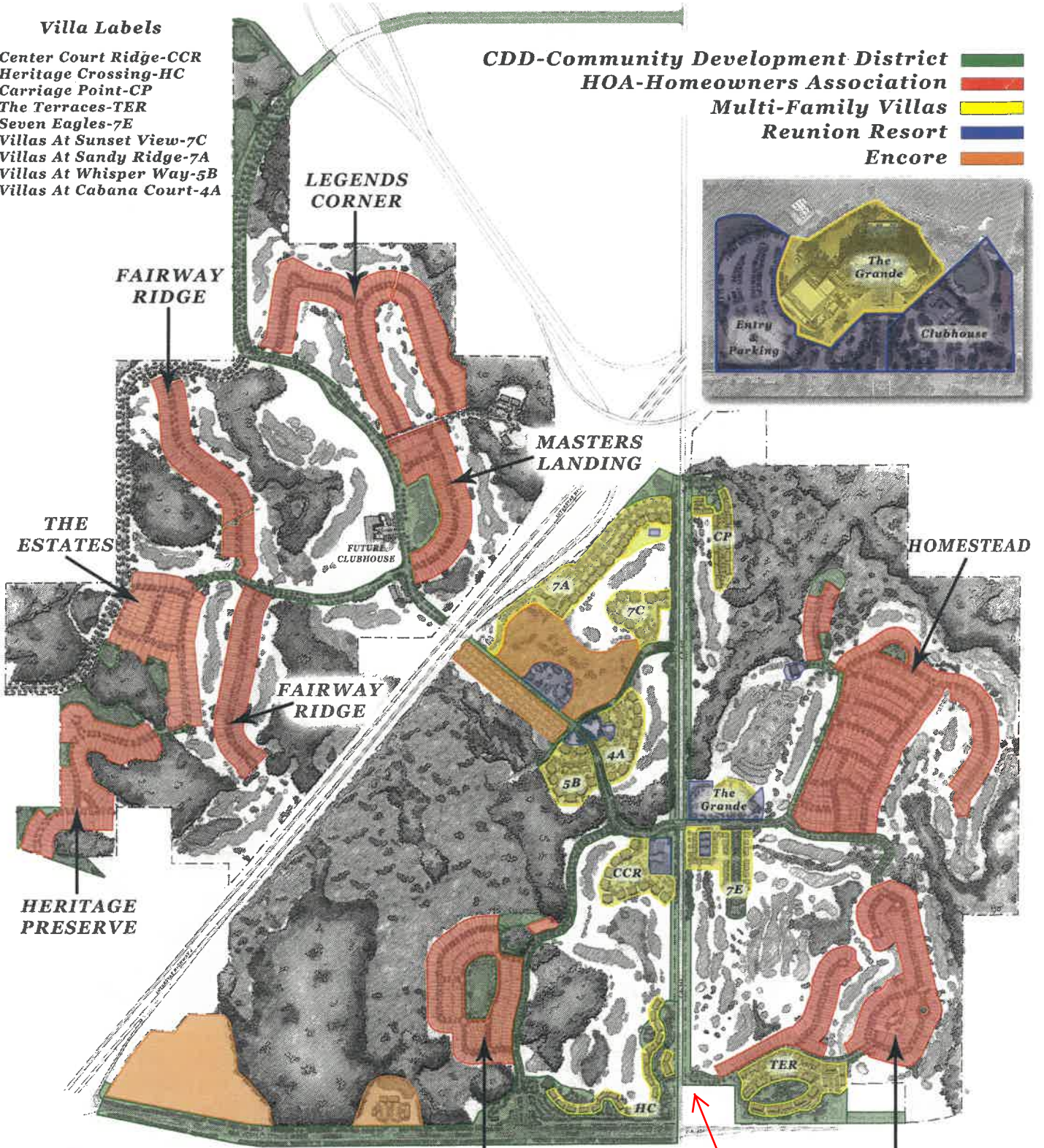
[Please see attached.]

Reunion Map

Villa Labels

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

CDD-Community Development District
 HOA-Homeowners Association
 Multi-Family Villas
 Reunion Resort
 Encore



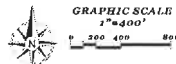
REUNION
 ORLANDO FLORIDA

County Road 532

PATRIOTS LANDING

County Road 545

LIBERTY BLUFF



SECTION VI

*This item will be provided under
separate cover*

SECTION VII

Prepared by & Return to:

Zelica Quigley, Esq.
Nelson Mullins Riley & Scarborough LLP
Lynn Financial Center
1905 NW Corporate Blvd. Suite 310
Boca Raton, FL 33431

Parcel No. 272527501100010P10 and Parcel No. 272527501100010P20

RELEASE OF INTERESTS

THIS RELEASE OF INTERESTS (this “**Release**”) is made this ____ day of _____, 2022, by REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the “**District**”).

WITNESSETH:

WHEREAS, The Spectrum at Reunion Plat is recorded in Plat Book 28, Pages 138 through 143, of the Public Records Osceola County, Florida (the “**Plat**”); and

WHEREAS, certain interests and easements were dedicated to the District in Plat Notes 6, 11 and 18 on the Plat (collectively, the “**District Interests**”).

WHEREAS, the District desires to release the property within the Plat from the operation, effect and encumbrance of the District Interests.

NOW, THEREFORE, for and in consideration of the premises hereof, the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the District, the District acknowledges and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The District hereby releases, abandons, discharges and exonerates the property within the Plat from the operation, effect and encumbrance of the District Interests.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the District has executed this Release as of the date first written above.

WITNESSES:

By: REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes

Print Name: _____

By: _____
Mark Greenstein,
Chairman of the Board of Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by Mark Greenstein, as Chairman of the Board of Supervisors of the Reunion East Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. He has [] produced _____ as identification or [] is personally known to me.

(Notary Seal)

Notary Public, State of Florida
My Commission Expires: _____

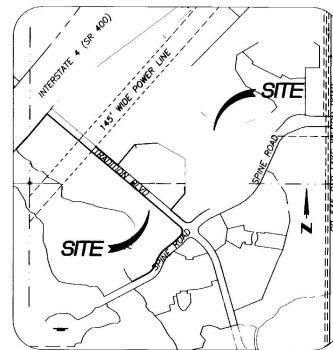
"SPECTRUM AT REUNION"
 BEING A REPLAT OF TRACTS PD-2 & PD-3, VILLAS AT REUNION SQUARE,
 PER PLAT BOOK 19, PAGES 151-156, IN THE PUBLIC RECORDS OF
 OSCEOLA COUNTY, FLORIDA
 A PORTION OF SECTIONS 27 & 34 -- TOWNSHIP 25 SOUTH --
 RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

DEED RESTRICTIONS FOR THIS PLAT ARE RECORDED IN O.C.B. 5343, PAGE 838, AND ACCOMPANIED BY DEED COMMENTS.

LEGAL DESCRIPTION:

TRACT FD-2 AND FD-3, VILLAS AT REUNION SQUARE, AS FILED AND RECORDED
 IN PLAT BOOK 19, PAGES 151 THROUGH 156, IN THE PUBLIC RECORDS OF
 OSCEOLA COUNTY, FLORIDA.

CONTAINS 45.921 ACRES MORE OR LESS.



SHEET INDEX

- SHEET 1 -- COVER
- SHEET 2 -- KEY MAP
- SHEET 3 & 4 -- GEOMETRY, CURVE & LINE TABLES
- SHEET 5 -- PARKING EASEMENT GEOMETRY PLAN
- SHEET 6 -- TRACT RW-1 (SANDY RIDGE DRIVE)

- DENOTES FOUND PERMANENT REFERENCE MONUMENTS (5/8" REBAR & CAP STAMPED: "LB 6605")
- DENOTES FOUND PERMANENT REFERENCE MONUMENTS (1/4" CD OR NO ID)
- DENOTES SET PERMANENT CONTROL POINT (WALL & I.B.C. - OSGC STAMPED: "LB 6605")
- DENOTES SET 5/8" REBAR & CAP (UNLESS NOTED) (CAP STAMPED: "LB 6605") (PM)
- △ DENOTES CENTRAL ANGLE
- ✱ DENOTES SECTION CORNER
- ✱ DENOTES 1/4 SECTION CORNER
- ✱ DENOTES SECTION CORNER ○ RANGE LINE

- A.E. = ACCESS EASEMENT
- B.L.O. = BUILDING
- CA = COMMON AREA
- CB = CHORD BEARING
- CCD = COMMUNITY DEVELOPMENT DISTRICT
- CL = CENTERLINE
- CO = CALCULATED
- (C) = DESCRIBED
- C = CURVE DISTANCE
- CM = CONCRETE MONUMENT
- CO = CORNER
- CONSV. = CONSERVATION
- CR = COUNTY ROAD
- D.E. = DRAINAGE EASEMENT
- DUE = DRAINAGE & UTILITY EASEMENT
- EMT = EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION DATA
- FO = FOUND
- ID = IDENTIFICATION
- L = ARC LENGTH
- J.A.E. = JOINT ACCESS EASEMENT
- M = NORTH
- E = EAST
- S = SOUTH
- W = WEST

LEGEND:

- LB = LICENSED BUSINESS
- LS = LICENSED SURVIVOR
- DUE = DRAINAGE & UTILITY EASEMENT
- INTS = NOT TO SCALE
- FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION DATA
- FO = FOUND
- ID = IDENTIFICATION
- L = ARC LENGTH
- J.A.E. = JOINT ACCESS EASEMENT
- M = NORTH
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- S = SOUTH
- W = WEST
- INT = POINT OF NON-TANGENCY
- PTC = POINT OF TANGENCY CURVATURE
- PTI = POINT OF TANGENCY
- PM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- RP = RADIAL POINT
- RL = RADIUS
- SR = STATE ROAD
- EX = EXISTING
- RD = ROAD
- SET = SURVEYING EASEMENT
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- OR = CERTIFIED CORNER RECORD
- GOVT = GOVERNMENT
- PCO = POINT OF COMPOUND CURVE
- PM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- S.E. = SECTION & EASEMENT
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- SET & UE = SECTION & UTILITY EASEMENT
- SET & UE = SECTION & UTILITY EASEMENT

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

PLAT BOOK **28** PAGE **138**

"SPECTRUM AT REUNION" DEDICATION

"KNOW ALL MEN BY THESE PRESENTS, THAT KINGWOOD ORLANDO REUNION RESORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED."

KINGWOOD ORLANDO REUNION RESORT, LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: *[Signature]*
 ITS MANAGER

SIGNED AND SEALED IN THE PRESENCE OF:
[Signatures]
 WITNESS SIGNATURE WITNESS SIGNATURE
 RICHARD MASSER JOSEPH MANDILLO
 PRINT NAME PRINT NAME
 STATE OF FLORIDA COUNTY OF Osceola

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF SEPTEMBER, 2019, BY KATHY CARRE AS MANAGER OF KINGWOOD ORLANDO REUNION RESORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AS PRODUCED IDENTIFICATION.

[Signature]
 MANDILLO
 NOTARY PUBLIC
 My Comm. Expires 12/31/2021

SPECTRUM AT REUNION DEDICATION

"KNOW ALL MEN BY THESE PRESENTS, THAT REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, BEING THE OWNER OF CERTAIN INTERESTS IN THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS AS SET FORTH HEREIN IN NOTES 2 AND 6."

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
 BY: *[Signature]*
 OFFICER-CHIEF FINANCIAL OFFICER
 George S. Plummer, District Manager

SIGNED AND SEALED IN THE PRESENCE OF:
[Signatures]
 WITNESS SIGNATURE WITNESS SIGNATURE
 LAUREN R. WOODRIVER RICHARD J. HAYES
 PRINT NAME PRINT NAME
 STATE OF FLORIDA COUNTY OF Osceola

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF SEPTEMBER, 2019, BY JONAS HERRERA AS OFFICER-CHIEF FINANCIAL OFFICER OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME, AS PRODUCED IDENTIFICATION.

[Signature]
 NOTARY PUBLIC
 My Comm. Expires 12/31/2021

"SPECTRUM AT REUNION" DEDICATION

"KNOW ALL MEN BY THESE PRESENTS, THAT ENDF II-SPECTRUM LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF A PORTION OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND HEREBY DEDICATES TO REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, (ONE ROUNDBAY TRACT RW-1) OVER ROUNDBAY TRACT "TW-1", SANDY RIDGE DRIVE AS DESCRIBED IN NOTE 2, (60) FEET OF ACCESS OVER TRACT CLUB-2, AS ACCESS TO STORM-WATER TRACTS P-1 AND P-2, AS DESCRIBED IN NOTE 6; AND (80) THE STORMWATER POND TRACTS OVER TRACTS "P-1" AND "P-2", AS DESCRIBED IN NOTE 6; NO PART OF SAID LANDS, EXCEPT AS NOTED IN THIS DEDICATION OR OTHERWISE ON THE FACE OF THIS PLAT, IS DEDICATED TO OSCEOLA COUNTY OR THE PUBLIC."

ENDF II-SPECTRUM LLC
 A DELAWARE LIMITED LIABILITY COMPANY,
 ITS MANAGER
 BY: *[Signature]*

SIGNED AND SEALED IN THE PRESENCE OF:
[Signatures]
 WITNESS SIGNATURE WITNESS SIGNATURE
 John Christo Peter Brown
 PRINT NAME PRINT NAME
 STATE OF FLORIDA COUNTY OF Osceola

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF DECEMBER, 2019, BY JONAS HERRERA AS MANAGER OF ENDF II-SPECTRUM LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AS PRODUCED IDENTIFICATION.

[Signature]
 NOTARY PUBLIC
 My Comm. Expires 12/31/2021

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

"KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, IS A LICENSED AND REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLANS WERE PREPARED BY MY OWNERSHIP, MY DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REGULATIONS OF CHAPTER 177, FLORIDA STATUTES AND OSCEOLA COUNTY LAND DEVELOPMENT CODE, THE LAND DESCRIBED HEREIN LIES IN SECTIONS 27 & 34, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA."

JON FRANKLIN
 REGISTERED SURVEYOR NUMBER LB 6605
 1015 GIBBY STREET, SUITE 100
 PHONE: (407) 846-1210
 DATE: 10/24/2019

CERTIFICATE OF APPROVAL BY SURVEYOR REPRESENTING OSCEOLA COUNTY

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT COMPLIED WITH ALL TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.
 SIGNATURE: *[Signature]* DATE: 10/24/2019
 PRINT NAME: Robert Harrison REGISTERING NO. 1212

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE FOREGOING INSTRUMENT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY.
 CHAIRMAN OF THE BOARD: *[Signature]*
 CLERK OF THE BOARD: *[Signature]*

CERTIFICATE OF APPROVAL COUNTY ENGINEER

EXAMINED ON: 10/14/2019
 APPROVED BY COUNTY ENGINEER: *[Signature]*

CERTIFICATE OF COUNTY CLERK

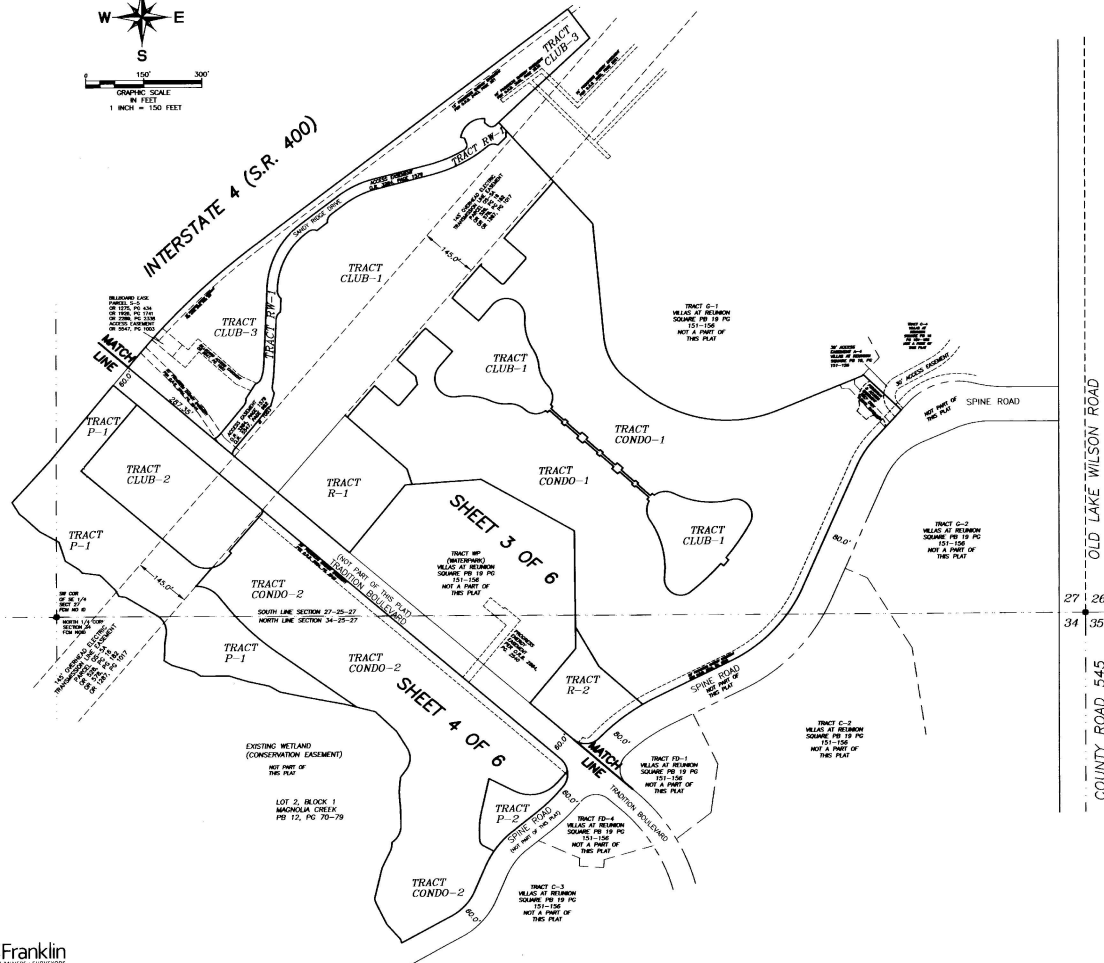
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND THAT SAID PLAT IS ON RECORD ON 12/29/2019 AT 3:27 P.M.
 REGISTERED COUNTY CLERK: *[Signature]*
 CLERK OF THE COUNTY BOARD OF SUPERVISORS OSCEOLA COUNTY, FLORIDA

"SPECTRUM AT REUNION"

BEING A REPLAT OF TRACTS PD-2 & FD-3, VILLAS AT REUNION SQUARE,
PER PLAT BOOK 19, PAGES 151-156, IN THE PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA

A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH -
RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

KEY MAP



SEE SHEETS 3 & 4
FOR BOUNDARY GEOMETRY

LEGEND:

- DENOTES FOUND PERMANENT REFERENCE MONUMENTS (5/8" REBAR & CAP - CAP STAMPED: "LB 8800")
- DENOTES FOUND PERMANENT REFERENCE MONUMENTS ("1/4" OR "1/2" ID)
- ⊙ DENOTES SET PERMANENT CONTROL POINT (DUAL & DISC - DISC STAMPED: "LB 8800")
- DENOTES SET 5/8" REBAR & CAP (UNLESS NOTED) (CAP STAMPED: "LB 8800") (PSM)
- △ DENOTES CENTRAL ANGLE
- ⊕ DENOTES SECTION CORNER
- ⊞ DENOTES 1/4 SECTION CORNER
- ⊗ DENOTES SECTION CORNER @ RANGE LINE
- A.E. = ACCESS EASEMENT
- B.L.C. = BUILDING
- CA = COMMON AREA
- CB = CHORD BEARING
- CD = COMMUNITY DEVELOPMENT DISTRICT
- CL = CENTERLINE
- (C) = CALCULATED
- (D) = DESCRIBED
- C = CHORD DISTANCE
- CM = CONCRETE MONUMENT
- CONV. = CONSERVATION
- CR = COUNTY ROAD
- D.E. = DRAINAGE EASEMENT
- DUE = DRAINAGE & UTILITY EASEMENT
- ESMT = EASEMENT
- FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND = FOUND
- I = IDENTIFICATION
- L = ARC LENGTH
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- NR = NON-RADIAL
- NTS = NOT TO SCALE
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- CD = CHORD BEARING
- PC = PAGE
- PC = POINT OF CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- POP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PICT = POINT OF NON-TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIAL
- RP = RADIAL POINT
- BLVD. = BOULEVARD
- SR = STATE ROAD
- EX = EXISTING
- RD = ROAD
- TYP = TYPICAL
- FIP = FOUND IRON PIPE
- OR = CERTIFIED CORNER RECORD
- GOVT = GOVERNMENT
- PCC = POINT OF COMPOUND CURVE
- RAD = IDENTIFIES RADIAL
- RSE = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- S.E. = SIDEWALK EASEMENT
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- S.E. & U.E. = SIDEWALK & UTILITY EASEMENT
- SUE = SIDEWALK & UTILITY EASEMENT

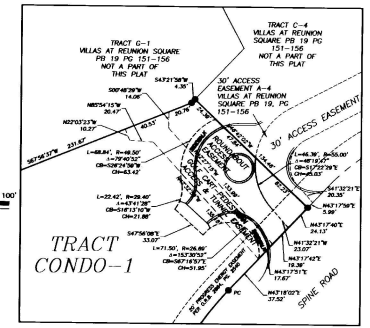
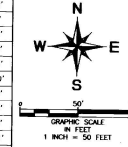
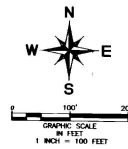
KPMFranklin
ENGINEERS - PLANNERS - SURVEYORS
1012 EMERY STREET, SUITE A, KISSIMEE, FL 34741
PHONE 407-846-1216 - FAX 407-846-0037
CERTIFICATE NUMBER LB 6605

"SPECTRUM AT REUNION"
 BEING A REPLAT OF TRACTS PD-2 & PD-3, VILLAS AT REUNION SQUARE,
 PER PLAT BOOK 19, PAGES 151-156, IN THE PUBLIC RECORDS OF
 OSCEOLA COUNTY, FLORIDA
 A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH -
 RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C1	144°32'13"	48.00'	121.37'	N66°39'42"W
C2	53°45'05"	131.29'	77.34'	S19°25'27"E
C3	32°28'24"	83.31'	52.89'	N10°48'15"W
C4	30°41'43"	87.17'	54.31'	S24°38'53"E
C5	22°37'58"	43.00'	54.51'	N08°29'05"W
C6	76°02'58"	43.00'	57.07'	S87°14'52"E
C7	48°39'14"	56.90'	48.31'	N71°10'11"W
C8	28°46'11"	95.29'	44.52'	S79°41'02"E
C9	31°34'17"	159.02'	87.62'	N82°04'53"W
C10	143°26'57"	47.98'	120.55'	S32°47'46"E
C11	89°50'09"	5.00'	7.84'	N86°20'46"E
C12	90°04'57"	5.00'	7.86'	N03°38'47"W
C13	67°37'08"	48.00'	52.46'	S02°03'18"E
C14	41°12'58"	213.40'	153.51'	N14°06'56"W
C15	134°56'48"	42.00'	66.92'	S59°27'20"E
C16	102°03'21"	614.51'	107.85'	N47°09'36"E
C17	9°36'17"	614.51'	106.85'	N35°16'34"E
C18	130°19'07"	42.00'	65.53'	N34°16'28"W
C19	41°45'00"	212.83'	158.80'	S83°48'56"E
C20	61°10'05"	48.00'	51.24'	S43°51'19"W
C21	90°00'00"	5.00'	7.85'	N86°16'47"E
C22	90°12'18"	5.00'	7.87'	S03°38'01"E
C23	31°22'55"	133.50'	183.35'	N05°51'00"E
C24	46°05'40"	233.50'	183.91'	N15°33'17"E
C25	50°02'56"	233.50'	223.88'	N45°51'33"E
C26	50°09'01"	213.50'	186.87'	S27°58'11"W
C27	22°27'26"	263.50'	103.28'	S64°24'00"W
C28	16°13'37"	348.50'	98.70'	N67°30'23"E
C29	88°54'48"	133.50'	203.85'	N14°56'51"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N40°09'31"E	94.89'
L2	N32°52'35"E	44.63'
L3	N2°51'28"E	206.25'
L4	N05°17'21"E	123.90'
L5	N05°37'42"E	142.81'
L6	N07°20'04"E	6.63'
L7	S5°00'30"W	30.03'
L8	S52°02'16"E	11.00'
L9	S37°01'09"E	0.33'
L10	N47°24'53"E	13.21'
L11	S42°35'07"E	29.48'
L12	S40°25'12"W	30.75'
L13	S75°37'42"W	147.61'
L14	S53°10'18"W	43.05'
L15	S53°10'18"W	34.20'
L16	S2°51'28"W	35.90'
L17	S2°51'28"W	124.35'
L18	S15°17'17"W	35.91'
L19	S40°02'12"W	86.15'
L20	N49°49'30"W	62.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S45°38'08"E	21.51'
L22	S57°09'38"W	85.19'
L23	N38°50'22"W	10.00'
L24	S57°09'38"W	133.91'
L25	S45°38'08"E	26.59'
L26	S40°38'08"E	17.49'
L27	S57°09'38"W	30.03'
L28	S45°38'08"E	30.50'
L29	N49°55'30"W	99.51'
L30	N41°29'45"W	119.79'
L31	N32°50'27"W	91.49'
L32	S49°49'30"E	51.58'
L33	S33°50'27"E	82.95'
L34	N41°29'45"W	117.68'
L35	N45°35'30"W	97.71'
L40	S53°10'18"W	6.29'
L41	S40°08'26"W	25.78'



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C31	21°39'14"	25.50'	9.84'	S18°40'35"E
C32	10°29'58"	3.50'	4.31'	N43°05'23"W
C33	84°18'21"	58.50'	86.08'	S02°21'08"W
C34	55°08'36"	3.50'	3.37'	S24°29'58"E
C35	74°09'53"	13.50'	17.47'	S89°07'57"E
C36	38°04'23"	23.50'	15.62'	S01°43'33"W
C37	6°28'10"	23.50'	27.66'	S84°28'09"W
C38	24°53'00"	375.50'	163.08'	N63°11'12"E
C39	22°27'22"	236.50'	92.69'	S64°24'00"W
C40	57°52'18"	23.50'	33.74'	S24°14'22"W
C41	57°57'18"	23.50'	33.74'	S02°06'16"W
C42	52°02'00"	188.50'	189.37'	S27°08'16"W
C43	50°46'30"	23.50'	24.52'	S22°11'17"E
C44	54°58'21"	23.50'	22.53'	N05°19'36"W
C45	6°58'25"	412.50'	42.81'	N02°38'42"E
C46	1°17'30"	126.50'	29.35'	N11°41'18"E
C47	48°21'22"	23.50'	19.83'	S10°12'04"E
C48	39°01'43"	23.50'	16.01'	S51°49'05"W
C49	30°53'53"	33.50'	18.07'	S24°44'38"W
C50	0°54'10"	1891.00'	29.75'	S42°58'48"W
C51	4°42'28"	1904.50'	23.51'	S40°29'37"W
C52	0°36'07"	1906.00'	20.03'	S41°08'54"W
C53	0°45'49"	1876.65'	20.01'	S41°49'31"W
C54	1°12'49"	1890.31'	40.04'	S42°48'10"W
C55	0°54'10"	1891.00'	29.75'	S42°58'48"W
C56	7°51'58"	226.50'	31.07'	N36°13'44"E
C59A	13°32'32"	173.50'	4.72'	N39°22'46"E

EXHIBIT "B"
 ROUNDABOUT ACCESS EASEMENT
 & PEDESTRIAN ACCESS
 & TUNNEL EASEMENT

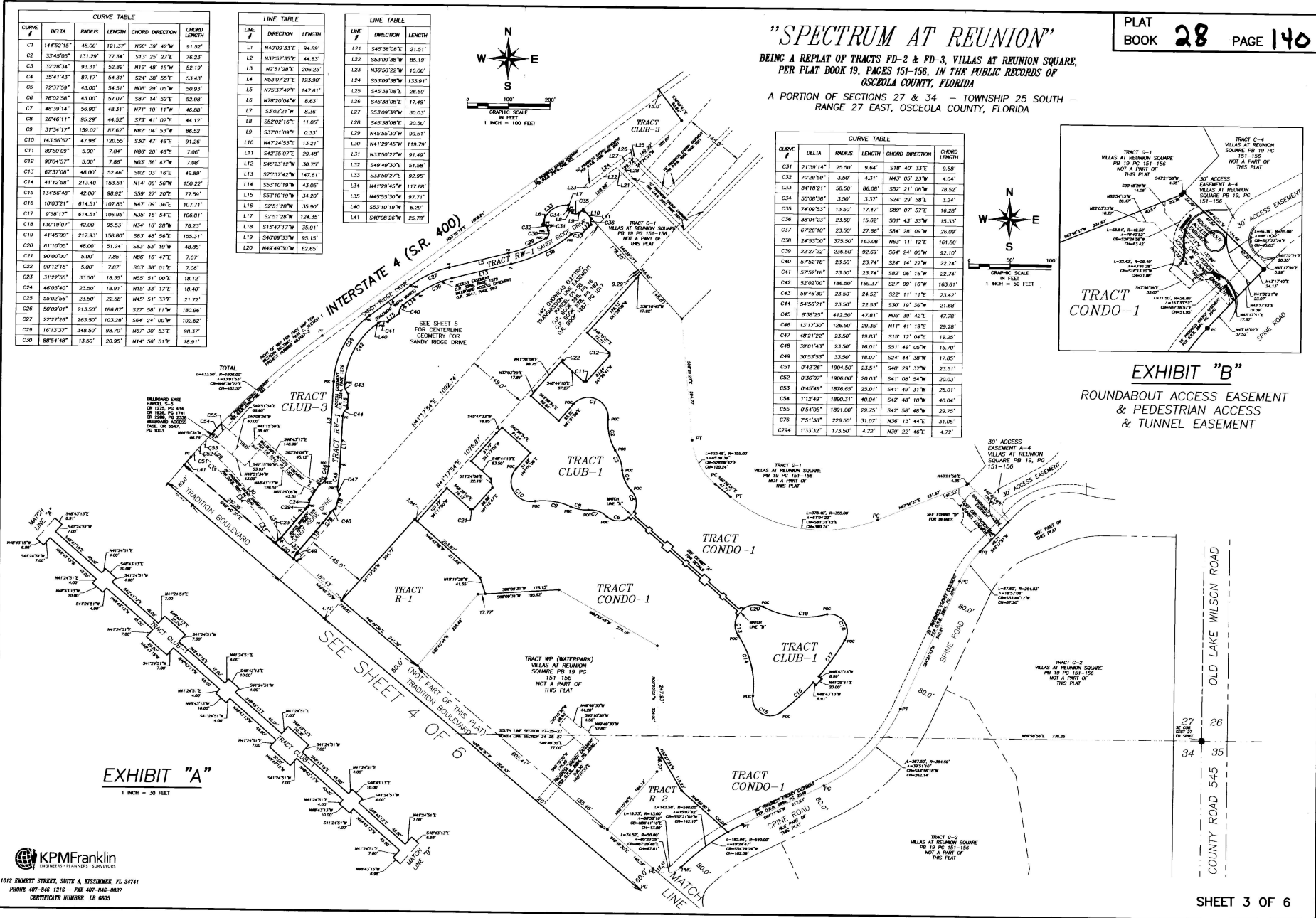
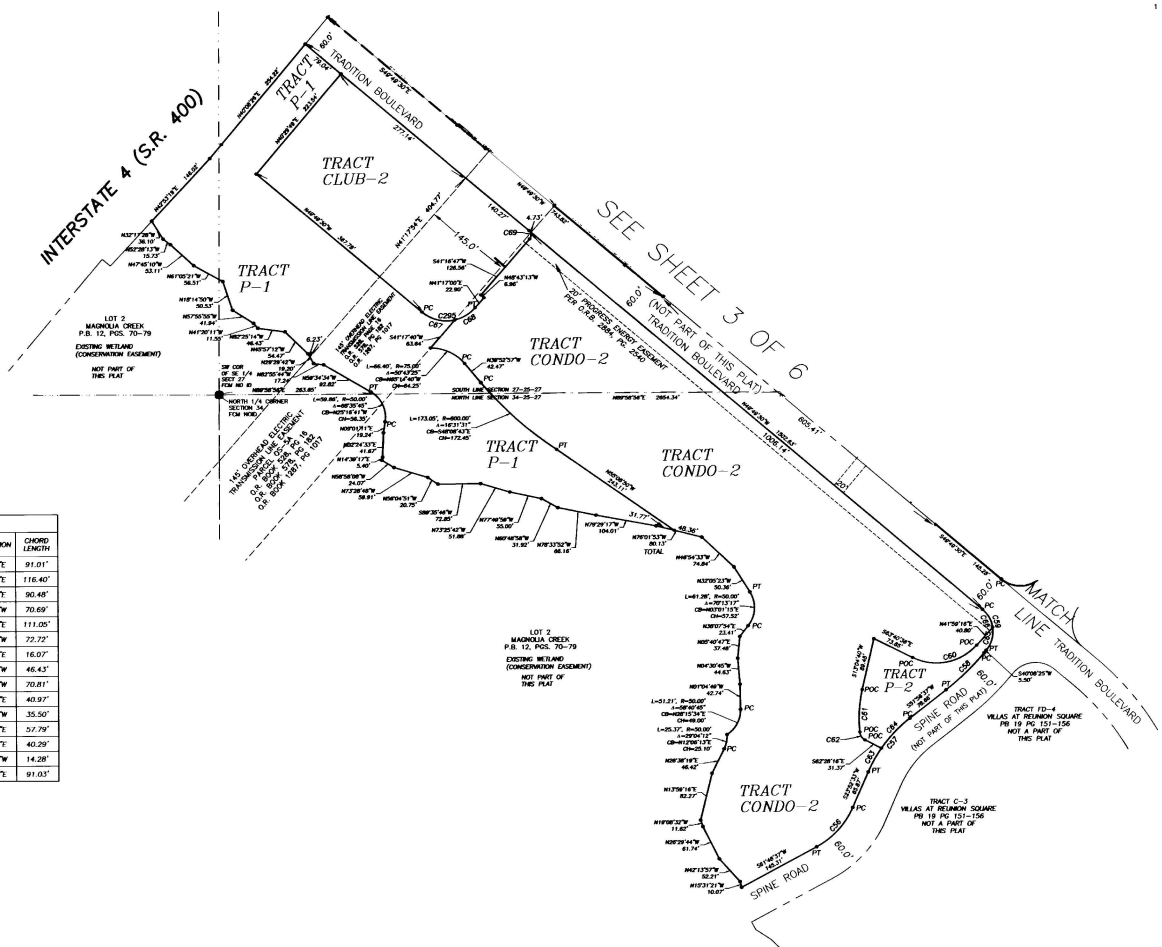
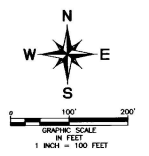


EXHIBIT "A"
 1 INCH = 30 FEET

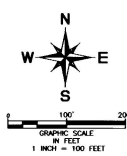
KPMFranklin
 ENGINEERS - PLANNERS - SURVEYORS
 1012 REMBERT STREET, SUITE A, KISSIMEE, FL 34741
 PHONE 407-846-1216 - FAX 407-846-0037
 CERTIFICATE NUMBER 12 6665

"SPECTRUM AT REUNION"
 BEING A REPLAT OF TRACTS FD-2 & FD-3, VILLAS AT REUNION SQUARE,
 PER PLAT BOOK 19, PAGES 151-156, IN THE PUBLIC RECORDS OF
 OSCEOLA COUNTY, FLORIDA
 A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH -
 RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C56	3756.04"	140.00'	92.89'	N42° 50' 35"E	91.01'
C57	2804.04"	240.00'	117.57'	N37° 54' 35"E	116.40'
C58	1148.11"	440.00'	90.64'	N46° 02' 31"E	90.48'
C59	8927.50"	50.00'	78.51'	N04° 50' 32"W	70.69'
C60	7416.02"	91.98'	119.22'	N79° 10' 11"E	111.05'
C61	1743.08"	236.09'	73.01'	S03° 21' 34"W	72.72'
C62	6017.13"	16.00'	16.84'	S32° 24' 39"E	16.07'
C63	1196.40"	239.78'	46.50'	S29° 25' 44"W	46.43'
C64	1658.48"	239.81'	71.07'	S43° 27' 37"W	70.81'
C65	4821.02"	50.02'	42.21'	N15° 57' 15"E	40.97'
C66	4135.03"	50.01'	36.30'	N09° 01' 43"W	35.50'
C67	5247.05"	65.00'	59.88'	S76° 13' 04"E	52.79'
C68	3636.23"	65.00'	40.96'	N59° 20' 13"E	40.29'
C69	9196.17"	10.00'	15.90'	N04° 16' 21"W	14.28'
C285	8853.28"	65.00'	100.84'	N85° 43' 44"E	91.03'

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 CERTIFICATE NUMBER LD 6626

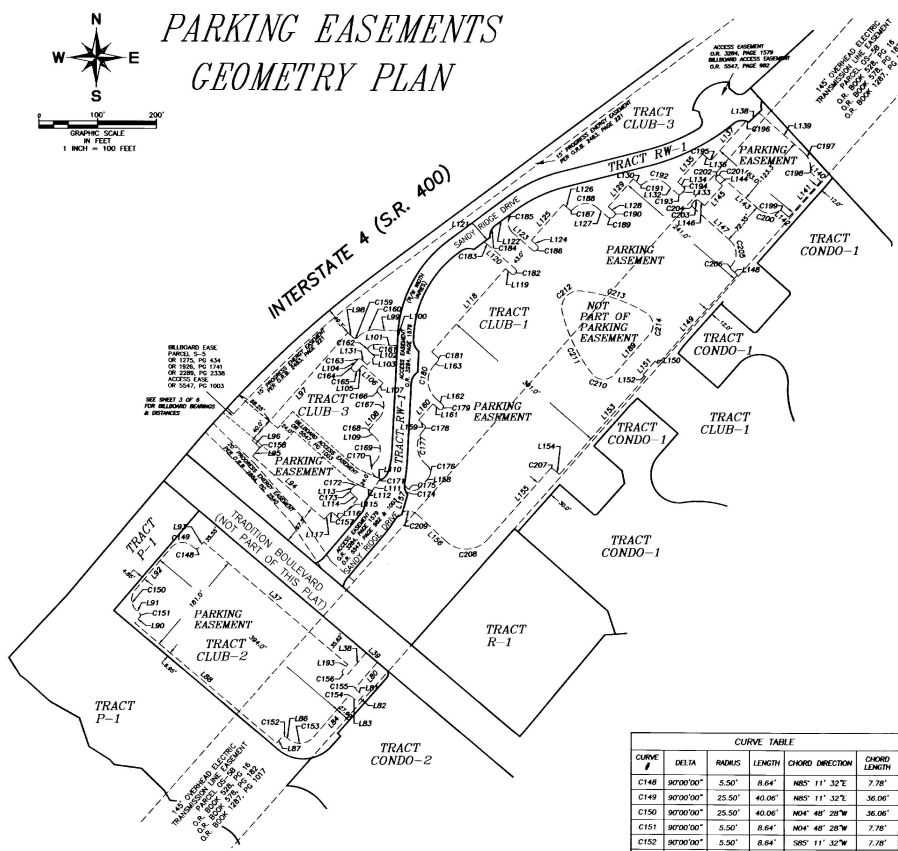


PARKING EASEMENTS GEOMETRY PLAN

"SPECTRUM AT REUNION"

PARKING PLAN EXHIBIT, BEING A PORTION OF TRACTS CLUB 1, CLUB 2 & CLUB-3 OF SPECTRUM AT REUNION PLAT, RECORDED IN PLAT BOOK _____ PAGES _____ IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



LINE #	DIRECTION	LENGTH
L37	S49°48'28"W	322.00'
L38	N40°11'32"E	48.14'
L39	S49°49'30"E	25.00'
L80	S40°11'32"W	54.85'
L81	S48°47'25"E	13.35'
L82	S48°10'30"W	13.70'
L83	N49°49'30"W	13.47'
L84	S40°11'30"W	90.59'
L85	N49°48'28"W	5.00'
L87	S48°11'32"W	12.50'
L88	N49°48'28"W	317.00'
L90	N40°11'32"E	12.50'
L91	N49°48'28"W	5.00'
L92	N40°11'32"E	94.00'
L93	N40°11'32"E	12.50'
L94	S48°43'00"W	163.00'
L95	S41°17'00"W	15.00'
L96	S48°43'00"W	13.50'
L97	S41°17'00"W	246.00'
L98	N48°43'00"W	13.50'

LINE #	DIRECTION	LENGTH
L99	N87°09'05"W	37.40'
L100	N2°51'28"E	18.37'
L101	S87°09'05"E	37.47'
L102	N48°43'00"W	13.50'
L103	N41°17'00"E	19.00'
L104	N41°10'01"E	13.88'
L105	S41°17'00"W	12.50'
L106	N48°43'00"W	46.00'
L107	N41°17'00"E	13.50'
L108	N41°17'00"E	24.00'
L109	N48°43'00"W	9.00'
L110	N52°20'06"W	9.60'
L111	N32°52'35"E	21.45'
L112	S85°28'08"E	22.88'
L113	N41°17'00"E	6.03'
L114	N48°43'00"W	14.50'
L115	N41°17'00"W	46.00'
L116	S48°43'00"W	14.50'
L117	N41°17'00"E	13.50'
L118	N41°17'00"E	190.00'

LINE #	DIRECTION	LENGTH
L119	S48°43'00"W	13.50'
L120	N48°43'00"W	62.17'
L121	N53°10'19"E	13.10'
L122	N53°10'19"E	33.04'
L123	S48°43'00"E	43.73'
L124	N48°31'52"W	13.50'
L125	N41°28'08"E	80.00'
L126	S48°31'52"E	13.50'
L127	S48°31'52"E	23.00'
L128	N48°31'52"W	13.50'
L129	N41°28'08"E	64.00'
L130	S48°31'52"E	13.63'
L131	S48°43'00"E	13.50'
L132	S48°31'52"E	25.00'
L133	N41°28'08"E	5.50'
L134	N48°31'52"W	13.50'
L135	N41°28'08"E	64.00'
L136	S48°31'52"E	13.50'
L137	N41°28'08"E	86.63'
L138	N45°21'12"E	23.46'

LINE #	DIRECTION	LENGTH
L139	S48°31'52"E	101.51'
L140	S48°31'52"E	21.02'
L141	S41°28'08"W	82.00'
L142	N48°31'52"W	15.07'
L143	N48°31'52"W	86.33'
L144	S48°31'52"E	13.50'
L145	S41°28'08"W	46.00'
L146	N48°31'52"W	13.50'
L147	S48°19'16"E	85.94'
L148	S48°31'52"E	13.73'
L149	S41°28'08"W	203.36'
L150	N48°43'00"W	6.92'
L151	N41°17'00"E	31.00'
L152	S48°43'00"E	6.00'
L153	S41°17'00"W	222.18'
L154	N48°43'00"W	13.50'
L155	S41°17'00"W	159.23'
L156	N47°21'54"W	66.41'
L157	N15°47'17"E	30.73'
L158	N41°17'00"E	21.49'

LINE #	DIRECTION	LENGTH
L159	N48°43'00"W	13.50'
L160	N41°17'00"E	37.00'
L161	S48°43'00"E	14.00'
L162	N48°43'00"W	14.00'
L163	N41°17'00"E	9.93'

CURVE #	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C148	90°00'00"	5.50'	8.64'	N85°11'32"E	7.78'	
C149	90°00'00"	25.50'	40.08'	N85°11'32"E	36.05'	
C150	90°00'00"	25.50'	40.08'	N04°48'28"W	36.06'	
C151	90°00'00"	5.50'	8.64'	N04°48'28"W	7.78'	
C152	90°00'00"	5.50'	8.64'	S85°11'32"W	7.78'	
C153	90°00'00"	30.50'	47.91'	S85°11'32"W	43.13'	
C154	89°58'58"	4.50'	7.07'	S85°11'32"W	6.36'	
C155	89°58'57"	4.50'	7.07'	S04°47'57"E	6.36'	
C156	90°00'00"	5.50'	8.64'	S04°48'28"E	7.78'	
C157	90°00'00"	4.50'	7.07'	N86°17'00"E	6.36'	
C158	90°00'00"	4.50'	7.07'	S03°43'00"E	6.36'	
C159	90°29'45"	4.50'	7.11'	S86°02'08"W	6.39'	
C160	52°03'40"	39.50'	35.89'	S86°49'05"W	34.67'	
C161	51°13'18"	14.50'	12.96'	N86°53'44"E	12.54'	
C162	90°00'00"	4.50'	7.07'	N03°43'00"W	6.36'	
C163	90°00'00"	4.50'	7.07'	N86°17'00"E	6.36'	
C164	90°00'00"	5.50'	8.64'	N03°43'00"W	7.78'	
C165	90°00'00"	5.50'	8.64'	S86°17'00"W	7.78'	
C166	90°03'32"	4.50'	7.07'	N03°44'45"W	6.37'	
C167	89°54'36"	30.51'	47.34'	N03°10'44"W	42.71'	

CURVE #	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C168	90°00'00"	3.50'	8.64'	N03°43'00"W	7.78'	
C169	90°00'00"	30.50'	47.91'	N03°43'00"W	43.13'	
C170	106°41'43"	14.50'	37.00'	N12°03'51"W	33.27'	
C171	12°26'44"	23.50'	5.10'	N67°09'35"E	5.09'	
C172	27°16'54"	9.50'	12.15'	N77°52'27"E	11.34'	
C173	90°00'00"	4.50'	7.07'	N03°43'00"W	6.36'	
C174	48°21'22"	23.50'	19.83'	N15°12'04"W	18.25'	
C175	124°06'15"	14.98'	32.44'	S75°22'37"E	26.46'	
C176	89°05'46"	15.50'	25.46'	N05°45'52"W	22.69'	
C177	94°05'46"	40.50'	86.51'	N05°45'52"W	58.29'	
C178	90°00'00"	4.50'	7.07'	N03°43'00"W	6.36'	
C179	90°00'00"	5.50'	8.64'	N03°43'00"W	7.78'	
C180	90°00'00"	40.50'	63.62'	N03°43'00"W	57.28'	
C181	90°00'00"	4.50'	7.07'	N03°43'00"W	6.36'	
C182	90°00'00"	5.50'	8.64'	N03°43'00"W	7.78'	
C183	16°48'00"	24.50'	8.64'	N59°07'02"W	8.00'	
C184	57°52'18"	23.50'	23.74'	N04°14'22"E	22.74'	
C185	85°30'7"	24.50'	36.56'	S05°57'46"E	33.26'	
C186	89°48'52"	5.90'	8.62'	N86°22'34"E	7.77'	
C187	90°00'00"	4.50'	7.07'	N86°28'08"E	6.36'	

CURVE #	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C188	90°00'00"	29.50'	46.34'	N86°28'08"E	41.72'	
C189	90°00'00"	7.50'	11.78'	N86°28'08"E	10.61'	
C190	90°00'00"	4.50'	7.07'	N03°31'52"W	6.36'	
C191	84°56'16"	4.50'	6.67'	N89°00'00"E	6.08'	
C192	84°56'16"	29.50'	43.73'	N89°00'00"E	39.94'	
C193	90°00'00"	5.50'	8.64'	N86°28'08"E	7.78'	
C194	90°00'00"	4.50'	7.07'	N03°31'52"W	6.36'	
C195	90°00'00"	4.50'	7.07'	N86°28'10"E	6.36'	
C196	12°18'00"	23.50'	5.04'	S67°57'46"E	5.04'	
C197	55°47'44"	36.48'	35.53'	S21°41'12"E	34.14'	
C198	54°44'32"	4.50'	4.30'	S21°09'36"E	4.14'	
C199	72°50'49"	4.50'	5.70'	N04°47'16"W	5.32'	
C200	71°57'45"	29.50'	37.05'	N85°03'48"W	34.66'	
C201	89°26'56"	4.50'	7.03'	S86°11'36"W	6.33'	
C202	90°00'00"	4.50'	7.07'	S03°31'52"E	6.36'	
C203	90°00'00"	4.50'	7.07'	S86°28'08"W	6.36'	
C204	89°47'24"	4.50'	7.05'	S03°25'34"E	6.35'	
C205	82°34'29"	20.50'	47.58'	S02°07'07"E	42.58'	
C206	85°33'05"	4.50'	7.37'	S02°13'19"E	6.51'	
C207	90°00'00"	4.50'	7.07'	S86°17'02"W	6.36'	

CURVE #	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C208	91°21'06"	49.50'	78.92'	S86°57'33"W	70.82'	
C209	83°45'18"	24.50'	27.26'	N79°14'33"W	25.88'	
C210	110°33'22"	24.50'	42.98'	S86°26'42"E	37.68'	
C211	24°34'54"	274.50'	113.77'	S25°53'34"E	118.89'	
C212	104°45'15"	29.50'	56.52'	S41°17'00"W	48.26'	
C213	24°33'22"	274.50'	113.78'	N71°32'16"W	116.89'	
C214	100°32'22"	24.50'	42.99'	N06°58'34"W	37.68'	

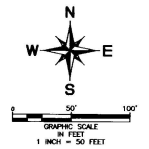
"SPECTRUM AT REUNION"
 BEING A REPLAT OF TRACTS PD-2 & PD-3, VILLAS AT REUNION SQUARE,
 PER PLAT BOOK 19, PAGES 151-156, IN THE PUBLIC RECORDS OF
 OSCEOLA COUNTY, FLORIDA
 A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH -
 RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	144°52'15"	48.00'	121.37'	N65°39'42"W	91.52'
C2	33°45'00"	131.29'	72.34'	S13°25'27"E	76.23'
C3	32°28'34"	93.31'	52.89'	N19°48'15"W	52.19'
C4	35°41'43"	87.17'	54.31'	S24°38'55"E	53.43'
C5	72°37'59"	43.00'	54.51'	N08°29'05"W	50.93'
C6	76°02'58"	43.00'	57.07'	S87°14'52"E	52.98'
C7	48°39'14"	56.90'	48.31'	N71°10'11"W	46.08'
C8	26°46'11"	95.29'	44.52'	S79°41'02"E	44.12'
C9	31°34'11"	159.02'	87.62'	N82°04'53"W	86.52'
C10	143°58'53"	47.98'	120.55'	S30°47'46"E	91.26'
C11	89°50'09"	5.00'	7.84'	N86°20'46"E	7.06'
C12	90°04'52"	5.00'	7.86'	N03°36'47"W	7.08'
C13	62°37'08"	48.00'	52.46'	S02°03'16"E	49.89'
C14	41°12'58"	213.40'	153.51'	N14°06'56"W	150.22'
C15	134°58'48"	42.00'	98.92'	S59°27'20"E	77.59'
C16	103°32'11"	614.51'	107.85'	N47°09'36"E	107.71'
C17	92°58'17"	614.51'	106.92'	N55°16'54"E	106.81'
C18	130°19'00"	42.00'	90.53'	N34°16'28"W	76.23'
C19	41°45'00"	217.93'	156.90'	S83°48'56"E	155.31'
C20	61°10'05"	48.00'	51.24'	S83°33'19"W	48.85'
C21	90°00'00"	5.00'	7.85'	N86°16'47"E	7.07'
C22	90°12'18"	5.00'	7.87'	S03°38'01"E	7.08'
C23	31°22'30"	33.50'	18.35'	N55°51'00"E	18.12'
C24	46°00'40"	23.50'	18.91'	N19°33'17"E	18.40'
C25	55°02'56"	23.50'	22.58'	N45°51'33"E	21.72'
C26	50°09'01"	213.50'	186.87'	S27°58'11"W	180.96'
C27	22°27'26"	263.50'	103.28'	S84°24'00"W	102.62'
C28	16°13'37"	348.50'	98.70'	N67°30'53"E	98.37'
C30	88°54'48"	13.50'	20.95'	N14°56'51"E	18.91'

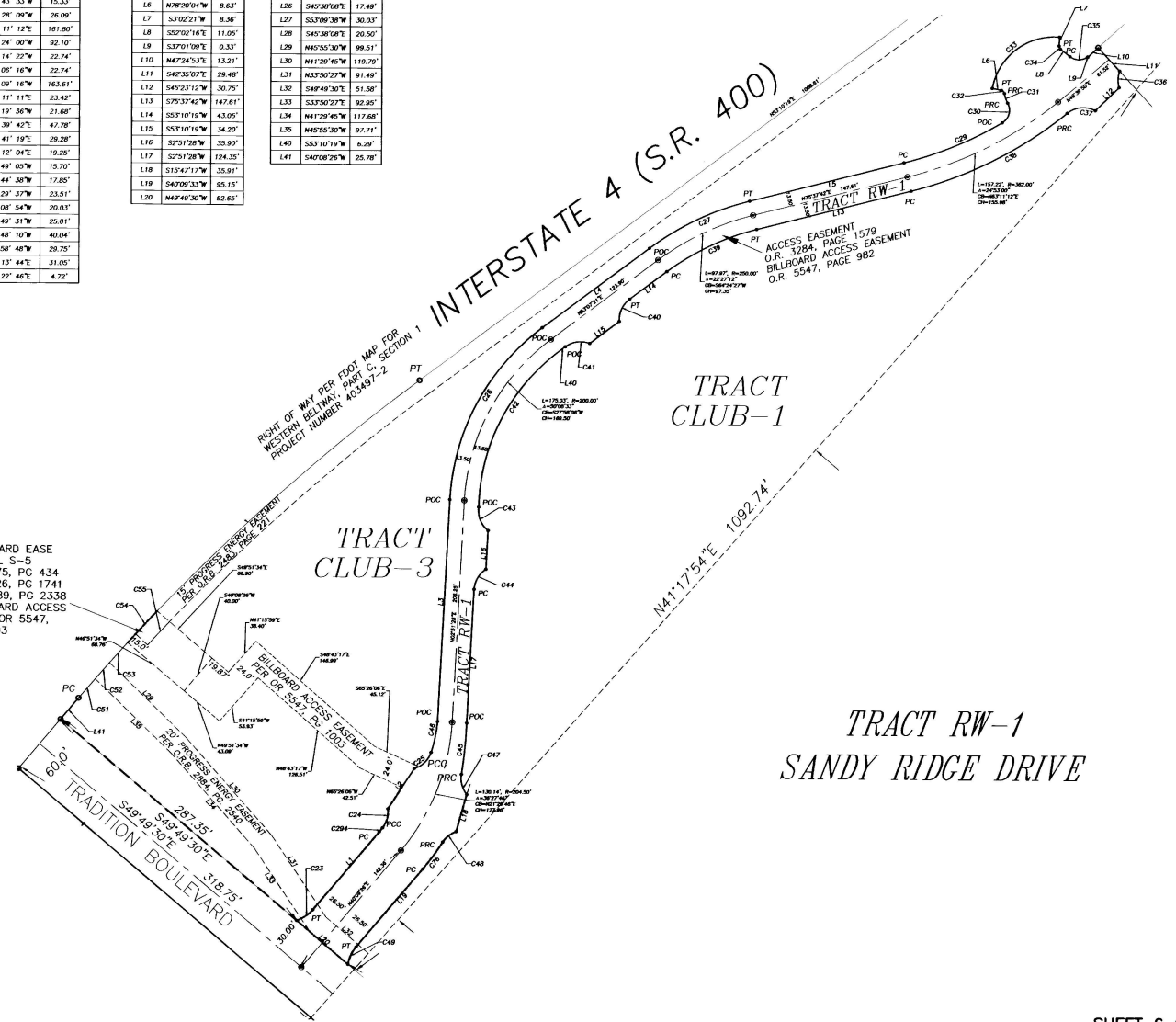
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C31	21°39'14"	25.50'	9.64'	S18°40'33"E	9.58'
C32	72°29'59"	3.50'	9.64'	N43°05'23"W	4.04'
C33	84°18'21"	58.50'	86.98'	S52°21'08"W	78.52'
C34	55°08'56"	3.50'	3.32'	S24°29'58"E	1.24'
C35	74°09'53"	13.50'	17.47'	S89°07'57"E	16.98'
C36	36°04'53"	23.50'	15.62'	S01°43'33"W	15.33'
C37	67°26'10"	23.50'	27.66'	S84°28'09"W	26.09'
C38	24°53'00"	375.50'	163.08'	N63°11'12"E	161.80'
C39	22°27'22"	236.50'	92.69'	S64°24'00"W	92.10'
C40	57°52'18"	23.50'	23.74'	S24°14'22"W	22.74'
C41	57°52'18"	23.50'	23.74'	S82°06'16"W	22.74'
C42	57°02'00"	186.50'	169.37'	S27°08'18"W	163.61'
C43	59°46'30"	23.50'	24.52'	S22°11'11"E	23.42'
C44	54°56'21"	23.50'	22.53'	S30°19'36"W	21.68'
C45	6°38'25"	412.50'	47.81'	N05°39'42"E	47.78'
C46	13°17'30"	126.50'	29.35'	N11°41'19"E	29.26'
C47	48°21'52"	23.50'	19.85'	S19°12'04"E	19.25'
C48	39°01'43"	23.50'	18.01'	S07°49'05"W	15.70'
C49	30°53'53"	33.50'	18.07'	S24°44'30"W	17.85'
C51	0°42'26"	1904.50'	23.51'	S40°29'37"W	23.51'
C52	0°38'02"	1906.00'	20.03'	S41°08'54"W	20.03'
C53	0°45'49"	1876.65'	25.01'	S41°49'31"W	25.01'
C54	1°12'49"	1890.31'	40.04'	S42°48'10"W	40.04'
C55	0°54'00"	1891.00'	29.75'	S42°58'48"W	29.75'
C56	7°51'38"	226.50'	31.07'	N36°13'44"E	31.05'
C294	1°33'32"	173.50'	4.72'	N39°22'46"E	4.72'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N40°09'33"E	94.89'
L2	N32°52'35"E	44.63'
L3	N8°50'22"W	206.25'
L4	N63°07'21"E	123.90'
L5	N75°37'42"E	147.61'
L6	N78°20'04"W	8.63'
L7	S3°02'21"W	8.36'
L8	S57°09'14"E	11.25'
L9	S37°01'09"E	0.53'
L10	N47°24'53"E	13.21'
L11	S42°32'02"E	29.48'
L12	S49°23'12"W	30.75'
L13	S75°37'42"W	147.61'
L14	S53°10'19"W	43.05'
L15	S53°10'19"W	34.20'
L16	S2°51'28"W	35.90'
L17	S2°51'28"W	124.35'
L18	S15°47'17"W	35.91'
L19	S40°09'33"W	95.15'
L20	N49°49'30"W	62.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S42°38'08"E	21.51'
L22	S57°09'38"W	85.19'
L23	N8°50'22"W	10.00'
L24	S57°09'38"W	133.91'
L25	S42°38'08"E	26.59'
L26	S42°38'08"E	17.49'
L27	S57°09'38"W	30.03'
L28	S42°38'08"E	20.50'
L29	N45°51'30"W	98.51'
L30	N47°29'45"W	118.79'
L31	N33°50'27"W	91.49'
L32	S49°49'30"E	51.58'
L33	S33°50'27"E	92.95'
L34	N41°29'45"W	117.68'
L35	N45°51'30"W	97.71'
L40	S53°10'19"W	6.29'
L41	S40°08'26"W	25.78'



BILLBOARD EASE
 PARCEL S-5
 OR 1275, PG 434
 OR 1926, PG 1741
 OR 2289, PG 2338
 BILLBOARD ACCESS
 EASE. OR 5547,
 PG 1003



TRACT RW-1
 SANDY RIDGE DRIVE

SECTION VIII



Post Office Box 1469
Eagle Lake, FL 33839-1469

TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

September 1, 2022

Reunion CDD
c/o GMS
1408 Hamlin Ave, Unit E
St Cloud, FL 34771

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the site(s) associated with your property is due for automatic renewal in October 2022. It is the desire of AAM, Inc., to continue the maintenance program.

Please refer to terms and conditions 14 on the back of your agreement which states, even if we do not receive a signed copy back your contract will automatically renew with an annual increase in October 2022.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We would like to thank you for your loyalty with AAM, Inc. and we look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Telly R. Smith', is written over a horizontal line.

Telly R. Smith

Enclosure



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2022

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

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

The parties hereto agree as follows

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

One (1) Pond @ Patriots Landing
Reunion, Florida

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

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

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

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

The terms of this agreement shall be: 10/01/2022 thru 09/30/2023
Agree will automatically renew as per Term and Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$133.00	Due	monthly as billed x 12.
Total Annual Cost	\$1,596.00		

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

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

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

Submitted: Telly R. Smith

AAM

Date: 9/1/2022

Accepted _____ Date: _____
Customer

Terms and Conditions

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

SECTION IX

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$30,710,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015A
ARBITRAGE REBATE REQUIREMENT
JUNE 30, 2022**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2022

Reunion East Community Development District
Osceola County, Florida

Re: \$30,710,000 Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended June 30, 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 (\$67,574) for June 30, 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 (June 30, 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 Refunding Bonds, Series 2015A
Summary of Rebate Calculations
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Anniversary Date</i>	11/01/2015
<i>Future-Value Date</i>	06/30/2022
<i>Arbitrage Yield Limit</i>	4.8687185
<i>Total of Purpose Expenditures</i>	\$30,700,992.00
<i>Internal Rate of Return</i>	0.5321243
<i>90% of rebate liability</i>	-\$60,816.46
<i>Full rebate liability</i>	-\$67,573.85

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Purpose Expenditures Future Value Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
Future Valued To: 06/30/2022

<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>
7/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	13.8388889	-30,869,012.60	100.0000000	1.3949424	-43,060,493.14
7/29/2015	2016	COI	COI	13.8388889	131,050.00	100.0000000	1.3949424	182,807.20
7/29/2015	2016		Payment to escrow agent	13.8388889	31,633,198.00	100.0000000	1.3949424	44,126,487.72
7/29/2015	2016		Underwriter's discount	13.8388889	614,200.00	100.0000000	1.3949424	856,773.59
7/29/2015	2016		Transferred funds	13.8388889	-2,074,000.00	100.0000000	1.3949424	-2,893,110.44
7/30/2015	2016	COI	COI	13.8333333	6,000.00	100.0000000	1.3947560	8,368.54
9/2/2015	2016		Reserve	13.6555556	1.00	100.0000000	1.3888048	1.39
10/2/2015	2016		Reserve	13.4888889	1.00	100.0000000	1.3832487	1.38
11/2/2015	2016		Interest	13.3222222	376,842.00	100.0000000	1.3777148	519,180.82
11/3/2015	2016		Reserve	13.3166667	1.00	100.0000000	1.3775308	1.38
12/2/2015	2016		Reserve	13.1555556	1.00	100.0000000	1.3722031	1.37
1/5/2016	2016		Reserve	12.9722222	1.00	100.0000000	1.3661656	1.37
1/29/2016	2016	COI	COI	12.8388889	6,722.00	100.0000000	1.3617915	9,153.96
2/2/2016	2016		Reserve	12.8222222	1.00	100.0000000	1.3612457	1.36
3/2/2016	2016		Reserve	12.6555556	1.00	100.0000000	1.3557998	1.36
4/2/2016	2016		Reserve	12.4888889	1.00	100.0000000	1.3503757	1.35
5/3/2016	2016		Reserve	12.3166667	1.00	100.0000000	1.3447937	1.34
6/2/2016	2016		Reserve	12.1555556	1.00	100.0000000	1.3395926	1.34
7/1/2016	2017		Reserve	11.9944444	1.00	100.0000000	1.3344117	1.33
8/1/2016	2017		Reserve	11.8277778	1.00	100.0000000	1.3290732	1.33
9/1/2016	2017		Reserve	11.6611111	1.00	100.0000000	1.3237560	1.32
10/1/2016	2017		Reserve	11.4944444	1.00	100.0000000	1.3184601	1.32
11/1/2016	2017		Reserve	11.3277778	1.00	100.0000000	1.3131854	1.31
12/1/2016	2017		Reserve	11.1611111	1.00	100.0000000	1.3079319	1.31
1/1/2017	2017		Reserve	10.9944444	12.00	100.0000000	1.3026993	15.63
2/1/2017	2017		Reserve	10.8277778	26.00	100.0000000	1.2974877	33.73
3/1/2017	2017		Reserve	10.6611111	25.00	100.0000000	1.2922969	32.31
4/1/2017	2017		Reserve	10.4944444	38.00	100.0000000	1.2871268	48.91
5/1/2017	2017		Reserve	10.3277778	52.00	100.0000000	1.2819775	66.66
6/1/2017	2017		Reserve	10.1611111	56.00	100.0000000	1.2768488	71.50
7/5/2017	2018		Reserve	9.9722222	71.00	100.0000000	1.2710610	90.25
8/2/2017	2018		Reserve	9.8222222	87.00	100.0000000	1.2664835	110.18
9/5/2017	2018		Reserve	9.6388889	90.00	100.0000000	1.2609112	113.48
10/3/2017	2018		Reserve	9.4833333	88.00	100.0000000	1.2562024	110.55
11/2/2017	2018		Reserve	9.3222222	93.00	100.0000000	1.2513440	116.37
12/4/2017	2018		Reserve	9.1444444	95.00	100.0000000	1.2460048	118.37
1/3/2018	2018		Reserve	8.9833333	118.00	100.0000000	1.2411858	146.46
2/2/2018	2018		Reserve	8.8222222	136.00	100.0000000	1.2363855	168.15
3/2/2018	2018		Reserve	8.6555556	127.00	100.0000000	1.2314391	156.39
4/3/2018	2018		Reserve	8.4833333	163.00	100.0000000	1.2263487	199.89
5/2/2018	2018		Reserve	8.3222222	182.00	100.0000000	1.2216057	222.33
6/4/2018	2018		Reserve	8.1444444	194.00	100.0000000	1.2163934	235.98
7/3/2018	2019		Reserve	7.9833333	203.00	100.0000000	1.2116889	245.97
8/2/2018	2019		Reserve	7.8222222	223.00	100.0000000	1.2070027	269.16
9/5/2018	2019		Reserve	7.6388889	225.00	100.0000000	1.2016921	270.38

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Purpose Expenditures Future Value Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
Future Valued To: 06/30/2022

<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>
10/2/2018	2019		Reserve	7.4888889	226.00	100.0000000	1.1973644	270.60
11/2/2018	2019		Reserve	7.3222222	262.00	100.0000000	1.1925742	312.45
12/4/2018	2019		Reserve	7.1444444	260.00	100.0000000	1.1874857	308.75
1/3/2019	2019		Reserve	6.9833333	281.00	100.0000000	1.1828931	332.39
2/4/2019	2019		Reserve	6.8111111	301.00	100.0000000	1.1780033	354.58
3/4/2019	2019		Reserve	6.6444444	270.00	100.0000000	1.1732906	316.79
4/2/2019	2019		Reserve	6.4888889	301.00	100.0000000	1.1689090	351.84
5/2/2019	2019		Reserve	6.3222222	293.00	100.0000000	1.1642326	341.12
6/4/2019	2019		Reserve	6.1444444	299.00	100.0000000	1.1592651	346.62
7/1/2019	2020		Reserve	5.9944444	285.00	100.0000000	1.1550902	329.20
8/1/2019	2020		Reserve	5.8277778	293.00	100.0000000	1.1504691	337.09
9/1/2019	2020		Reserve	5.6611111	260.00	100.0000000	1.1458665	297.93
10/1/2019	2020		Reserve	5.4944444	246.00	100.0000000	1.1412823	280.76
11/1/2019	2020		Reserve	5.3277778	220.00	100.0000000	1.1367164	250.08
12/1/2019	2020		Reserve	5.1611111	184.00	100.0000000	1.1321688	208.32
1/1/2020	2020		Reserve	4.9944444	182.00	100.0000000	1.1276394	205.23
2/1/2020	2020		Reserve	4.8277778	177.00	100.0000000	1.1231281	198.79
3/1/2020	2020		Reserve	4.6611111	165.00	100.0000000	1.1186349	184.57
4/1/2020	2020		Reserve	4.4944444	87.00	100.0000000	1.1141596	96.93
5/1/2020	2020		Reserve	4.3277778	1.00	100.0000000	1.1097023	1.11
6/1/2020	2020		Reserve	4.1611111	1.00	100.0000000	1.1052627	1.11
7/1/2020	2020		Reserve	3.9944444	1.00	100.0000000	1.1008410	1.10
8/1/2020	2020		Reserve	3.8277778	1.00	100.0000000	1.0964369	1.10
9/1/2020	2020		Reserve	3.6611111	1.00	100.0000000	1.0920505	1.09
10/1/2020	2020		Reserve	3.4944444	1.00	100.0000000	1.0876815	1.09
11/1/2020	2020		Reserve	3.3277778	1.00	100.0000000	1.0833301	1.08
12/1/2020	2020		Reserve	3.1611111	1.00	100.0000000	1.0789961	1.08
1/1/2021	2020		Reserve	2.9944444	1.00	100.0000000	1.0746794	1.07
2/1/2021	2020		Reserve	2.8277778	1.00	100.0000000	1.0703800	1.07
3/1/2021	2020		Reserve	2.6611111	1.00	100.0000000	1.0660978	1.07
4/1/2021	2020		Reserve	2.4944444	1.00	100.0000000	1.0618327	1.06
5/1/2021	2020		Reserve	2.3277778	1.00	100.0000000	1.0575847	1.06
6/1/2021	2020		Reserve	2.1611111	1.00	100.0000000	1.0533537	1.05
7/1/2021	2022		Reserve	1.9944444	1.00	100.0000000	1.0491396	1.05
8/1/2021	2022		Reserve	1.8277778	1.00	100.0000000	1.0449424	1.04
9/1/2021	2022		Reserve	1.6611111	1.00	100.0000000	1.0407619	1.04
10/1/2021	2022		Reserve	1.4944444	1.00	100.0000000	1.0365982	1.04
11/1/2021	2022		Reserve	1.3277778	1.00	100.0000000	1.0324511	1.03
12/1/2021	2022		Reserve	1.1611111	1.00	100.0000000	1.0283207	1.03
12/29/2021	2022		Reserve	1.0055556	-1.00	100.0000000	1.0244805	-1.02
12/30/2021	2022		Reserve	1.0000000	1.00	100.0000000	1.0243436	1.02
1/1/2022	2022		Reserve	0.9944444	1.00	100.0000000	1.0242067	1.02
2/1/2022	2022		Reserve	0.8277778	1.00	100.0000000	1.0201092	1.02
3/1/2022	2022		Reserve	0.6611111	1.00	100.0000000	1.0160281	1.02
4/1/2022	2022		Reserve	0.4944444	1.00	100.0000000	1.0119634	1.01

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Purpose Expenditures Future Value Report
 \$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
Future Valued To: 06/30/2022

<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>
5/1/2022	2022		Reserve	0.3277778	1.00	100.0000000	1.0079149	1.01
6/1/2022	2022		Reserve	0.1611111	43.00	100.0000000	1.0038826	43.17
6/30/2022	-1		Unspent Proceeds as of 06/30/2022	0.0000000	175,000.00	100.0000000	1.0000000	175,000.00
					6,979.40			-67,573.85
Arbitrage Yield Limit (AYL)					4.8687185			
Internal Rate of Return (IRR)					0.5321243			
Future Valued To..					6/30/2022			

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A

A.Y.L. Verification Report
30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
FMSBonds, Inc.
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	11/01/2015			376,842.22	-	376,842.22	0.9877820	372,237.96
2	05/01/2016	1,120,000.00	4.000	737,300.00	-	1,857,300.00	0.9643073	1,791,007.95
3	11/01/2016			714,900.00	-	714,900.00	0.9413905	673,000.05
4	05/01/2017	1,170,000.00	4.000	714,900.00	-	1,884,900.00	0.9190183	1,732,257.53
5	11/01/2017			691,500.00	-	691,500.00	0.8971777	620,398.41
6	05/01/2018	1,215,000.00	4.000	691,500.00	-	1,906,500.00	0.8758563	1,669,819.94
7	11/01/2018			667,200.00	-	667,200.00	0.8550415	570,483.67
8	05/01/2019	1,265,000.00	4.000	667,200.00	-	1,932,200.00	0.8347214	1,612,848.60
9	11/01/2019			641,900.00	-	641,900.00	0.8148841	523,074.13
10	05/01/2020	1,320,000.00	4.000	641,900.00	-	1,961,900.00	0.7955184	1,560,727.49
11	11/01/2020			615,500.00	-	615,500.00	0.7766128	478,005.19
12	05/01/2021	1,380,000.00	5.000	615,500.00	-	1,995,500.00	0.7581566	1,512,901.44
13	11/01/2021			581,000.00	-	581,000.00	0.7401389	430,020.72
14	05/01/2022	1,450,000.00	5.000	581,000.00	-	2,031,000.00	0.7225495	1,467,497.99
15	11/01/2022			544,750.00	-	544,750.00	0.7053780	384,254.69
16	05/01/2023	1,525,000.00	5.000	544,750.00	-	2,069,750.00	0.6886147	1,425,260.25
17	11/01/2023			506,625.00	-	506,625.00	0.6722497	340,578.51
18	05/01/2024	1,600,000.00	5.000	506,625.00	-	2,106,625.00	0.6562737	1,382,522.49
19	11/01/2024			466,625.00	-	466,625.00	0.6406773	298,956.03
20	05/01/2025	1,685,000.00	5.000	466,625.00	-	2,151,625.00	0.6254515	1,345,737.16
21	11/01/2025			424,500.00	-	424,500.00	0.6105876	259,194.45
22	05/01/2026	1,770,000.00	5.000	424,500.00	-	2,194,500.00	0.5960770	1,308,090.94
23	11/01/2026			380,250.00	-	380,250.00	0.5819112	221,271.72
24	05/01/2027	1,860,000.00	5.000	380,250.00	-	2,240,250.00	0.5680820	1,272,645.74
25	11/01/2027			333,750.00	-	333,750.00	0.5545815	185,091.58
26	05/01/2028	1,955,000.00	5.000	333,750.00	-	2,288,750.00	0.5414018	1,239,133.47
27	11/01/2028			284,875.00	-	284,875.00	0.5285354	150,566.52
28	05/01/2029	2,055,000.00	5.000	284,875.00	-	2,339,875.00	0.5159747	1,207,316.34
29	11/01/2029			233,500.00	-	233,500.00	0.5037125	117,616.88
30	05/01/2030	2,160,000.00	5.000	233,500.00	-	2,393,500.00	0.4917418	1,176,983.95
31	11/01/2030			179,500.00	-	179,500.00	0.4800555	86,169.96
32	05/01/2031	2,275,000.00	5.000	179,500.00	-	2,454,500.00	0.4686470	1,150,293.95
33	11/01/2031			122,625.00	-	122,625.00	0.4575095	56,102.11
34	05/01/2032	2,390,000.00	5.000	122,625.00	-	2,512,625.00	0.4466368	1,122,230.75
35	11/01/2032			62,875.00	-	62,875.00	0.4360224	27,414.91
36	05/01/2033	2,515,000.00	5.000	62,875.00	-	2,577,875.00	0.4256603	1,097,299.13

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
A.Y.L. Verification Report
30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
FMSBonds, Inc.
MSRB 30/360 SEMI 4/3

<i>Coupon 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>
		30,710,000.00		16,017,892.22	0.00	46,727,892.22		30,869,012.60

<i>True Interest Cost (TIC)</i>	5.1278763
<i>Net Interest Cost (NIC)</i>	5.0872182
<i>Arbitrage Yield Limit (AYL)</i>	4.8687185
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.8927040

<i>Face value of bond Issue</i>	\$30,710,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	\$159,012.60
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$30,869,012.60

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015A

T.I.C. Verification Report (Regular)

30,710,000.00

<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>
1	11/1/2015			376,842.22	-	376,842.22	0.9871440	371,997.52
2	5/1/2016	1,120,000.00	4.000	737,300.00	-	1,857,300.00	0.9624669	1,787,589.78
3	11/1/2016			714,900.00	-	714,900.00	0.9384067	670,866.98
4	5/1/2017	1,170,000.00	4.000	714,900.00	-	1,884,900.00	0.9149480	1,724,585.55
5	11/1/2017			691,500.00	-	691,500.00	0.8920758	616,870.39
6	5/1/2018	1,215,000.00	4.000	691,500.00	-	1,906,500.00	0.8697753	1,658,226.54
7	11/1/2018			667,200.00	-	667,200.00	0.8480322	565,807.11
8	5/1/2019	1,265,000.00	4.000	667,200.00	-	1,932,200.00	0.8268328	1,597,606.26
9	11/1/2019			641,900.00	-	641,900.00	0.8061632	517,476.18
10	5/1/2020	1,320,000.00	4.000	641,900.00	-	1,961,900.00	0.7860104	1,542,073.83
11	11/1/2020			615,500.00	-	615,500.00	0.7663614	471,695.43
12	5/1/2021	1,380,000.00	5.000	615,500.00	-	1,995,500.00	0.7472035	1,491,044.67
13	11/1/2021			581,000.00	-	581,000.00	0.7285246	423,272.81
14	5/1/2022	1,450,000.00	5.000	581,000.00	-	2,031,000.00	0.7103126	1,442,644.98
15	11/1/2022			544,750.00	-	544,750.00	0.6925559	377,269.85
16	5/1/2023	1,525,000.00	5.000	544,750.00	-	2,069,750.00	0.6752431	1,397,584.45
17	11/1/2023			506,625.00	-	506,625.00	0.6583631	333,543.21
18	5/1/2024	1,600,000.00	5.000	506,625.00	-	2,106,625.00	0.6419051	1,352,253.23
19	11/1/2024			466,625.00	-	466,625.00	0.6258584	292,041.19
20	5/1/2025	1,685,000.00	5.000	466,625.00	-	2,151,625.00	0.6102129	1,312,949.43
21	11/1/2025			424,500.00	-	424,500.00	0.5949586	252,559.92
22	5/1/2026	1,770,000.00	5.000	424,500.00	-	2,194,500.00	0.5800855	1,272,997.72
23	11/1/2026			380,250.00	-	380,250.00	0.5655843	215,063.43
24	5/1/2027	1,860,000.00	5.000	380,250.00	-	2,240,250.00	0.5514456	1,235,375.97
25	11/1/2027			333,750.00	-	333,750.00	0.5376603	179,444.13
26	5/1/2028	1,955,000.00	5.000	333,750.00	-	2,288,750.00	0.5242196	1,199,807.70
27	11/1/2028			284,875.00	-	284,875.00	0.5111150	145,603.88
28	5/1/2029	2,055,000.00	5.000	284,875.00	-	2,339,875.00	0.4983379	1,166,048.38
29	11/1/2029			233,500.00	-	233,500.00	0.4858802	113,453.03
30	5/1/2030	2,160,000.00	5.000	233,500.00	-	2,393,500.00	0.4737340	1,133,882.28
31	11/1/2030			179,500.00	-	179,500.00	0.4618914	82,909.50
32	5/1/2031	2,275,000.00	5.000	179,500.00	-	2,454,500.00	0.4503448	1,105,371.33
33	11/1/2031			122,625.00	-	122,625.00	0.4390869	53,843.03
34	5/1/2032	2,390,000.00	5.000	122,625.00	-	2,512,625.00	0.4281104	1,075,680.91
35	11/1/2032			62,875.00	-	62,875.00	0.4174083	26,244.55
36	5/1/2033	2,515,000.00	5.000	62,875.00	-	2,577,875.00	0.4069738	1,049,127.48

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015A

MSRB 30/360 SEMI 4/3

FMSBonds, Inc.

T.I.C. Verification Report (Regular)

Dated: 7/29/2015

30,710,000.00

Delivered: 7/29/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>	
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>	
		30,710,000.00		16,017,892.22	0.00	46,727,892.22		30,254,812.60
<i>True Interest Cost (TIC)</i>			5.1278763			<i>Face value of bond Issue</i>		\$30,710,000.00
<i>Net Interest Cost (NIC)</i>			5.0872182			<i>Accrued interest (+)</i>		
<i>Arbitrage Yield Limit (AYL)</i>			4.8687185			<i>Original issue premium/discount (+)</i>		\$159,012.60
<i>Arbitrage Net Interest Cost (ANIC)</i>			4.8927040			<i>Underwriter discount (+)</i>		(\$614,200.00)
						<i>Lump-sum credit enhancements (-)</i>		\$0.00
						<i>Other TIC costs (-)</i>		
						<i>Bond surety fee (-)</i>		N/A
						<i>= TIC Target</i>		\$30,254,812.60

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
07/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			30,869,012.60
07/29/2015	2016	Y	COI		131,050.00	100.0000000		131,050.00	30,737,962.60
07/29/2015	2016	Y		Payment to escrow agent	31,633,198.00	100.0000000		31,633,198.00	-895,235.40
07/29/2015	2016	Y		Underwriter's discount	614,200.00	100.0000000		614,200.00	-1,509,435.40
07/29/2015	2016	Y		Transferred funds	-2,074,000.00	100.0000000		-2,074,000.00	564,564.60
07/30/2015	2016	Y	COI		6,000.00	100.0000000		6,000.00	558,564.60
09/02/2015	2016	Y		Reserve	1.00	100.0000000		1.00	558,563.60
10/02/2015	2016	Y		Reserve	1.00	100.0000000		1.00	558,562.60
11/02/2015	2016	Y		Interest	376,842.00	100.0000000		376,842.00	181,720.60
11/03/2015	2016	Y		Reserve	1.00	100.0000000		1.00	181,719.60
12/02/2015	2016	Y		Reserve	1.00	100.0000000		1.00	181,718.60
01/05/2016	2016	Y		Reserve	1.00	100.0000000		1.00	181,717.60
01/29/2016	2016	Y	COI		6,722.00	100.0000000		6,722.00	174,995.60
02/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,994.60
03/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,993.60
04/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,992.60
05/03/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,991.60
06/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,990.60
07/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,989.60
08/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,988.60
09/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,987.60
10/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,986.60
11/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,985.60
12/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,984.60
01/01/2017	2017	Y		Reserve	12.00	100.0000000		12.00	174,972.60
02/01/2017	2017	Y		Reserve	26.00	100.0000000		26.00	174,946.60
03/01/2017	2017	Y		Reserve	25.00	100.0000000		25.00	174,921.60

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/01/2017	2017	Y		Reserve	38.00	100.0000000		38.00	174,883.60
05/01/2017	2017	Y		Reserve	52.00	100.0000000		52.00	174,831.60
06/01/2017	2017	Y		Reserve	56.00	100.0000000		56.00	174,775.60
07/05/2017	2018	Y		Reserve	71.00	100.0000000		71.00	174,704.60
08/02/2017	2018	Y		Reserve	87.00	100.0000000		87.00	174,617.60
09/05/2017	2018	Y		Reserve	90.00	100.0000000		90.00	174,527.60
10/03/2017	2018	Y		Reserve	88.00	100.0000000		88.00	174,439.60
11/02/2017	2018	Y		Reserve	93.00	100.0000000		93.00	174,346.60
12/04/2017	2018	Y		Reserve	95.00	100.0000000		95.00	174,251.60
01/03/2018	2018	Y		Reserve	118.00	100.0000000		118.00	174,133.60
02/02/2018	2018	Y		Reserve	136.00	100.0000000		136.00	173,997.60
03/02/2018	2018	Y		Reserve	127.00	100.0000000		127.00	173,870.60
04/03/2018	2018	Y		Reserve	163.00	100.0000000		163.00	173,707.60
05/02/2018	2018	Y		Reserve	182.00	100.0000000		182.00	173,525.60
06/04/2018	2018	Y		Reserve	194.00	100.0000000		194.00	173,331.60
07/03/2018	2019	Y		Reserve	203.00	100.0000000		203.00	173,128.60
08/02/2018	2019	Y		Reserve	223.00	100.0000000		223.00	172,905.60
09/05/2018	2019	Y		Reserve	225.00	100.0000000		225.00	172,680.60
10/02/2018	2019	Y		Reserve	226.00	100.0000000		226.00	172,454.60
11/02/2018	2019	Y		Reserve	262.00	100.0000000		262.00	172,192.60
12/04/2018	2019	Y		Reserve	260.00	100.0000000		260.00	171,932.60
01/03/2019	2019	Y		Reserve	281.00	100.0000000		281.00	171,651.60
02/04/2019	2019	Y		Reserve	301.00	100.0000000		301.00	171,350.60
03/04/2019	2019	Y		Reserve	270.00	100.0000000		270.00	171,080.60

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/02/2019	2019	Y		Reserve	301.00	100.0000000		301.00	170,779.60
05/02/2019	2019	Y		Reserve	293.00	100.0000000		293.00	170,486.60
06/04/2019	2019	Y		Reserve	299.00	100.0000000		299.00	170,187.60
07/01/2019	2020	Y		Reserve	285.00	100.0000000		285.00	169,902.60
08/01/2019	2020	Y		Reserve	293.00	100.0000000		293.00	169,609.60
09/01/2019	2020	Y		Reserve	260.00	100.0000000		260.00	169,349.60
10/01/2019	2020	Y		Reserve	246.00	100.0000000		246.00	169,103.60
11/01/2019	2020	Y		Reserve	220.00	100.0000000		220.00	168,883.60
12/01/2019	2020	Y		Reserve	184.00	100.0000000		184.00	168,699.60
01/01/2020	2020	Y		Reserve	182.00	100.0000000		182.00	168,517.60
02/01/2020	2020	Y		Reserve	177.00	100.0000000		177.00	168,340.60
03/01/2020	2020	Y		Reserve	165.00	100.0000000		165.00	168,175.60
04/01/2020	2020	Y		Reserve	87.00	100.0000000		87.00	168,088.60
05/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,087.60
06/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,086.60
07/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,085.60
08/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,084.60
09/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,083.60
10/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,082.60
11/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,081.60
12/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,080.60
01/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,079.60
02/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,078.60
03/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,077.60

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,076.60
05/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,075.60
06/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,074.60
07/01/2021	2022	Y		Reserve	1.00	100.0000000		1.00	168,073.60
08/01/2021	2022	Y		Reserve	1.00	100.0000000		1.00	168,072.60
09/01/2021	2022	Y		Reserve	1.00	100.0000000		1.00	168,071.60
10/01/2021	2022	Y		Reserve	1.00	100.0000000		1.00	168,070.60
11/01/2021	2022	Y		Reserve	1.00	100.0000000		1.00	168,069.60
12/01/2021	2022	Y		Reserve	1.00	100.0000000		1.00	168,068.60
12/29/2021	2022	Y		Reserve	-1.00	100.0000000		-1.00	168,069.60
12/30/2021	2022	Y		Reserve	1.00	100.0000000		1.00	168,068.60
01/01/2022	2022	Y		Reserve	1.00	100.0000000		1.00	168,067.60
02/01/2022	2022	Y		Reserve	1.00	100.0000000		1.00	168,066.60
03/01/2022	2022	Y		Reserve	1.00	100.0000000		1.00	168,065.60
04/01/2022	2022	Y		Reserve	1.00	100.0000000		1.00	168,064.60
05/01/2022	2022	Y		Reserve	1.00	100.0000000		1.00	168,063.60
06/01/2022	2022	Y		Reserve	43.00	100.0000000		43.00	168,020.60
					30,700,992.00		0.00	30,700,992.00	

<i>First Investment Date</i>	7/29/2015
<i>Calculation Date</i>	6/30/2022
<i>Arbitrage Yield Limit (AYL)</i>	4.8687185
<i>Internal Rate of Return (IRR)</i>	0.5321243

Reunion East CDD
 Special Assessment Refunding Bonds, Series 2015A

Dated: 07/29/2015
 Delivered: 07/29/2015

I.R.R. Report Via Purpose Expenditures

\$ 30,710,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return PV Factor	** PV Amt
-1	07/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(30,869,012.60)	100.000	1.0000000	(30,869,012.60)
2016	07/29/2015		Underwriter's discount	0.0000000	614,200.00	100.000	1.0000000	614,200.00
	07/29/2015		COI	0.0000000	131,050.00	100.000	1.0000000	131,050.00
	07/29/2015		Payment to escrow agent	0.0000000	31,633,198.00	100.000	1.0000000	31,633,198.00
	07/29/2015		Transferred funds	0.0000000	(2,074,000.00)	100.000	1.0000000	(2,074,000.00)
	07/30/2015		COI	0.0055556	6,000.00	100.000	0.9999852	5,999.91
	09/02/2015		Reserve	0.1833333	1.00	100.000	0.9995130	1.00
	10/02/2015		Reserve	0.3500000	1.00	100.000	0.9990705	1.00
	11/02/2015		Interest	0.5166667	376,842.00	100.000	0.9986281	376,325.02
	11/03/2015		Reserve	0.5222222	1.00	100.000	0.9986134	1.00
	12/02/2015		Reserve	0.6833333	1.00	100.000	0.9981860	1.00
	01/05/2016		Reserve	0.8666667	1.00	100.000	0.9976998	1.00
	01/29/2016		COI	1.0000000	6,722.00	100.000	0.9973464	6,704.16
	02/02/2016		Reserve	1.0166667	1.00	100.000	0.9973023	1.00
	03/02/2016		Reserve	1.1833333	1.00	100.000	0.9968607	1.00
	04/02/2016		Reserve	1.3500000	1.00	100.000	0.9964194	1.00
	05/03/2016		Reserve	1.5222222	1.00	100.000	0.9959635	1.00
	06/02/2016		Reserve	1.6833333	1.00	100.000	0.9955372	1.00
2017	07/01/2016		Reserve	1.8444444	1.00	100.000	0.9951111	1.00
	08/01/2016		Reserve	2.0111111	1.00	100.000	0.9946706	0.99
	09/01/2016		Reserve	2.1777778	1.00	100.000	0.9942302	0.99
	10/01/2016		Reserve	2.3444444	1.00	100.000	0.9937900	0.99
	11/01/2016		Reserve	2.5111111	1.00	100.000	0.9933500	0.99
	12/01/2016		Reserve	2.6777778	1.00	100.000	0.9929102	0.99
	01/01/2017		Reserve	2.8444444	12.00	100.000	0.9924706	11.91
	02/01/2017		Reserve	3.0111111	26.00	100.000	0.9920311	25.79
	03/01/2017		Reserve	3.1777778	25.00	100.000	0.9915919	24.79
	04/01/2017		Reserve	3.3444444	38.00	100.000	0.9911529	37.66
	05/01/2017		Reserve	3.5111111	52.00	100.000	0.9907141	51.52
	06/01/2017		Reserve	3.6777778	56.00	100.000	0.9902754	55.46
2018	07/05/2017		Reserve	3.8666667	71.00	100.000	0.9897785	70.27
	08/02/2017		Reserve	4.0166667	87.00	100.000	0.9893841	86.08
	09/05/2017		Reserve	4.2000000	90.00	100.000	0.9889023	89.00
	10/03/2017		Reserve	4.3555556	88.00	100.000	0.9884936	86.99
	11/02/2017		Reserve	4.5166667	93.00	100.000	0.9880705	91.89
	12/04/2017		Reserve	4.6944444	95.00	100.000	0.9876039	93.82
	01/03/2018		Reserve	4.8555556	118.00	100.000	0.9871812	116.49
	02/02/2018		Reserve	5.0166667	136.00	100.000	0.9867587	134.20
	03/02/2018		Reserve	5.1833333	127.00	100.000	0.9863218	125.26
	04/03/2018		Reserve	5.3555556	163.00	100.000	0.9858706	160.70
	05/02/2018		Reserve	5.5166667	182.00	100.000	0.9854486	179.35
	06/04/2018		Reserve	5.6944444	194.00	100.000	0.9849833	191.09
2019	07/03/2018		Reserve	5.8555556	203.00	100.000	0.9845617	199.87
	08/02/2018		Reserve	6.0166667	223.00	100.000	0.9841403	219.46
	09/05/2018		Reserve	6.2000000	225.00	100.000	0.9836610	221.32
	10/02/2018		Reserve	6.3500000	226.00	100.000	0.9832690	222.22
	11/02/2018		Reserve	6.5166667	262.00	100.000	0.9828337	257.50
	12/04/2018		Reserve	6.6944444	260.00	100.000	0.9823695	255.42
	01/03/2019		Reserve	6.8555556	281.00	100.000	0.9819491	275.93
	02/04/2019		Reserve	7.0277778	301.00	100.000	0.9814998	295.43
	03/04/2019		Reserve	7.1944444	270.00	100.000	0.9810653	264.89

Reunion East CDD
 Special Assessment Refunding Bonds, Series 2015A

Dated: 07/29/2015
 Delivered: 07/29/2015

I.R.R. Report Via Purpose Expenditures

\$ 30,710,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
2019	04/02/2019		Reserve	7.3500000	301.00	100.000	0.9806599	295.18
	05/02/2019		Reserve	7.5166667	293.00	100.000	0.9802257	287.21
	06/04/2019		Reserve	7.6944444	299.00	100.000	0.9797628	292.95
2020	07/01/2019		Reserve	7.8444444	285.00	100.000	0.9793723	279.12
	08/01/2019		Reserve	8.0111111	293.00	100.000	0.9789387	286.83
	09/01/2019		Reserve	8.1777778	260.00	100.000	0.9785053	254.41
	10/01/2019		Reserve	8.3444444	246.00	100.000	0.9780721	240.61
	11/01/2019		Reserve	8.5111111	220.00	100.000	0.9776390	215.08
	12/01/2019		Reserve	8.6777778	184.00	100.000	0.9772062	179.81
	01/01/2020		Reserve	8.8444444	182.00	100.000	0.9767735	177.77
	02/01/2020		Reserve	9.0111111	177.00	100.000	0.9763411	172.81
	03/01/2020		Reserve	9.1777778	165.00	100.000	0.9759088	161.02
	04/01/2020		Reserve	9.3444444	87.00	100.000	0.9754767	84.87
	05/01/2020		Reserve	9.5111111	1.00	100.000	0.9750448	0.98
	06/01/2020		Reserve	9.6777778	1.00	100.000	0.9746131	0.97
	07/01/2020		Reserve	9.8444444	1.00	100.000	0.9741816	0.97
	08/01/2020		Reserve	10.0111111	1.00	100.000	0.9737503	0.97
	09/01/2020		Reserve	10.1777778	1.00	100.000	0.9733191	0.97
	10/01/2020		Reserve	10.3444444	1.00	100.000	0.9728882	0.97
	11/01/2020		Reserve	10.5111111	1.00	100.000	0.9724575	0.97
	12/01/2020		Reserve	10.6777778	1.00	100.000	0.9720269	0.97
	01/01/2021		Reserve	10.8444444	1.00	100.000	0.9715965	0.97
	02/01/2021		Reserve	11.0111111	1.00	100.000	0.9711664	0.97
	03/01/2021		Reserve	11.1777778	1.00	100.000	0.9707364	0.97
	04/01/2021		Reserve	11.3444444	1.00	100.000	0.9703066	0.97
	05/01/2021		Reserve	11.5111111	1.00	100.000	0.9698770	0.97
	06/01/2021		Reserve	11.6777778	1.00	100.000	0.9694476	0.97
2022	07/01/2021		Reserve	11.8444444	1.00	100.000	0.9690183	0.97
	08/01/2021		Reserve	12.0111111	1.00	100.000	0.9685893	0.97
	09/01/2021		Reserve	12.1777778	1.00	100.000	0.9681605	0.97
	10/01/2021		Reserve	12.3444444	1.00	100.000	0.9677318	0.97
	11/01/2021		Reserve	12.5111111	1.00	100.000	0.9673034	0.97
	12/01/2021		Reserve	12.6777778	1.00	100.000	0.9668751	0.97
	12/29/2021		Reserve	12.8333333	(1.00)	100.000	0.9664755	(0.97)
	12/30/2021		Reserve	12.8388889	1.00	100.000	0.9664613	0.97
	01/01/2022		Reserve	12.8444444	1.00	100.000	0.9664470	0.97
	02/01/2022		Reserve	13.0111111	1.00	100.000	0.9660191	0.97
	03/01/2022		Reserve	13.1777778	1.00	100.000	0.9655914	0.97
	04/01/2022		Reserve	13.3444444	1.00	100.000	0.9651639	0.97
	05/01/2022		Reserve	13.5111111	1.00	100.000	0.9647366	0.96
	06/01/2022		Reserve	13.6777778	43.00	100.000	0.9643094	41.47
99999	06/30/2022		Unspent Proceeds as of 06/30/2022	13.8388889	175,000.00	100.000	0.9638967	168,681.92
					6,979.40			0.03

Arbitrage Yield Limit	4.8687185
Internal Rate of Return	0.5321243
Calculation Standard	MSRB 30/360 SEMI 4/3

SECTION X



407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

September 6, 2022

Alan Scheerer
Field Manager GMS
Cell: 407-398-2890
Ascheerer@gmscfl.com

Re: Yellowstone Landscape Renewal 10/1/22-9/30/23

Dear Board of Directors and Management Staff,

It is our understanding that Reunion East and West CDD would like to renew for 1 additional year at current billing rates. Yellowstone Landscape and our team agrees to these terms and we would be willing to sign a 1-year extension (10/1/22-9/30/23) to agreement. Please reach out if you need any other information from our team. Thank you again for your continued trust and partnership we have had over the years!

Sincerely,

Pete Wittman
Branch Manager
pwittman@yellowstonelandscape.com
407-319-8298

SECTION XI

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ Carpenter	In Process	Draft agreement for Operation of Irrigation System under review by District Counsel July 2022.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	In Process	Construction/bid documents approved 08.11.2022. Steve Boyd to provide to several vendors for BOS consideration 10.13.2022. Alan Scheerer working with ACT to provide proposal for Access Control system.
9/10/20	Pool Access Gates	Scheerer	In Process	All completed except Terraces. ETTA for Terraces pool gate installation pending.
1/14/21	Discontinue Maintenance on South Side of CR 532 RECDD	Trucco/Scheerer	In Process	Interlocal Agreement Amendment with OC to be presented to BOS 09.08.2022. OC signed off on landscape restoration 08.24.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022. Project delayed and put on FY2023 Project List.

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	Equipment installation completed. Sidewalks, concrete work, landscape design/installation, shade for outdoor Fitness Center and fencing are being addressed by Operations Manager. Signage and Amenity Policy document will be considered at a future meeting.

1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project	Adams	In Process	www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroad.com . Intersection improvements at Pendant Court to be considered in tandem with road improvements. Presentation scheduled 09.08.2022 at 1 PM.
3/10/22	Traffic Calming		In Process	FY2023 R&M Project

SECTION 2

Reunion East

Community Development District

Summary of Check Register

August 1, 2022 to August 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	8/2/22	5419-5423	\$ 16,298.09
	8/8/22	5424	\$ 7,860.20
	8/10/22	5425-5430	\$ 16,513.50
	8/16/22	5431-5432	\$ 14,343.07
	8/25/22	5433-5438	\$ 56,952.57
			\$ 111,967.43
Replacement & Maintenance	8/2/22	189	\$ 5,833.00
	8/25/22	190	\$ 29,479.92
			\$ 35,312.92
Payroll	<u>August 2022</u>		
	John Dryburgh	50667	\$ 184.70
	Mark Greenstein	50668	\$ 184.70
	Steven Goldstein	50669	\$ 184.70
	Thomas McKeon	50670	\$ 184.70
	Trudy Hobbs	50671	\$ 184.70
			\$ 923.50
			\$ 148,203.85

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/02/22	00095	7/26/22 S237258	202207 320-53800-57400	RESET IRD SENSOR/RPR PULL	*	103.88		
		7/26/22 S237258	202207 300-13100-10100	RESET IRD SENSOR/RPR PULL	*	92.12		
		7/27/22 S237288	202207 320-53800-57400	RESET EXCITMENT DR GATES	*	103.88		
		7/27/22 S237288	202207 300-13100-10100	RESET EXCITMENT DR GATES	*	92.12		
							392.00	005419
----- ACCESS CONTROL TECHNOLOGIES, INC. -----								
8/02/22	00129	7/23/22 5082	202207 320-53800-47200	INSP.LGHT/WIRE/RESET TIMR	*	177.55		
		7/23/22 5082	202207 300-13100-10100	INSP.LGHT/WIRE/RESET TIMR	*	157.45		
		7/23/22 5084	202207 320-53800-48100	CP-RPLC BRK TBL/UMBRELLA	*	145.75		
		7/23/22 5084	202207 300-13100-10100	CP-RPLC BRK TBL/UMBRELLA	*	129.25		
							610.00	005420
----- BERRY CONSTRUCTION INC. -----								
8/02/22	00072	7/27/22 34102	202207 320-53800-53000	80-REFLECT MARKERS/PADS	*	508.80		
		7/27/22 34102	202207 300-13100-10100	80-REFLECT MARKERS/PADS	*	451.20		
							960.00	005421
----- FAUSNIGHT STRIPE & LINE INC -----								
8/02/22	00054	8/01/22 2022AUG	202208 320-53800-34500	SECURITY SERVICES AUG22	*	6,183.33		
		8/01/22 2022AUG	202208 300-13100-10100	SECURITY SERVICES AUG22	*	5,483.33		
							11,666.66	005422
----- REUNION RESORT & CLUB MASTER ASSOC. -----								
8/02/22	00060	7/15/22 387298	202207 330-53800-46200	SE-QTRLY SAFE.INSP/POPOFF	*	197.94		
		7/15/22 387298	202207 300-13100-10100	SE-QTRLY SAFE.INSP/POPOFF	*	175.54		
		7/15/22 387302	202207 320-53800-46200	TER-REPAR POOL LADDER	*	177.47		
		7/15/22 387302	202207 300-13100-10100	TER-REPAR POOL LADDER	*	157.38		
		7/15/22 387329	202207 320-53800-46200	TER-REPLUMB BRKN FOUNT	*	182.98		
		7/15/22 387329	202207 300-13100-10100	TER-REPLUMB BRKN FOUNT	*	162.27		
		7/15/22 387380	202207 330-53800-46200	SE-CHK AUTOFILL/ADJ.BASIN	*	113.95		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/15/22		387380	202207 300-13100-10100	SE-CHK	AUTOFILL/ADJ.	BASIN		*	101.05		
7/15/22		387597	202207 320-53800-46200	HC B-INST.	MOTOR/SEAL/DIFF			*	374.15		
7/15/22		387597	202207 300-13100-10100	HC B-INST.	MOTOR/SEAL/DIFF			*	331.80		
7/18/22		387391	202207 330-53800-46200	SE-INST.	FOUNTAIN PUMP	HTL		*	368.30		
7/18/22		387391	202207 300-13100-10100	SE-INST.	FOUNTAIN PUMP	HTL		*	326.60		
SPIES POOL LLC										2,669.43	005423
8/08/22	00049	8/01/22	559	202208 310-51300-34000	MANAGEMENT FEES	AUG22		*	3,689.58		
8/01/22		559	202208 310-51300-35200	WEBSITE ADMIN	AUG22			*	66.67		
8/01/22		559	202208 310-51300-35100	INFORMATION TECH	AUG22			*	116.67		
8/01/22		559	202208 310-51300-31300	DISSEMINATION FEE	AUG22			*	833.33		
8/01/22		559	202208 310-51300-51000	OFFICE SUPPLIES				*	.81		
8/01/22		559	202208 310-51300-42000	POSTAGE				*	20.32		
8/01/22		559	202208 310-51300-42500	COPIES				*	4.65		
8/01/22		560	202208 320-53800-12000	FIELD MANAGEMENT	AUG22			*	3,128.17		
GOVERNMENTAL MANAGEMENT SERVICES										7,860.20	005424
8/10/22	00074	7/31/22	204489	202207 320-53800-47000	AQUATIC MGMT 2	POND JUL22		*	204.05		
7/31/22		204489	202207 300-13100-10100	AQUATIC MGMT 2	POND JUL22			*	180.95		
7/31/22		204632	202207 320-53800-47000	AQUATIC PLANT MGMT	JUL22			*	68.37		
7/31/22		204632	202207 300-13100-10100	AQUATIC PLANT MGMT	JUL22			*	60.63		
APPLIED AQUATIC MANAGEMENT, INC.										514.00	005425
8/10/22	00095	7/31/22	S237384	202207 320-53800-57400	RESET DETECTOR/TEST	GATE		*	103.88		
7/31/22		S237384	202207 300-13100-10100	RESET DETECTOR/TEST	GATE			*	92.12		
7/31/22		S237493	202207 320-53800-57400	RESET TRIPPED BREAKR/TEST				*	103.88		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/22		S237493	202207	300-13100-10100			RESET TRIPPED BREAKR/TEST	*	92.12		
							ACCESS CONTROL TECHNOLOGIES, INC.			392.00	005426
8/10/22	00129	8/03/22	5085	202207	330-53800-48100		SE-RPLC TOILET/FLOOR FLNG	*	614.80		
		8/03/22	5085	202207	300-13100-10100		SE-RPLC TOILET/FLOOR FLNG	*	545.20		
		8/03/22	5086	202207	320-53800-48100		TER-RPLC BAD GFI WTR FNT	*	204.05		
		8/03/22	5086	202207	300-13100-10100		TER-RPLC BAD GFI WTR FNT	*	180.95		
		8/03/22	5087	202207	330-53800-48200		SE-ADJ.FITNESS CTR DOORS	*	151.05		
		8/03/22	5087	202207	300-13100-10100		SE-ADJ.FITNESS CTR DOORS	*	133.95		
							BERRY CONSTRUCTION INC.			1,830.00	005427
8/10/22	00134	8/05/22	3426	202207	310-51300-31100		SPINE ROAD GATE/GATE CONF	*	3,462.50		
							BOYD CIVIL ENGINEERING			3,462.50	005428
8/10/22	00175	8/01/22	7560	202208	320-53800-46200		POOL MAINTENANCE AUG22	*	3,816.00		
		8/01/22	7560	202208	300-13100-10100		POOL MAINTENANCE AUG22	*	3,384.00		
		8/01/22	7560	202208	330-53800-46200		POOL MNT SEVEN EAG AUG22	*	1,537.00		
		8/01/22	7560	202208	300-13100-10100		POOL MNT SEVEN EAG AUG22	*	1,363.00		
							ROBERTS POOL SERVICE AND REPAIR INC			10,100.00	005429
8/10/22	00060	7/21/22	387930	202207	320-53800-46200		HC A-SECURE ALL POOL LGHT	*	113.95		
		7/21/22	387930	202207	300-13100-10100		HC A-SECURE ALL POOL LGHT	*	101.05		
							SPIES POOL LLC			215.00	005430
8/16/22	00176	8/01/22	25676	202207	330-53800-48200		SE-PREVENTATIVE MNT JUL22	*	145.75		
		8/01/22	25676	202207	300-13100-10100		SE-PREVENTATIVE MNT JUL22	*	129.25		
							FITNESS SERVICES OF FLORIDA INC			275.00	005431
8/16/22	00092	7/31/22	238	202207	320-53800-12100		MANAGEMENT FEES JUL22	*	2,153.13		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/22		238		202207	300-13100-10100		MANAGEMENT FEES JUL22	*	1,909.37		
7/31/22		239		202207	330-53800-43300		SE CONTRACT CLEAN JUL22	*	2,234.48		
7/31/22		239		202207	300-13100-10100		SE CONTRACT CLEAN JUL22	*	1,981.52		
7/31/22		239		202207	330-53800-43300		SE CLEANING SUPPLY JUL22	*	538.89		
7/31/22		239		202207	300-13100-10100		SE CLEANING SUPPLY JUL22	*	477.88		
7/31/22		240		202207	320-53800-46200		POOL CLEANING SRVC JUL22	*	1,749.00		
7/31/22		240		202207	300-13100-10100		POOL CLEANING SRVC JUL22	*	1,551.00		
7/31/22		271		202207	320-53800-43100		TOHO METER#62644093 JUL22	*	291.51		
7/31/22		272		202207	330-53800-43000		DUKEENERGY#9100 8323 9862	*	314.80		
7/31/22		273		202207	320-53800-43000		DUKEENERGY#9100 8324 0443	*	866.49		
REUNION RESORT										14,068.07	005432
8/25/22	00113	8/19/22	16342	202207	310-51300-45000		FY22 ADD PROP & IM CHANGE	*	154.76		
		8/19/22	16342	202207	300-13100-10100		FY22 ADD PROP & IM CHANGE	*	137.24		
EGIS INSURANCE ADVISORS, LLC.										292.00	005433
8/25/22	00144	8/17/22	65643074	202208	320-53800-57400		COOL COMPRESSOR/RPLC MOTR	*	345.34		
		8/17/22	65643074	202208	300-13100-10100		COOL COMPRESSOR/RPLC MOTR	*	306.25		
FRANK'S AIR CONDITIONING, INC.										651.59	005434
8/25/22	00011	8/23/22	23069	202208	310-51300-31400		ARBITRAGE SERIES 2015A	*	600.00		
GRAU & ASSOCIATES										600.00	005435
8/25/22	00119	8/15/22	105375	202207	310-51300-31500		CONST.EASE/MTG/IRRG AGR	*	3,784.50		
LATHAM,LUNA,EDEN & BEAUDINE,LLP										3,784.50	005436
8/25/22	00002	7/28/22	58011267	202207	310-51300-48000		NOT.FY23 BDGT/MTG 8/11/22	*	604.86		
ORLANDO SENTINEL COMMUNICATION										604.86	005437
REUE REUNION EAST TVISCARRA											

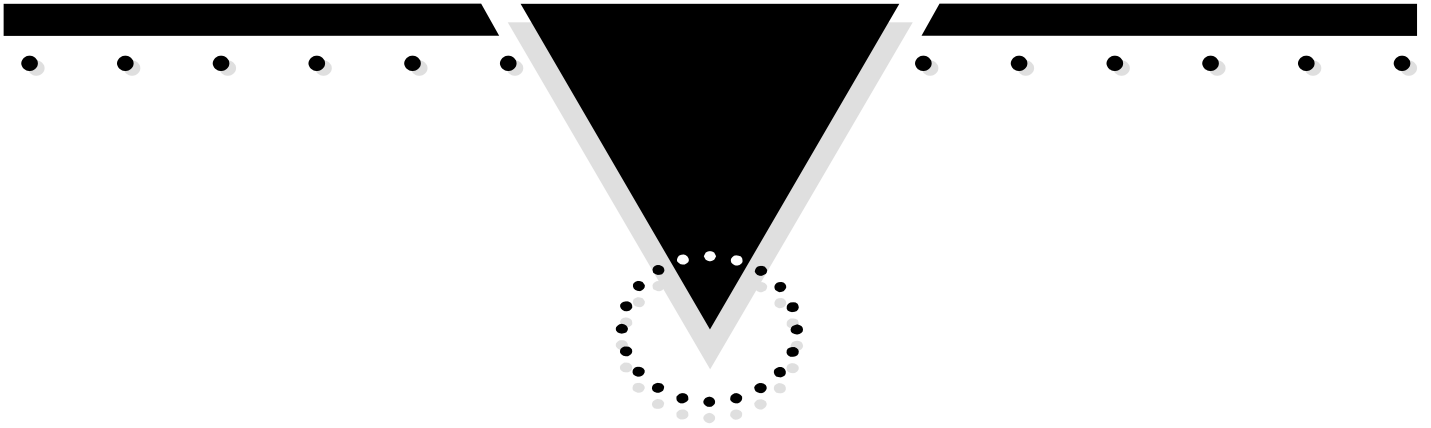
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/25/22	00030	8/05/22	OS 41332 202208 320-53800-47400	RPLC SOD INSIDE LINEAR PK	*	742.00	
		8/05/22	OS 41332 202208 300-13100-10100	RPLC SOD INSIDE LINEAR PK	*	658.00	
		8/05/22	OS 41332 202207 320-53800-46500	RPR 6 ROTORS/RAINBIRD VLV	*	373.45	
		8/05/22	OS 41332 202207 300-13100-10100	RPR 6 ROTORS/RAINBIRD VLV	*	331.17	
		8/15/22	OS 41556 202208 320-53800-47300	MTHLY LANDSCAPE MNT AUG22	*	25,392.30	
		8/15/22	OS 41556 202208 300-13100-10100	MTHLY LANDSCAPE MNT AUG22	*	22,517.70	
		8/15/22	OS 41556 202208 330-53800-47300	SEVEN EAGLES ADD.AUG22	*	532.65	
		8/15/22	OS 41556 202208 300-13100-10100	SEVEN EAGLES ADD.AUG22	*	472.35	
YELLOWSTONE LANDSCAPE							51,019.62 005438
TOTAL FOR BANK A						111,967.43	
TOTAL FOR REGISTER						111,967.43	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/02/22	00011	7/28/22 63476676	202207 320-53800-60000	INST.COOL SYSTEM/REFRIDGE	*	3,091.49	
		7/28/22 63476676	202207 300-13100-10100	INST.COOL SYSTEM/REFRIDGE	*	2,741.51	
							5,833.00 000189

8/25/22	00007	5/23/22 OS 37097	202205 320-53800-47300	RMV SHRUBS/INST BAHIA SOD	*	15,624.36	
		5/23/22 OS 37097	202205 300-13100-10100	RMV SHRUBS/INST BAHIA SOD	*	13,855.56	
							29,479.92 000190

						TOTAL FOR BANK C	35,312.92
						TOTAL FOR REGISTER	35,312.92

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

July 31, 2022



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2022

	<u>General</u>	<u>Replacement & Maintenance</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2022</u>
ASSETS:					
CASH	\$603,965	\$175,172	---	---	\$779,136
CUSTODY ACCOUNT	\$463,303	---	---	---	\$463,303
STATE BOARD OF ADMINISTRATION DUE FROM GENERAL FUND	\$1,507,510	\$3,354,873	---	---	\$4,862,384
DUE FROM REUNION WEST	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$214,735	\$84,118	---	---	\$298,854
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,971	---	\$100,971
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$194,429	---	\$194,429
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$938,257	---	\$938,257
Prepayment	---	---	\$9,290	---	\$9,290
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	---	---	\$347,034	---	\$347,034
Construction	---	---	---	\$8,782,009	\$8,782,009
TOTAL ASSETS	<u>\$2,789,514</u>	<u>\$3,614,163</u>	<u>\$2,886,144</u>	<u>\$8,782,018</u>	<u>\$18,071,839</u>
LIABILITIES:					
ACCOUNTS PAYABLE	\$30,774	\$35,313	---	---	\$66,087
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$68,714	\$9,706	---	---	\$78,420
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	---	---	\$2,789,994	---	\$2,789,994
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,575,000	---	\$3,575,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,569,144	---	---	\$3,811,896
UNASSIGNED	\$2,440,951	---	---	---	\$2,440,951
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,159)	---	(\$6,643,159)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,170,561)	---	(\$6,170,561)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,127,547	---	\$1,127,547
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	---	---	\$1,463,189	---	\$1,463,189
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$8,782,009	\$8,782,009
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$2,789,514</u>	<u>\$3,614,163</u>	<u>\$2,886,144</u>	<u>\$8,782,018</u>	<u>\$18,071,839</u>

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,435,176	\$1,435,176	\$1,487,289	\$52,113
Special Assessments - Direct	\$583,672	\$583,672	\$557,770	(\$25,902)
Interest	\$750	\$625	\$6,548	\$5,923
Miscellaneous Income	\$0	\$0	\$976	\$976
Transfer In	\$0	\$0	\$61	\$61
Rental Income	\$0	\$0	\$10,335	\$10,335
TOTAL REVENUES	\$2,019,598	\$2,019,473	\$2,062,979	\$43,506
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$10,000	\$10,000	\$0
FICA	\$918	\$765	\$765	\$0
Engineering	\$15,000	\$12,500	\$29,832	(\$17,332)
Attorney	\$35,000	\$29,167	\$30,967	(\$1,800)
Trustee Fees	\$8,620	\$0	\$0	\$0
Arbitrage	\$2,400	\$600	\$600	\$0
Collection Agent	\$5,000	\$4,167	\$5,000	(\$833)
Dissemination	\$10,000	\$8,333	\$8,333	\$0
Property Appraiser Fee	\$1,000	\$1,000	\$799	\$201
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,700	\$5,700	\$7,700	(\$2,000)
District Management Fees	\$44,275	\$36,896	\$36,896	\$0
Information Technology	\$1,400	\$1,167	\$1,167	(\$0)
Website Maintenance	\$800	\$667	\$667	(\$0)
Telephone	\$300	\$250	\$0	\$250
Postage	\$1,500	\$1,250	\$448	\$802
Printing & Binding	\$1,500	\$1,250	\$611	\$640
Insurance	\$15,950	\$15,950	\$14,986	\$964
Legal Advertising	\$5,000	\$4,167	\$1,382	\$2,784
Other Current Charges	\$600	\$500	\$70	\$430
Office Supplies	\$500	\$416	\$69	\$347
Travel Per Diem	\$250	\$208	\$0	\$208
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$168,288	\$135,527	\$150,510	(\$14,983)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$37,538	\$31,282	\$31,282	(\$0)
Management Services Agreement	\$21,430	\$17,858	\$21,531	(\$3,673)
Facility Lease Agreement	\$3,593	\$2,994	\$3,610	(\$615)
Telephone	\$6,858	\$5,715	\$5,790	(\$75)
Electric	\$355,535	\$296,279	\$252,934	\$43,345
Water & Sewer	\$42,200	\$35,167	\$24,653	\$10,513
Gas	\$40,618	\$33,848	\$31,396	\$2,452
Pool & Fountain Maintenance	\$118,688	\$98,907	\$94,514	\$4,393
Environmental	\$12,054	\$10,045	\$5,499	\$4,546
Property Insurance	\$29,013	\$29,013	\$32,847	(\$3,834)
Irrigation Repairs	\$8,572	\$7,143	\$4,519	\$2,624
Landscape Contract	\$503,702	\$419,752	\$410,959	\$8,793
Landscape Contingency	\$26,375	\$21,979	\$4,974	\$17,004
Gate and Gatehouse Expenses	\$16,880	\$14,066	\$20,779	(\$6,713)
Roadways/Sidewalks	\$26,375	\$21,979	\$7,576	\$14,403
Lighting	\$5,275	\$4,396	\$233	\$4,163
MSA Building Repairs	\$13,188	\$10,990	\$12	\$10,977
Pressure Washing	\$18,463	\$15,385	\$16,722	(\$1,336)
Repairs & Maintenance	\$10,550	\$8,791	\$9,241	(\$450)
Signage	\$13,188	\$10,990	\$546	\$10,444
Security	\$73,850	\$61,542	\$67,796	(\$6,254)
Parking Violation Tags	\$264	\$220	\$0	\$220
SEVEN EAGLES:				
Electric	\$14,559	\$12,133	\$11,338	\$795
Water & Sewer	\$6,881	\$5,734	\$5,241	\$493
Gas	\$8,546	\$7,122	\$8,733	(\$1,611)
Telephone/Emergency Pool Phone	\$185	\$154	\$0	\$154
Contract Cleaning	\$27,118	\$22,598	\$27,373	(\$4,775)
Landscape Contract	\$9,495	\$7,913	\$8,475	(\$562)
Landscape Contingency	\$2,638	\$2,198	\$0	\$2,198
Pool Maintenance	\$18,357	\$15,298	\$24,048	(\$8,751)
Lighting	\$791	\$659	\$0	\$659
Fitness Center Repairs & Maintenance	\$791	\$659	\$1,824	(\$1,165)
Operating Supplies	\$6,594	\$5,495	\$0	\$5,495
Pest Control	\$222	\$185	\$0	\$185
Repairs & Maintenance	\$3,165	\$2,637	\$7,153	(\$4,516)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$83,333	\$0	\$83,333
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$267,764	\$267,764	\$267,764	\$0
TOTAL MAINTENANCE	\$1,851,311	\$1,592,222	\$1,409,362	\$182,859
TOTAL EXPENDITURES	\$2,019,598	\$1,727,749	\$1,559,872	\$167,876
EXCESS REVENUES (EXPENDITURES)	\$0		\$503,107	
FUND BALANCE - Beginning	\$0		\$2,180,597	
FUND BALANCE - Ending	\$0		\$2,683,703	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Transfer In	\$267,764	\$267,764	\$267,764	\$0
Interest	\$4,500	\$3,750	\$14,741	\$10,991
TOTAL REVENUES	\$272,264	\$271,514	\$282,505	\$10,991
EXPENDITURES:				
Contingency	\$100	\$83	\$364	(\$280)
Building Improvements	\$127,391	\$106,159	\$16,070	\$90,089
Fountain Improvements	\$5,275	\$4,396	\$0	\$4,396
Gate/Gatehouse Improvements	\$51,695	\$43,079	\$10,198	\$32,881
Landscape Improvements	\$26,375	\$21,979	\$34,660	(\$12,681)
Irrigation Improvements	\$13,188	\$10,990	\$0	\$10,990
Lighting Improvements	\$2,638	\$2,198	\$0	\$2,198
Monument Improvements	\$5,275	\$4,396	\$0	\$4,396
Pool Furniture	\$13,188	\$10,990	\$6,854	\$4,136
Pool Repair & Replacements	\$27,430	\$22,858	\$27,383	(\$4,525)
Roadways/Sidewalks Improvement	\$26,375	\$21,979	\$38,682	(\$16,703)
Signage	\$34,288	\$28,573	\$34,100	(\$5,527)
Stormwater Improvement	\$0	\$0	\$1,590	(\$1,590)
Capital Outlay	\$131,875	\$109,896	\$48,705	\$61,191
SEVEN EAGLES:				
Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,638	\$2,198	\$0	\$2,198
Landscape Improvements	\$2,638	\$2,198	\$0	\$2,198
Pool Furniture	\$7,913	\$6,594	\$0	\$6,594
Pool Repair & Replacements	\$0	\$0	\$11,334	(\$11,334)
Capital Outlay	\$0	\$0	\$22,176	(\$22,176)
TOTAL EXPENDITURES	\$478,280	\$398,566	\$252,115	\$146,451
EXCESS REVENUES (EXPENDITURES)	(\$206,016)		\$30,390	
FUND BALANCE - Beginning	\$3,570,146		\$3,538,754	
FUND BALANCE - Ending	\$3,364,131		\$3,569,144	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures
For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$29	\$29
TOTAL REVENUES	\$0	\$0	\$29	\$29
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$29	
FUND BALANCE - Beginning	\$0		(\$6,643,188)	
FUND BALANCE - Ending	\$0		(\$6,643,159)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$57	\$57
TOTAL REVENUES	\$0	\$0	\$57	\$57
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Other Debt Service Costs	\$0	\$0	(\$4,068)	(\$4,068)
TOTAL OTHER	\$0	\$0	(\$4,068)	(\$4,068)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$4,011)	
FUND BALANCE - Beginning	\$0		(\$6,166,550)	
FUND BALANCE - Ending	\$0		(\$6,170,561)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$2,568,595	\$2,597,283	\$28,688
Prepayment Assessments	\$0	\$0	\$9,290	\$9,290
Interest	\$50	\$42	\$833	\$791
TOTAL REVENUES	\$2,568,645	\$2,568,637	\$2,607,406	\$38,769
EXPENDITURES:				
Interest Expense 11/01	\$580,125	\$580,125	\$580,125	\$0
Principal Expense 05/01	\$1,450,000	\$1,450,000	\$1,450,000	\$0
Interest Expense 05/01	\$580,125	\$580,125	\$580,125	\$0
TOTAL EXPENDITURES	\$2,610,250	\$2,610,250	\$2,610,250	\$0
EXCESS REVENUES (EXPENDITURES)	(\$41,605)		(\$2,844)	
FUND BALANCE - Beginning	\$936,399		\$1,130,391	
FUND BALANCE - Ending	\$894,794		\$1,127,547	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
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
<u>OTHER FINANCING SOURCES (USES)</u>				
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 July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
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
<u>OTHER FINANCING SOURCES (USES)</u>				
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 July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
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
<u>OTHER FINANCING SOURCES (USES)</u>				
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 July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Special Assessments	\$1,116,155	\$1,116,155	\$1,118,418	\$2,263
Interest	\$100	\$83	\$1,095	\$1,012
TOTAL REVENUES	\$1,116,255	\$1,116,238	\$1,119,513	\$3,274
EXPENDITURES:				
Interest Expense 11/01	\$140,923	\$140,923	\$140,923	\$0
Principal Expense 05/01	\$425,000	\$425,000	\$425,000	\$0
Interest Expense 05/01	\$347,481	\$347,481	\$347,481	\$0
TOTAL EXPENDITURES	\$913,404	\$913,404	\$913,404	\$0
EXCESS REVENUES (EXPENDITURES)	\$202,851		\$206,109	
FUND BALANCE - Beginning	\$140,923		\$1,257,081	
FUND BALANCE - Ending	\$343,774		\$1,463,189	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$7,347	\$7,347
TOTAL REVENUES	\$0	\$0	\$7,347	\$7,347
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$6,512	\$6,512
TOTAL EXPENDITURES	\$0	\$0	\$6,512	\$6,512
EXCESS REVENUES (EXPENDITURES)	\$0		\$836	
FUND BALANCE - Beginning	\$0		\$8,781,173	
FUND BALANCE - Ending	\$0		\$8,782,009	

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$227,607	\$834,842	\$92,742	\$52,319	\$42,820	\$64,583	\$40,854	\$131,522	\$0	\$0	\$0	\$1,487,289
Special Assessments - Direct	\$8,184	\$0	\$113,330	\$207,043	\$0	\$0	\$88,556	\$105,789	\$9,816	\$25,052	\$0	\$0	\$557,770
Interest	\$82	\$86	\$142	\$185	\$180	\$375	\$561	\$1,083	\$1,546	\$2,308	\$0	\$0	\$6,548
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$583	\$0	\$393	\$0	\$0	\$0	\$976
Transfer In	\$0	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Rental Income	\$0	\$0	\$0	\$0	\$0	\$8,083	\$0	\$0	\$1,988	\$265	\$0	\$0	\$10,335
Total Revenues	\$8,266	\$227,694	\$948,314	\$300,032	\$52,499	\$51,277	\$154,283	\$147,726	\$145,264	\$27,625	\$0	\$0	\$2,062,979
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$10,000
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$765
Engineering	\$395	\$2,284	\$2,862	\$0	\$2,138	\$329	\$7,987	\$4,267	\$6,108	\$3,463	\$0	\$0	\$29,832
Attorney	\$5,604	\$1,673	\$1,249	\$2,830	\$2,526	\$4,819	\$2,606	\$2,491	\$3,385	\$3,785	\$0	\$0	\$30,967
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$8,333
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$799	\$0	\$0	\$0	\$0	\$0	\$0	\$799
Property Taxes	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$7,700	\$0	\$0	\$0	\$0	\$0	\$0	\$7,700
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$36,896
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$1,167
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$667
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$20	\$22	\$8	\$46	\$30	\$36	\$100	\$21	\$111	\$55	\$0	\$0	\$448
Printing & Binding	\$138	\$156	\$191	\$87	\$18	\$0	\$10	\$1	\$6	\$4	\$0	\$0	\$611
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	\$196	\$0	\$605	\$0	\$0	\$1,382
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$35	\$0	\$0	\$70
Office Supplies	\$16	\$16	\$15	\$16	\$2	\$1	\$1	\$1	\$1	\$1	\$0	\$0	\$69
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$32,698	\$9,977	\$10,109	\$8,761	\$10,496	\$20,101	\$16,486	\$12,759	\$15,394	\$13,729	\$0	\$0	\$150,510

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$0	\$0	\$31,282
Management Services Agreement	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$0	\$0	\$21,531
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	\$668	\$437	\$552	\$551	\$553	\$0	\$0	\$5,790
Electric	\$26,675	\$23,843	\$15,788	\$27,477	\$27,830	\$20,476	\$19,650	\$36,564	\$27,554	\$27,077	\$0	\$0	\$252,934
Water & Sewer	\$2,959	\$2,161	\$2,480	\$2,846	\$1,640	\$4,025	\$1,949	\$2,299	\$2,955	\$1,339	\$0	\$0	\$24,653
Gas	\$1,060	\$1,702	\$3,042	\$4,530	\$4,476	\$5,960	\$4,068	\$3,005	\$2,206	\$1,348	\$0	\$0	\$31,396
Pool & Fountain Maintenance	\$16,252	\$9,406	\$9,157	\$8,397	\$7,111	\$7,445	\$11,475	\$11,165	\$7,692	\$6,414	\$0	\$0	\$94,514
Environmental	\$793	\$138	\$345	\$446	\$1,068	\$446	\$446	\$446	\$1,030	\$342	\$0	\$0	\$5,499
Property Insurance	\$32,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155	\$0	\$0	\$32,847
Irrigation	\$736	\$0	\$0	\$1,245	\$115	\$0	\$519	\$1,257	\$274	\$373	\$0	\$0	\$4,519
Landscape Contract	\$34,605	\$68,297	\$48,047	\$34,605	\$34,605	\$43,937	\$33,196	\$33,398	\$46,855	\$33,413	\$0	\$0	\$410,959
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,307	\$0	\$832	\$2,544	\$292	\$0	\$0	\$0	\$4,974
Gatehouse and Gatehouse Expenses	\$4,490	\$1,322	\$2,530	\$1,036	\$1,659	\$1,072	\$2,368	\$1,756	\$2,921	\$1,625	\$0	\$0	\$20,779
Roadways/Sidewalks	\$0	\$3,821	\$0	\$0	\$3,246	\$0	\$0	\$0	\$0	\$509	\$0	\$0	\$7,576
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$56	\$0	\$0	\$178	\$0	\$0	\$233
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	\$1,590	\$530	\$726	\$2,838	\$536	\$0	\$0	\$9,241
Signage	\$0	\$98	\$0	\$223	\$0	\$0	\$0	\$0	\$0	\$225	\$0	\$0	\$546
Security	\$6,183	\$6,183	\$6,183	\$7,376	\$7,376	\$7,376	\$7,376	\$7,376	\$6,183	\$6,183	\$0	\$0	\$67,796
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seven Eagles													
Electric	\$1,443	\$208	\$291	\$1,019	\$1,904	\$991	\$279	\$2,079	\$1,488	\$1,636	\$0	\$0	\$11,338
Water & Sewer	\$336	\$387	\$324	\$403	\$356	\$328	\$738	\$282	\$1,046	\$1,041	\$0	\$0	\$5,241
Gas	\$294	\$267	\$416	\$1,413	\$1,220	\$1,606	\$1,162	\$960	\$802	\$592	\$0	\$0	\$8,733
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	\$2,557	\$2,773	\$2,773	\$2,773	\$2,773	\$2,773	\$0	\$0	\$27,373
Landscape Contract	\$533	\$2,053	\$1,129	\$533	\$533	\$750	\$750	\$533	\$1,129	\$533	\$0	\$0	\$8,475
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	\$3,941	\$1,898	\$2,480	\$1,694	\$2,217	\$0	\$0	\$24,048
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs & Maintenance	\$0	\$133	\$0	\$0	\$133	\$0	\$1,116	\$0	\$146	\$297	\$0	\$0	\$1,824
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	\$133	\$3,557	\$140	\$530	\$1,736	\$0	\$0	\$7,153
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$267,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,764
	\$142,195	\$141,666	\$375,225	\$106,559	\$106,229	\$108,797	\$100,457	\$115,615	\$116,242	\$96,377	\$0	\$0	\$1,409,362
Total Expenditures	\$174,892	\$151,643	\$385,334	\$115,320	\$116,725	\$128,898	\$116,944	\$128,374	\$131,636	\$110,106	\$0	\$0	\$1,559,872
Excess Revenues (Expenditures)	(\$166,626)	\$76,050	\$562,980	\$184,712	(\$64,226)	(\$77,621)	\$37,339	\$19,351	\$13,629	(\$82,481)	\$0	\$0	\$503,107

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$175,000	
RESERVE FUND BALANCE	\$175,000	
BONDS OUTSTANDING - 09/30/20		\$24,585,000
LESS: SPECIAL CALL 11/1/20		(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		(\$1,375,000)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
CURRENT BONDS OUTSTANDING		\$21,755,000

SERIES 2021, SPECIAL ASSESSMENT BONDS		
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
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
CURRENT BONDS OUTSTANDING		\$19,930,000

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

Gross Assessments \$ 4,480,246 \$ 1,562,313 \$ 2,728,299 \$ 189,634
 Net Assessments \$ 4,211,431 \$ 1,468,574 \$ 2,564,601 \$ 178,256

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015A		2021		Total 100%
							General Fund 34.87%	Debt Svc Fund 60.90%	Debt Svc Fund 4.23%		
11/22/21	ACH	\$ 653,733.01	\$ 26,149.05	\$ 12,551.68	\$ -	\$ 615,032.28	\$ 214,468.80	\$ 374,531.20	\$ 26,032.28	\$ 615,032.28	
11/26/21	ACH	\$ 40,478.83	\$ 2,032.90	\$ 768.92	\$ -	\$ 37,677.01	\$ 13,138.40	\$ 22,943.86	\$ 1,594.74	\$ 37,677.01	
12/8/21	ACH	\$ 2,228,464.68	\$ 89,138.08	\$ 42,786.52	\$ -	\$ 2,096,540.08	\$ 731,087.53	\$ 1,276,712.94	\$ 88,739.61	\$ 2,096,540.08	
12/9/21	ACH	\$ 5,090.52	\$ 44.68	\$ 100.93	\$ -	\$ 4,944.91	\$ 1,724.35	\$ 3,011.26	\$ 209.30	\$ 4,944.91	
12/22/21	ACH	\$ 310,226.49	\$ 11,664.21	\$ 5,971.24	\$ -	\$ 292,591.04	\$ 102,029.85	\$ 178,176.78	\$ 12,384.41	\$ 292,591.04	
1/10/22	ACH	\$ 261,980.87	\$ 7,859.37	\$ 5,082.44	\$ -	\$ 249,039.06	\$ 86,842.77	\$ 151,655.29	\$ 10,541.00	\$ 249,039.06	
1/10/22	ACH	\$ 17,769.59	\$ 506.13	\$ 345.27	\$ -	\$ 16,918.19	\$ 5,899.57	\$ 10,302.53	\$ 716.09	\$ 16,918.19	
2/10/22	ACH	\$ 1,503.95	\$ 12.95	\$ 29.81	\$ -	\$ 1,461.19	\$ 509.53	\$ 889.81	\$ 61.85	\$ 1,461.19	
2/10/22	ACH	\$ 155,068.78	\$ 3,462.62	\$ 3,032.12	\$ -	\$ 148,574.04	\$ 51,809.47	\$ 90,475.92	\$ 6,288.65	\$ 148,574.04	
3/10/22	ACH	\$ 125,040.94	\$ 1,550.27	\$ 2,469.83	\$ -	\$ 121,020.84	\$ 42,201.35	\$ 73,697.08	\$ 5,122.41	\$ 121,020.84	
3/10/22	ACH	\$ 1,810.17	\$ -	\$ 36.19	\$ -	\$ 1,773.98	\$ 618.61	\$ 1,080.29	\$ 75.09	\$ 1,773.98	
4/8/22	ACH	\$ 171,230.49	\$ 95.97	\$ 3,422.70	\$ -	\$ 167,711.82	\$ 58,483.03	\$ 102,130.10	\$ 7,098.69	\$ 167,711.82	
4/8/22	ACH	\$ 17,848.93	\$ -	\$ 356.97	\$ -	\$ 17,491.96	\$ 6,099.65	\$ 10,651.94	\$ 740.38	\$ 17,491.96	
5/9/22	ACH	\$ 117,133.44	\$ -	\$ 2,342.66	\$ -	\$ 114,790.78	\$ 40,028.86	\$ 69,903.21	\$ 4,858.71	\$ 114,790.78	
5/9/22	ACH	\$ 2,413.78	\$ -	\$ 48.28	\$ -	\$ 2,365.50	\$ 824.88	\$ 1,440.50	\$ 100.12	\$ 2,365.50	
6/8/22	ACH	\$ 93,435.52	\$ -	\$ 1,868.72	\$ -	\$ 91,566.80	\$ 31,930.39	\$ 55,760.69	\$ 3,875.72	\$ 91,566.80	
6/8/22	ACH	\$ 1,368.06	\$ -	\$ 27.36	\$ -	\$ 1,340.70	\$ 467.52	\$ 816.44	\$ 56.75	\$ 1,340.70	
6/17/22	ACH	\$ 290,060.00	\$ -	\$ 5,801.20	\$ -	\$ 284,258.80	\$ 99,124.30	\$ 173,102.77	\$ 12,031.74	\$ 284,258.80	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals		\$ 4,494,658.05	\$ 142,516.23	\$ 87,042.84	\$ -	\$ 4,265,098.98	\$ 1,487,288.84	\$ 2,597,282.60	\$ 180,527.54	\$ 4,265,098.98	

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
5/13/22	5/1/22	22114	\$ 221,088.00	\$ 221,088.00	\$ 46,327.00	\$ 174,761.00
			\$ 884,352.00	\$ 884,352.00	\$ 185,307.00	\$ 699,045.00

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
7/1/22	5/1/22	WIRE	\$ 84,763.00	\$ 84,763.00	\$ 25,052.00	\$ 59,711.00
			\$ 339,052.00	\$ 339,052.23	\$ 100,207.23	\$ 238,845.00

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
5/2/22	5/1/22	1001407991	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			\$ 226,660.00	\$ 226,660.00	\$ 226,660.00

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
6/21/22	11/1/21	WIRE	\$ 4,908.00	\$ 4,908.00	\$ 4,908.00
6/21/22	2/1/22	WIRE	\$ 2,454.00	\$ 2,454.00	\$ 2,454.00
6/21/22	5/1/22	WIRE	\$ 2,454.00	\$ 2,454.00	\$ 2,454.00
			\$ 9,816.00	\$ 9,816.00	\$ 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
4/11/22	5/1/22	108	\$ 2,934.00	\$ 2,934.00	\$ 2,934.00
			\$ 11,735.00	\$ 11,735.00	\$ 11,735.00

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
5/16/22	5/1/22	12263	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
			\$ 11,187.00	\$ 11,187.00	\$ 11,187.00

SUMMARY		
	GENERAL FUND	DEBT SERVICE SERIES 2021
TOTAL DIRECT BILLED	\$557,770.00	\$937,890.00
TOTAL RECEIVED	\$ 557,770.23	\$ 937,890.00
VARIANCE	\$ 0.23	\$ -