

*Reunion East Community
Development District*

Agenda

October 10, 2019

AGENDA

Reunion East

Community Development District

135 W. Central Blvd., Suite 320, Orlando FL, 32801

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

October 3, 2019

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, October 10, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the September 12, 2019 Meeting
4. Consideration of Resolution 2020-01 Re-Setting a Public Hearing for the Purpose of Towing Rules and Policies
5. Authorization to Set Rule and Rate Hearing for Use of District Facilities
6. Ratification of Proposal from GeoPoint Surveying to Provide Boundary Survey Services
7. Consideration of Playground/Dog Park Easement
8. Consideration of Resolution 2020-02 Declaring Intent to Accept Dedications on the Plat Reunion Village Phase 3
9. Consideration of Amended and Restated Security Services Provider Agreement with the Reunion Resort & Club of Orlando Master Association
10. Consideration of Security Services Interlocal
11. Consideration of Aquatic Maintenance Agreement with Applied Aquatic Management, Inc.
12. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2019
13. Consideration of Proposal from Fausnight Stripe & Line for Cross Walks and Stop Signs
14. Discussion of Keyed Entry at Pools
15. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
16. Other Business
17. Supervisor's Requests
18. Next Meeting Date
19. Adjournment

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

The third order of business is the approval of the minutes of the September 12, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2020-01 re-setting a public hearing for the purpose of establishing towing rules and policies. A copy of the Resolution is enclosed for your review.

The fifth order of business is the authorization to set a rule and rate hearing related to use of the District's facilities. Back-up material will be provided under separate cover.

The sixth order of business is the ratification of proposal from GeoPoint Surveying to provide boundary survey services related to the Dog Park. A copy of the proposal is enclosed for your review.

The seventh order of business is the consideration of playground/dog park easement agreement. A copy of the easement will be provided under separate cover.

The eighth order of business is the consideration of Resolution 2020-02 declaring intent to accept dedications on the Plat Reunion Village Phase 3. A copy of the Resolution is enclosed for your review.

The ninth order of business is the consideration of the amended and restated security services provider agreement with the Reunion Resort & Club of Orlando Master Association. A copy of the agreement is enclosed for your review.

The tenth order of business is the consideration of the security services interlocal agreement with the Reunion West CDD. A copy of the agreement is enclosed for your review.

The eleventh order of business is the consideration of aquatic management agreement with Applied Aquatic Management, Inc. A copy of the agreement is enclosed for your review.

The twelfth order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2019. A copy of the agreement is enclosed for your review.

The thirteenth order of business is the consideration of proposal from Fausnight Stripe & Line for cross walks and stop signs in various areas. A copy of the proposal is enclosed for your review.

The fourteenth order of business is the discussion of keyed entry at the District pools. An e-mail of proposed costs for installation is enclosed for your review.

The fifteenth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint".

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Reunion East Community Development District was held Thursday, September 12, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Rob Stultz	Yellowstone
John Cruz	CWS Security
Kevin Baker	Kingwood International Resort

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, all five members of the board were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Any members of the public have comment for the Reunion East Board?
Hearing none, we will move to the next item.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 15,
2019 Board of Supervisors Meeting and
Acceptance of Minutes of the August 15, 2019
Audit Committee Meeting**

Mr. Flint: Are there any additions, corrections or deletions? Mr. Greenstein had some comments on the section dealing with the closure of Spine Road that he pointed out. We went back and listened to the tape and modified the version you have in your agenda.

Mr. Greenstein: It's basically a paragraph where I make reference to the conversation I had with John Chiste who had spoken with Neil Eisner and they agreed to the concept of a resident only gate. It's nothing that you would have a problem with.

Mr. Harding: I will make a motion to accept that.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor, the Minutes of August 15, 2019 Board of Supervisors Meeting and the Acceptance of Minutes of the August 15, 2019 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Update on Proposed Closure of Spine Road Bridge Access for Reunion Village

Mr. Greenstein: At the last meeting we basically had agreement on how they would proceed, but it's a small administrative item amongst all the things they are dealing with. A couple of days ago I approached John Chiste to get something in writing. This morning I had a conversation with him and he basically considers Reunion Village a Neil Eisner project, and he wanted to check with Neil that it was positively the way they wanted to go. Unfortunately, Neil is on a trip to Africa. I will read what I got from John this morning. It says, "Mark, I was unable to get to Neil this morning actually he is in Africa. I am unable to do anything without his authorization as he is responsible for the project. What I can confirm to you is that we will officially get back to the CDD with our final plan and intentions prior to the next board meeting."

Mr. Dryburgh: Are they thinking about an unmanned gate similar to what we have?

Mr. d'Adesky: I think we need to let them present their idea at the next meeting.

Mr. Greenstein: Their plan is to put up a full blown guardhouse at the back of the hospital leading to Reunion Village. Where you leave the residential section of Reunion Village and go across the bridge in order to get over it, prior to the bridge on CDD property, there will be a Liberty Bluff type resident only gate.

Mr. Dryburgh: That's acceptable.

Mr. Greenstein: That's what we talked about and agreed to. We will see it in their plans. They have yet to come to the board for funding.

Mr. Harding: Our keys would have access to their area?

Mr. Greenstein: Yes.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2019-04 Setting
a Public Hearing for the Purpose of Towing
Rules and Policies**

Mr. d'Adesky: The form of the resolution is the same except for the fact that the date is changed to September 12th. You also need to name a date for the hearing. The Rules were updated per the comments of the last meeting. We also provided a map, Alan brought a color version for you to look at. It shows the areas in red that are prohibited. Once again, it's sections of the road not a whole road.

Mr. Dryburgh: At the last meeting we somehow got to no on the street parking overnight, but I don't think any of us meant for that to happen.

Mr. d'Adesky: We talked about the definition of overnight and you kept modifying what overnight meant. If you want to scratch that you can.

Mr. Dryburgh: We want to discuss that. It is my feeling that if we try to say no overnight parking on the streets, you can forget about the residents allowing us to do anything. They will fight us on everything. I don't think they will complain about sticking to the one side of the street parking. My wife would be the first person in here to complain about overnight parking. What if we have a party, what if three people stay over in my guest bedrooms and they have cars? They should be able to park on the street at night.

Mr. Greenstein: Our biggest concern has clearly been the blocking of emergency vehicles and sloppy parking habits.

Mr. Harding: I don't think overnight should be in there.

Mr. d'Adesky: Is anyone in favor of keeping it?

Mr. Greenstein: I don't think so.

Mr. d'Adesky: We can remove that.

Mr. Harding: Are we going to be able to send this out to all property owners before the meeting?

Mr. Flint: You don't have an obligation from a legal perspective.

Mr. Harding: Doesn't it make sense, either through the HOA or something, to get this out to property owners?

Mr. d'Adesky: If you direct us to do that we can.

Mr. Dryburgh: I agree.

Ms. Hobbs: Can we have a link on the website?

Mr. d'Adesky: Yes, or we can send an email to owners with the map.

Mr. Harding: I don't think you need a link just send it out.

Mr. Dryburgh: I think we need a paragraph explaining the rationale, that firetruck won't get to your home if cars are parked this way blocking them. That's why we're doing this.

Mr. d'Adesky: So you want a little cover on the email explaining why we're adopting these. It might be smart to delegate a supervisor to review that language and sign off on the email to everybody.

Ms. Hobbs: On Section 1.3.4, can the wording on B be changed to wholly or partially blocks.

Mr. d'Adesky: Yes, absolutely. We will change that.

Mr. Greenstein: Should this document have the draft watermark on it?

Mr. d'Adesky: We can put it out with the word proposed on it. You can alter it at the hearing too. We are going to suggest the November meeting unless you want to call a special meeting for this hearing.

Mr. Greenstein: This is not final, I just want that to be clear.

Mr. Goldstein: I think the meeting needs to be in the evening too. We have too many people that can't come during the day.

Mr. d'Adesky: We're going to need to look at schedules to find a date.

Mr. Flint: Your October 10th meeting won't allow us to meet the noticing requirements. Either you can move it to November 14th and then do it later or pick another day. I'd say any time after October 24th you could choose.

Mr. Goldstein: Could we do it the first week of November? Anyone have a problem with that?

Mr. Flint: If you keep it on the 14th we can cancel the regular meeting.

Mr. Goldstein: I'm out the 14th. I can do the week before or after.

Mr. Harding: What about the 7th?

Mr. d'Adesky: The 7th works for us.

Ms. Hobbs: I can do the 7th.

Mr. d'Adesky: What time? 6:00 p.m.?

Mr. Greenstein: Let's do November 7th at 7:00 p.m.

Mr. Goldstein: 6:00 p.m. is kind of early.

Mr. Greenstein: I think 7:00 p.m. shows folks we are concerned that they are working, they can get dinner, then come and participate.

Ms. Hobbs: Is this in lieu of the November meeting or an additional?

Mr. d'Adesky: Don't cancel it yet, if we don't have any other business we can cancel it whenever.

Ms. Hobbs: That works.

Mr. Flint: With the changes that were discussed, is there a motion to approve Resolution 2019-07?

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor, Resolution 2019-07 Setting a Public Hearing for the Purpose of Towing Rules and Policies on November 7, 2019 at 7:00 p.m. at the Heritage Crossing Community Center was approved.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Reunion Property Owner CDD Amenity Access Card

Mr. Flint: Mr. Harding had asked that we put an item on here. He communicated with some residents that had asked him about the possibility of having access cards for the pools.

Mr. Harding: It might be difficult, but I've had a number of people, especially from the Terraces, ask me about access cards. They have a lot of instances of outsiders coming in. They thought about getting some sort of security for the CDD amenity.

Mr. Flint: Security has the basis now to ask anyone for proof of residency or proof they are a guest. We have policies in place to allow for that.

Mr. Dryburgh: I know they can, but what I'm hearing is they are not. I have been to the Terrace's pool and they do have a lot of outsiders.

Mr. Flint: Did you get pricing Alan?

Mr. Scheerer: I though John had looked at that at one time. We did back in 2007, but it's been a long time. If the board is interested in that we could get costs.

Mr. Harding: George, is this done in other CDD communities.

Mr. Flint: Yes.

Mr. Goldstein: How do you get cards for renters?

Mr. Greenstein: Can I make a suggestion? We have discussed this issue as far back as I can recall. We tried to integrate access for the resort and fitness center. We couldn't come up with one universal way of handling it. We shouldn't abandon the subject, but we need input from

Kingwood, the Master, the CDD, etc. I agree that security should take a look at large volumes of people. I don't want to promote any kind of big brother feel where you go in and ask people what they're doing there.

Mr. Baker: Kingwood is going to be putting in RFID access card entrances on all their amenities soon.

Mr. Flint: Is it also used for entry through the gate?

Mr. Baker: Yes. They have different versions that do different things.

Mr. Goldstein: Would the CDD pay for that, would it be our responsibility?

Mr. d'Adesky: If we are using it for CDD facilities, yes.

Mr. Flint: We need to make sure the resort is willing to cooperate and issue them on behalf of the CDD. Then we can get pricing to install the equipment on the pools. That's the easy part.

Mr. Greenstein: We will be here all day. This is great discussion, but right now I'd like to get someone from this board to volunteer to take the lead on working with the resort and the Master as appropriate to scope this out and report back at the last meeting.

Mr. Dryburgh: I'll do it.

Mr. Greenstein: You can talk to anyone you need to other than board members outside of the meetings. Thank you, John.

B. Directional and Advertisement Signage

Mr. Flint: This was generated in 2017 as a result of the fact we had different signage all over the community. It was a free for all on signage. We worked with the resort and their vendor to come up with a signage policy and designs, that way we have uniform signage. We removed non-conforming signs and some repetitive signs. Any signage on CDD property has to be directional in nature, it can't be advertisement. Reunion West did not initially come on board, but they eventually adopted the same policy that Reunion East did. There was recently an issue with Encore and some signage related to their projects outside the gates.

Mr. d'Adesky: This only applies to advertising on our property. If they own the property, they can do what they want if they have the right permits.

Mr. Scheerer: With open houses we are limited on what we can remove. Typically, I pull them when I see them and Yellowstone should be pulling them too.

Mr. Dryburgh: Every time I go out of the gate, there are a bunch of signs every day.

Mr. Scheerer: I'll get with Curtis about that. They should be pulling the signs. It's an ongoing battle.

Mr. Greenstein: When it came to real estate related signs, the Encore projects like Bear's Den, Spectrum, and Eagles Trace, I pushed heavily and they adopted it, a combination of signs. If three projects are in the same direction, don't put three individual signs. The only issue was a specific sign, there's one in the roundabout right now. It's being removed. There's a sign opposite the green on 14, the par 3. When you drive through the gate there's a Spectrum sign and that's being removed. The sign they put up for Eagle Trace along Reunion Boulevard is not visible from the golf course.

C. Security

Mr. d'Adesky: Once again, due to the change in the security provider we wanted to make sure there wasn't any notice or termination requirements that were in the existing the contract. In looking at the contract between the CDD and the HOA we discovered that it had lapsed and had not been renewed. A lot has changed since then with the law; therefore we provided a new draft copy. It's the old agreement with certain provisions that are no longer legal removed, and things that don't pertain removed. The West board voted to enter into an agreement with the East to delegate their authority to allow there to be one contract, it's simpler administratively. There will need to be some language added to that form regarding this being for both CDD's.

Mr. Harding: I have some concerns and know that others have the same concerns. As a CDD Board supervisor and Reunion's Neighborhood Watch coordinator, I have some major concerns with what Reunion's Property Owner's Association and Master Association Board has implemented at the control of Kingwood. In my opinion, along with many property owners plus our prior Reunion security owner, with these latest changes in the security operations Reunion's level of security and degree of safety for property owners has diminished and has possibly been compromised. According to the latest Master Association budget proposed, it looks like the security cost has gone up. David Burman says that's not right and he is going to give me more feedback. I believe the following changes in our security operations are going to make our Reunion development more susceptible to an increase in crime and it will impact us as property owners. They are replacing our patrol vehicle cars with patrol carts is a bad idea. How will they

be able to get to a crime quickly driving a cart versus a car? That's a whole other issue. The new security personnel uniforms do not provide the same level of a strong security image as far as Gerald and many others believe. Our security used to wear uniforms resembling police officers with badges, it was a whole different image. Osceola deputy sheriffs Joe Wiston and Angel thought the reason our crime level was so low was because of the level of security operations we had. Now all that has been changed. It's concerning that these changes were made without any input from the CDD. There was no consultation with the board. Reunion Resort pays for its own properties, but all the other Reunion security operations expenses are paid for by our Master Association and the CDD. Those are ultimately paid for by Reunion property owners through assessments. There's no mention as to what individual is now the overall director or manager of Reunion's security operations. I'm not sure what John Cruz's job is now other than giving advice and interacting with us. For us to agree to any amendment, I don't want to endorse it. I'd like to have some meetings with Kingwood to talk about what they're going to do to get back to where we were before. I have a lot of people coming to me with concern about what has been done and where we are going from here. Even the police would tell you we have downgraded our security. Those are my comments.

Mr. d'Adesky: To give some background, we just discovered this. Factually, as of today, there is no agreement between the HOA and the CDD in effect. There has a carryon of practices, but in the absence of an agreement there is no oral or holdover agreements with governments. So, there's effectively no agreement. There's no obligation to pay or compensate for these services because there is no agreement in place. There is the risk of liability if you have people who have apparent authority and wearing uniforms in your facilities. If we have folks in CDD facilities in uniforms and we are not taking certain actions, we do have some risk. If they were to do something we would risk being liable for them, not to say we would actually be liable but there is a risk.

Mr. Goldstein: Could we do a short-term agreement? Or a one-year contract. There's no longer any safety guards at the water park and my neighbors are furious. That's liability.

Mr. d'Adesky: I thought about that when I was updating this and I added language specifically to that point. For termination I set it at 60 days' notice to terminate by either party without cause. But I also said if there's a material breach of this that's not cured within 10 days of notice we can terminate.

Mr. Greenstein: When the transition of ownership changed, we tried to explain the fact that almost any line of business or service that is supplied to resident has a component that is Master Association, CDD, and Resort. You have to look at everything carefully to see the interrelationships to determine what's best overall. We worked together very well up to this point to establish contracts to do simultaneous procurements. This is a subject where I think we need to designate someone to take the lead for the board. Don, I'm hoping you'll be that person because it is contemplated but we have interest as home owners. From a CDD standpoint, there are lines you can't cross. George and Andrew will help you.

Mr. d'Adesky: Some things you asked are totally valid concerns, but it's a difficult conversation because as a CDD we are only allowed to do certain things. It doesn't invalidate those concerns, but we have to only talk about CDD facilities. The direction would be to delegate authority to Supervisor Harding to enter negotiations with Kingwood and if something comes of that we can get something in writing for the next meeting, or you can just report back.

Mr. Flint: I think you should enter into an agreement if you're going to continue to pay. If you don't pay you potentially don't have staff gates and we don't have protection from a liability perspective. I think you're better off with an agreement with a 60 day out without cause, than having no agreement.

Mr. d'Adesky: You can approve the form of the agreement with the details to be negotiated and approved by Supervisor Harding.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor, Authorization of Supervisor Harding to take lead on discussion with Resort and Master regarding Security Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I have one other thing. After the last meeting we talked about the unexchanged bonds a little bit. I will not go into it because it is a legal issue, but for the record I will say that we met with the counsel for Kingwood. I will say on the record that I was disappointed with the response and it will require further back and forth between the Trustee's counsel, Kingwood, and ourselves to try to come to a resolution. It was not the resolution we were expecting. That's all I will say for now.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Action Items Lists

Mr. Flint: I was informed by the Resort that the MSA should be executed today. We don't have a copy yet, but I Richard stopped by before the West meeting and indicated that it should be executed. We did have to make adjustments to the agreement to comply with bond counsel's direction from a tax perspective. It's not exactly like the last version the board saw, but we believe it is substantially the same. Once it is executed we will bring it back for ratification.

Mr. d'Adesky: We will need to go through the fee making process.

Mr. Flint: Yes, we've been waiting to get the signed agreement before we start that. Regarding the small retention pond, We were waiting for the dry season I believe.

Mr. Scheerer: If the Board recalls you approved a company coming in the fall to start that process, I spoke with them last week and we have a meeting scheduled next week. We will meet and get this process started, I want to make sure Yellowstone is there too because they will maintain it after it's done.

Mr. Flint: For the dog park and playground, I know Alan and Mr. Goldstein have some proposals on that. Richard Signer indicated that he would like for there to be an easement between the Resort and the CDD versus a license agreement. He's going to engage a surveyor to develop a legal description. Their main concern is there is two access points coming into that piece and there is development potential for those access points. Once we have a legal description it's just a matter of getting it on the Board's agenda for approval.

Mr. Goldstein: We are at a point where we are close on the bids and know pretty much where we are going to be. We were hoping we could get the Board to approve with the stipulation we get the easement. We have two spreadsheets. The Fence Outlet is less money, but they did not include the concrete pad we need. Heritage Solutions will do the whole thing. Berry Construction is fairly close. Alan and I are pretty much in agreement that Heritage Solutions is the best route.

Mr. Scheerer: Last meeting we discussed Toho getting us a price for a meter. They've had some scheduling issues with doing a field visit with us so I don't have that number as of yet. The board can still move forward and maybe by the time installation is ready we will the Toho numbers needed.

Mr. d'Adesky: As a preliminary step, I think we should delegate authority to a supervisor to sign off the final form of the easement agreement regarding that tract.

On MOTION by Mr. Goldstein seconded by Ms. Hobbs with all in favor, Authorization Delegated to Mr. Goldstein of Execution of Contract subject to Approval of Easement with an NTE amount of \$17,000, was approved.

Mr. Goldstein: On the playground equipment, we were able to put the sunshade on and got a very reasonable price. American Parks came back with the blue shade for \$61,000 and that includes footings. Playmore did not get back to us.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor, the American Parks Proposal subject to Approval of Easement with an NTE of \$61,000, was approved.

ii. Approval of Check Register

Mr. Flint: The total for August is \$82,484.17. Are there any questions? Hearing none,

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor of Check Register for August totaling \$82,484.17, was approved.

iii. Status of Direct Bill Assessments

Mr. Flint: We are in good shape for the direct bills.

iv. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the arbitrage rebate calculation report for the Series 2005 bonds indicating a negative rebate so there is no issue there.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor, the Arbitrage Rebate Calculation Report was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Any Supervisor's requests? Hearing none,

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is October 10th in this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the meeting adjourned at 2:20 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2020-01

**A RESOLUTION AMENDING RESOLUTION 2019-07
DESIGNATING A DATE FOR THE PUBLIC HEARING ON
THE ESTABLISHMENT OF RULES AND POLICIES FOR
PARKING ON DISTRICT PROPERTY AND THE TOWING
OF IMPROPERLY PARKED VEHICLES ON DISTRICT
PROPERTY; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Reunion East Community Development District's ("District") Board of Supervisors ("Board") previously adopted Resolution 2019-07 designating the date, time and location for the public hearing on the establishment of parking and towing rules and policies; and

WHEREAS, the Board desires to designate a new date for the public hearing.

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

1. The time and date of the District's public hearing on the establishment of parking and towing rules and policies is changed to the following: November 21, 2019. The time and location of said public hearing shall remain the same: 7:00 PM at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747.
2. The District Manager shall use the above time, date and location in providing notices required by Florida law.
3. Except as amended herein, Resolution 2019-07 shall remain unchanged and in full force and effect.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF OCTOBER, 2019.

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

By: _____
Chairman/Vice-Chairman

ATTEST:

By: _____
Secretary/Asst. Secretary

SECTION VI



September 16, 2019

**George S. Flint
Reunion East, CDD
135 West Central Boulevard, Suite 320
Orlando, Florida 32801**

RE: Reunion Dog Park

Dear Mr. Flint,

Thank you for selecting GeoPoint Surveying, Inc. to provide Survey services for the above referenced project. Our services under this proposal, which will turn into a binding contract upon your signature ("**Contract**"), are as follows:

Scope of Services:

Boundary Survey

Provide necessary field and office work to prepare a boundary survey for **Reunion East, CDD ("Client")**, within the project area, excluding wetland areas, for the above referenced project in accordance with the Standards of Practice set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. We will locate visible and accessible utilities; all others will be shown as reported by utility companies, if applicable. This proposal does not include any surveying of those areas within mangroves, wetlands, or other protected areas.

Lump Sum: \$1,200.00

If the foregoing and the Terms and Conditions of the Contract in **Attachment "A"**, meets with your approval, please execute the acceptance below and return one copy for our files. We certainly look forward to working with you on this project.

Sincerely,

GeoPoint Surveying, Inc.

By: 

James LeViner, P.S. M.
Vice President
Director of Central Florida Operations

Accepted By: Reunion East, CDD

By: 

(Authorized Signature)

Date: 9/16/19

George S. Flinn District Manager
(Print Name and Title)

File Name: J: Reunion Dog Park\Contracts\Reunion East, CDD\Reunion Dog Park – Boundary Survey Ig.JDL
09.16.2019

Attachment "A"

Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been ~~or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or~~ fashion while rendering services to Client or that pertain to the work performed under this Contract (the "Documents") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A"

Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.

SECTION VII

*This item will be provided under
separate cover*

SECTION VIII

RESOLUTION NO. 2020-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE
DECLARATION OF INTENT TO ACCEPT DEDICATIONS ON THE PLAT ENTITLED
"REUNION VILLAGE PHASE 3" AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Reunion East Community Development District ("District"), is a local unit of special-purpose government created and established in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"); and

WHEREAS, the District has been created and established for the purpose of delivering certain community development services and facilities for the benefit of the land owners and residents of the District: and

WHEREAS, Osceola County has requested declaration of the District's intention to accept for ownership and maintenance certain tracts or easements dedicated to the District within the boundaries of the plat entitled REUNION VILLAGE PHASE 3 (a replat of Tracts FD-1, Reunion Village 1C Replat, as filed and recorded in Plat Book 27, Page 178 through 186, in the Public Records of Osceola County), hereinafter referred to as the "Plat", which is currently being submitted by EHOF Acquisitions II, LLC, a Delaware limited liability company as landowner and developer (the "Developer") shown in Exhibit "A", subject to the District's procedure for acceptance of real property and improvements; and

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Reunion East Community Development District that:

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. AFFIRMATION OF INTENT TO ACCEPT DEDICATIONS. To the extent necessary or otherwise required by the County, the District hereby affirms its intention to accept or otherwise own the dedicated tracts and easements, as depicted on the Plat, subject to compliance with the Developer's compliance with the District's procedure for acceptance of such dedications and improvements thereupon.

SECTION 3. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

SECTION 4. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's acceptance of the Plat and in furtherance of the District's approval of the dedications contained in the Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this 10th day of October, 2019.

Attest:

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

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

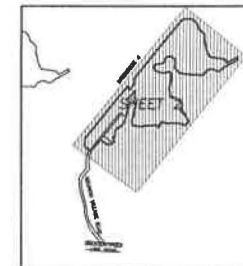
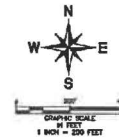
EXHIBIT "A"

Reunion Village Phase 3 Plat
see attached

"REUNION VILLAGE PHASE 3"

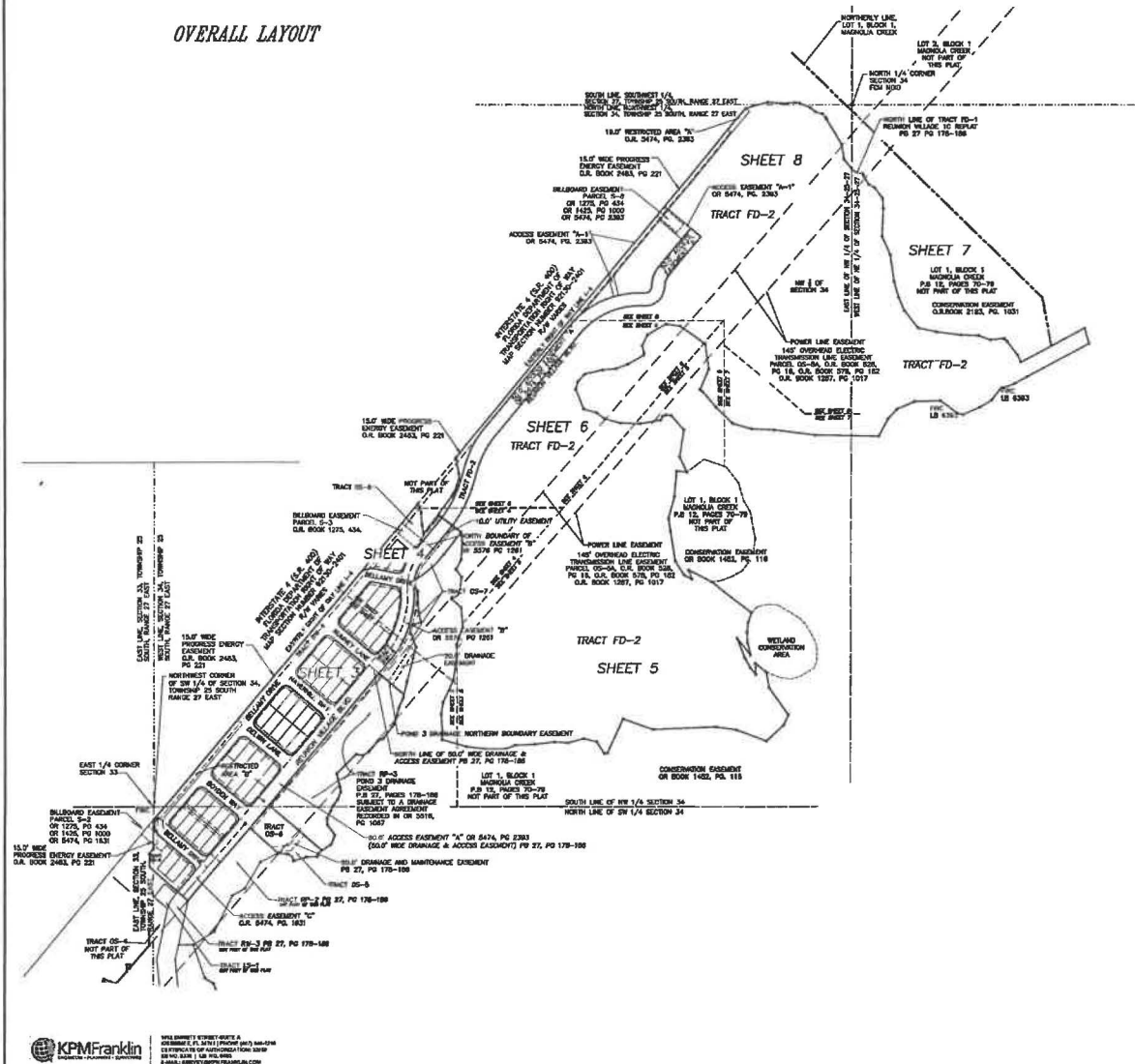
BEING A REPLAT OF TRACT FD-1, REUNION VILLAGE 1C REPLAT, AS FILED
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PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27, 33, 34 - TOWNSHIP 25
SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



KEY MAP
NTS

OVERALL LAYOUT



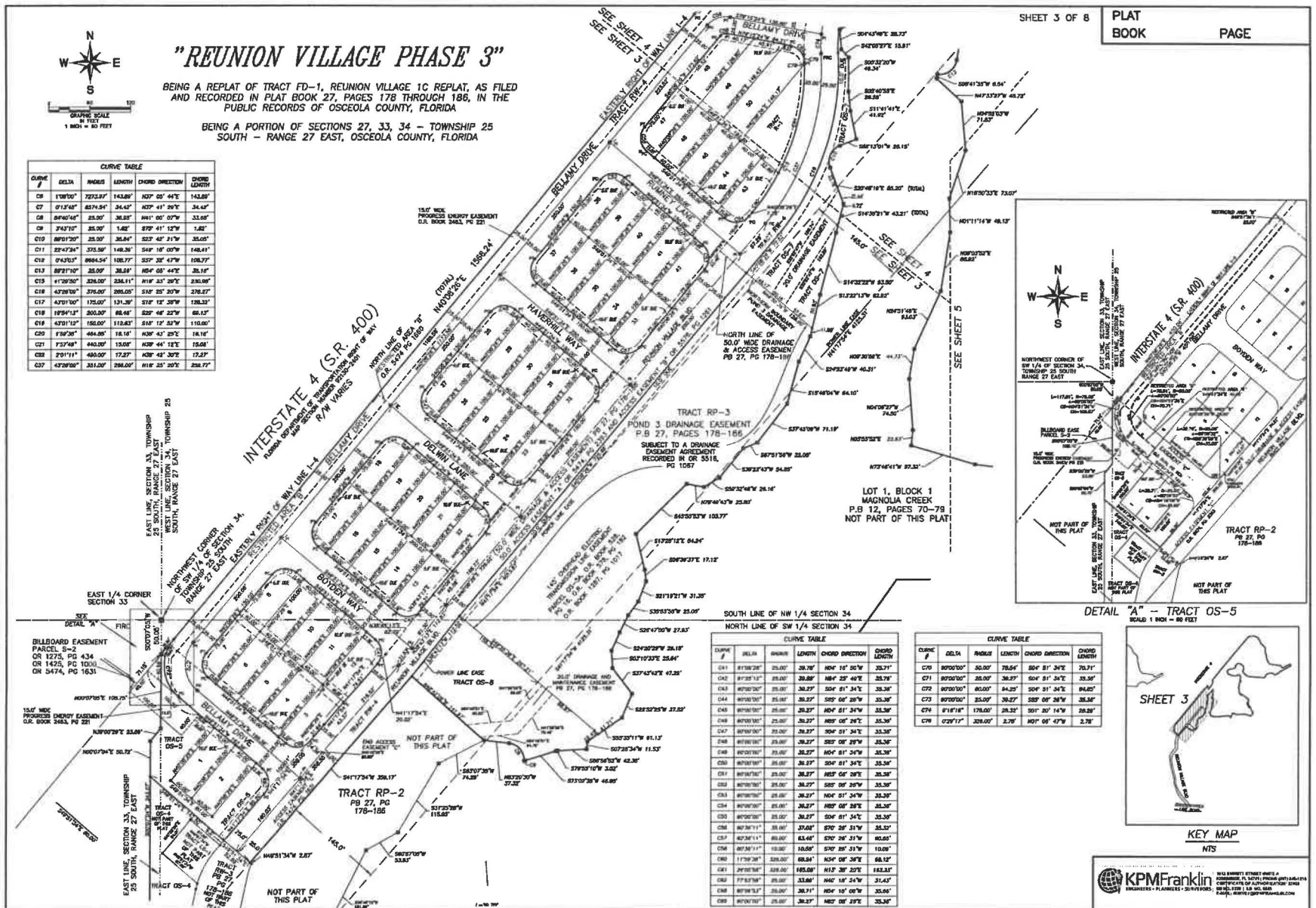


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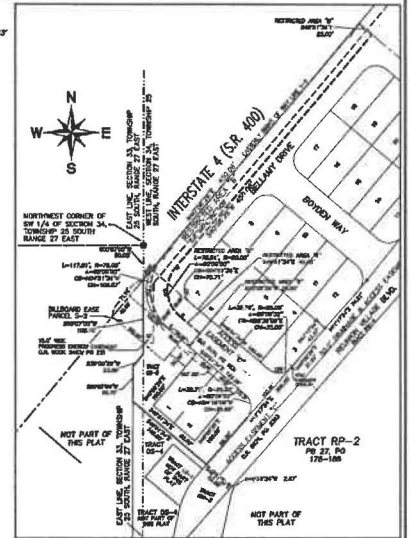
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BEING A PORTION OF SECTIONS 27, 33, 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	
C6	178°00'	723.57'	N07°05'49"E	143.89'	
C7	012°48'	8374.54'	N07°41'29"E	34.43'	
C8	04°02'48"	25.00'	S04°01'00"W	33.68'	
C9	2°42'10"	25.00'	S07°41'12"W	1.82'	
C10	00°01'00"	25.00'	S07°40'34"W	36.65'	
C11	22°42'34"	375.50'	S04°15'00"W	148.43'	
C12	0°42'03"	8884.54'	S07°35'47"W	108.77'	
C13	00°01'00"	25.00'	S04°05'49"E	35.16'	
C15	01°09'00"	326.00'	S04°35'20"E	283.89'	
C18	43°28'00"	376.00'	S10°25'30"W	278.57'	
C17	42°01'00"	175.00'	S10°12'20"W	138.32'	
C19	00°01'12"	260.00'	S07°40'32"W	80.12'	
C16	42°01'12"	112.83'	S10°12'20"W	110.80'	
C20	1°02'34"	464.00'	S07°42'30"E	16.16'	
C21	1°32'48"	440.00'	S09°44'18"E	15.08'	
C22	2°01'11"	400.00'	S08°42'30"E	17.37'	
C23	43°28'00"	381.00'	S10°25'30"E	288.77'	

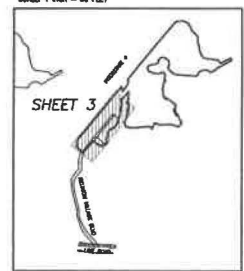


SHEET 3 OF 8
PLAT BOOK PAGE



CURVE TABLE					
CURVE #	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	
C41	01°18'28"	25.00'	N04°15'50"W	35.71'	
C42	01°28'12"	25.00'	N04°25'49"E	35.78'	
C43	00°00'00"	25.00'	S04°01'34"E	38.38'	
C44	00°00'00"	25.00'	S07°00'00"W	35.36'	
C45	00°00'00"	25.00'	S07°00'00"W	35.36'	
C46	00°00'00"	25.00'	S07°00'00"W	35.36'	
C47	00°00'00"	25.00'	S07°00'00"W	35.36'	
C48	00°00'00"	25.00'	S07°00'00"W	35.36'	
C49	00°00'00"	25.00'	S07°00'00"W	35.36'	
C50	00°00'00"	25.00'	S07°00'00"W	35.36'	
C51	00°00'00"	25.00'	S07°00'00"W	35.36'	
C52	00°00'00"	25.00'	S07°00'00"W	35.36'	
C53	00°00'00"	25.00'	S07°00'00"W	35.36'	
C54	00°00'00"	25.00'	S07°00'00"W	35.36'	
C55	00°00'00"	25.00'	S07°00'00"W	35.36'	
C56	00°00'00"	25.00'	S07°00'00"W	35.36'	
C57	00°00'00"	25.00'	S07°00'00"W	35.36'	
C58	00°00'00"	25.00'	S07°00'00"W	35.36'	
C59	00°00'00"	25.00'	S07°00'00"W	35.36'	
C60	00°00'00"	25.00'	S07°00'00"W	35.36'	
C61	00°00'00"	25.00'	S07°00'00"W	35.36'	
C62	00°00'00"	25.00'	S07°00'00"W	35.36'	
C63	00°00'00"	25.00'	S07°00'00"W	35.36'	
C64	00°00'00"	25.00'	S07°00'00"W	35.36'	
C65	00°00'00"	25.00'	S07°00'00"W	35.36'	
C66	00°00'00"	25.00'	S07°00'00"W	35.36'	
C67	00°00'00"	25.00'	S07°00'00"W	35.36'	
C68	00°00'00"	25.00'	S07°00'00"W	35.36'	
C69	00°00'00"	25.00'	S07°00'00"W	35.36'	
C70	00°00'00"	25.00'	S07°00'00"W	35.36'	
C71	00°00'00"	25.00'	S07°00'00"W	35.36'	
C72	00°00'00"	25.00'	S07°00'00"W	35.36'	
C73	00°00'00"	25.00'	S07°00'00"W	35.36'	
C74	00°00'00"	25.00'	S07°00'00"W	35.36'	
C75	00°00'00"	25.00'	S07°00'00"W	35.36'	
C76	00°00'00"	25.00'	S07°00'00"W	35.36'	

CURVE TABLE					
CURVE #	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	
C70	00°00'00"	25.00'	S07°00'00"W	35.36'	
C71	00°00'00"	25.00'	S07°00'00"W	35.36'	
C72	00°00'00"	25.00'	S07°00'00"W	35.36'	
C73	00°00'00"	25.00'	S07°00'00"W	35.36'	
C74	00°00'00"	25.00'	S07°00'00"W	35.36'	
C75	00°00'00"	25.00'	S07°00'00"W	35.36'	
C76	00°00'00"	25.00'	S07°00'00"W	35.36'	

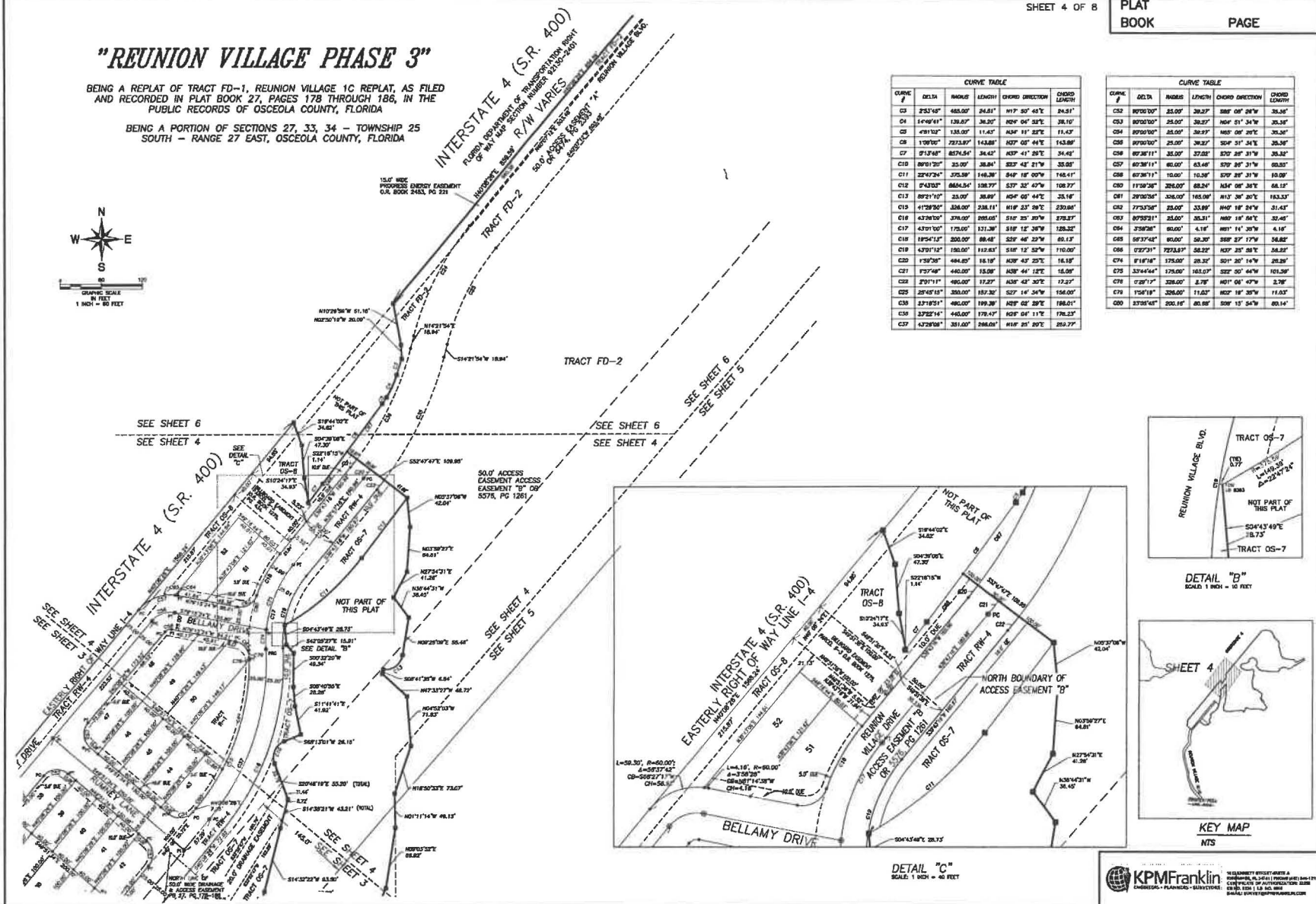


KPMFranklin
INCORPORATED
REGISTERED PROFESSIONAL ENGINEERS
FLORIDA LICENSE NO. 10000
REGISTERED PROFESSIONAL SURVEYORS
FLORIDA LICENSE NO. 10000
KPMF@KPMFRANKLIN.COM

"REUNION VILLAGE PHASE 3"

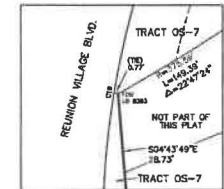
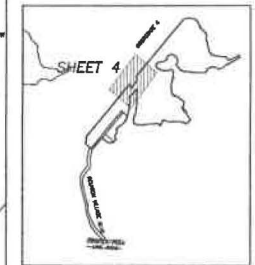
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BEING A PORTION OF SECTIONS 27, 33, 34 - TOWNSHIP 25
SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



CURVE #	DELTA	BEARS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	253.48°	485.00'	54.81'	N17° 00' 43"E	54.81'
C4	144° 00' 00"	128.27'	36.20'	N09° 00' 00"E	36.20'
C5	49° 12' 00"	128.27'	11.43'	N04° 11' 30"E	11.43'
C6	159° 00'	722.87'	143.88'	N07° 00' 44"E	143.88'
C7	0° 13' 48"	8574.54'	34.42'	N07° 41' 20"E	34.42'
C10	80° 01' 20"	25.00'	38.84'	S03° 43' 21"W	35.95'
C11	22° 47' 24"	775.58'	146.38'	S49° 18' 00"W	146.11'
C12	0° 43' 03"	8644.54'	138.77'	S57° 23' 47"W	138.77'
C13	80° 01' 20"	25.00'	38.89'	N04° 00' 44"E	35.16'
C19	41° 59' 00"	258.00'	238.11'	N18° 23' 30"E	239.88'
C16	43° 30' 00"	378.00'	200.00'	S18° 30' 30"W	278.27'
C17	43° 01' 00"	178.00'	131.38'	S18° 12' 30"W	158.23'
C18	18° 54' 12"	200.00'	88.48'	S34° 46' 23"W	89.13'
C19	43° 01' 12"	130.00'	112.63'	S18° 12' 32"W	110.00'
C20	13° 30' 00"	444.80'	16.18'	N09° 43' 25"E	16.18'
C21	13° 30' 00"	440.00'	15.08'	N09° 44' 12"E	15.08'
C22	20° 11' 12"	485.00'	17.27'	N06° 43' 30"E	17.27'
C23	29° 40' 12"	200.00'	157.36'	S57° 14' 24"W	156.00'
C24	27° 12' 00"	485.00'	199.30'	N09° 02' 00"E	196.61'
C25	32° 22' 14"	440.00'	176.47'	N05° 04' 11"E	176.23'
C27	43° 29' 00"	331.00'	286.00'	N48° 25' 00"E	282.77'

CURVE #	DELTA	BEARS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C32	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C33	80° 00' 00"	25.00'	38.27'	N08° 00' 00"E	35.34'
C34	80° 00' 00"	25.00'	38.27'	N08° 00' 00"E	35.34'
C35	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C36	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C37	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C38	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C39	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C40	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C41	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C42	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C43	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C44	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C45	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C46	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C47	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C48	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C49	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'
C50	80° 00' 00"	25.00'	38.27'	S08° 00' 00"W	35.34'

DETAIL "B"
SCALE 1 INCH = 10 FEETKEY MAP
NTSDETAIL "C"
SCALE 1 INCH = 40 FEET

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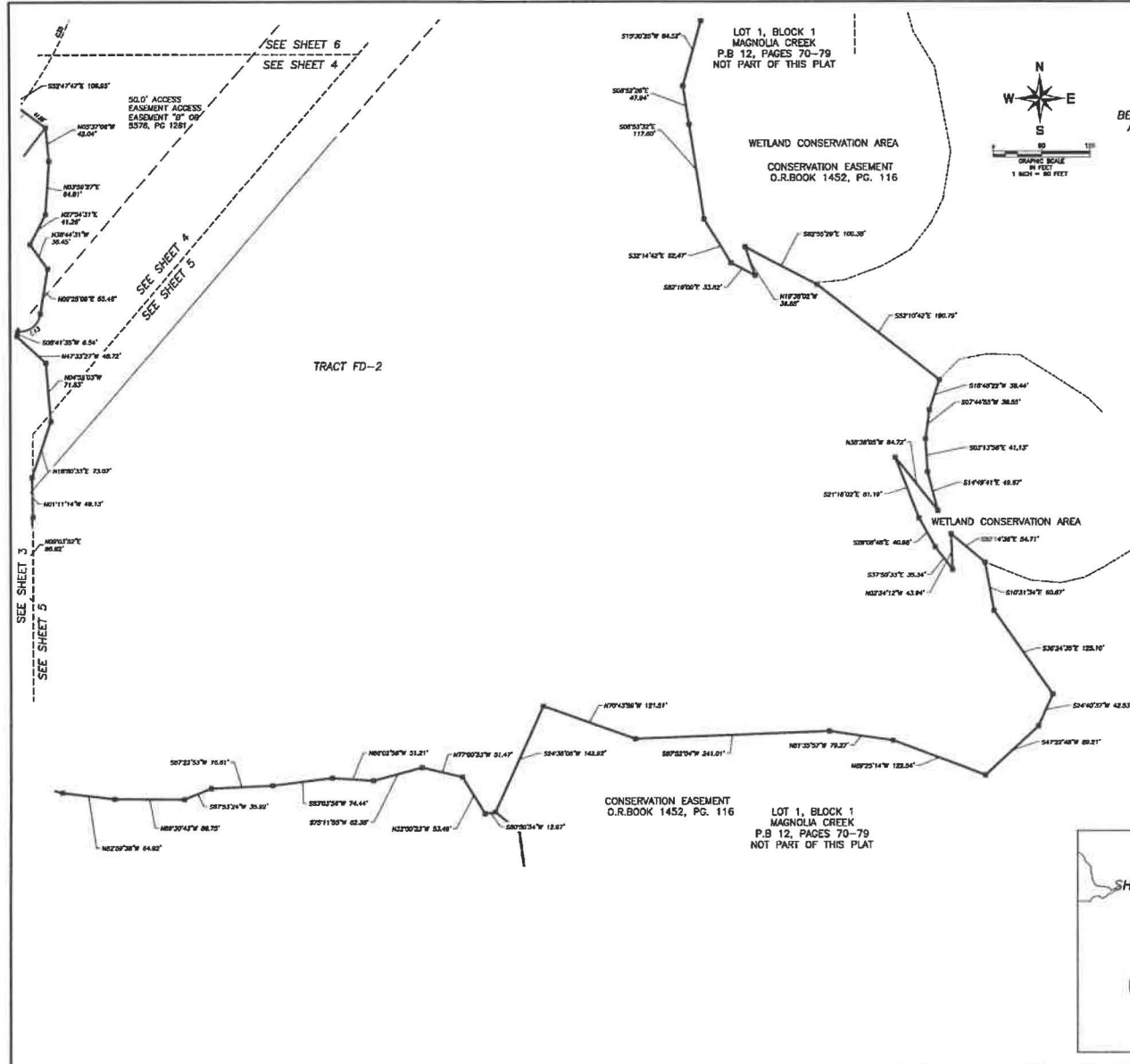
15 CLEMENS STREET, SUITE 200
OSCEOLA, FL 32057
TEL: 352.339.1111
WWW.KPMFRANKLIN.COM

"REUNION VILLAGE PHASE 3"

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BEING A PORTION OF SECTIONS 27, 33, 34 - TOWNSHIP 25
SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	DIRECTION
C13	69°21'10"	25.00'	35.89'	NOE 05° 44'E	35.16'



REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 14504
REGISTERED PROFESSIONAL ARCHITECT
FLORIDA LICENSE NO. 14504
KPMFranklin.com

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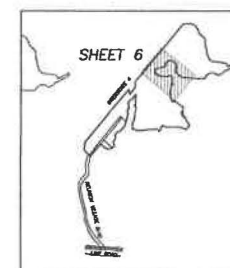
BEING A PORTION OF SECTIONS 27, 33, 34 - TOWNSHIP 25
SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



SHEET 6 OF 8	PLAT	
	BOOK	PAGE

CURVE TABLE					
CURVE #	DELTA	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	27°34'	425.00'	24.21'	N17°50'42"E	24.93'
C2	14°48'41"	733.00'	38.25'	N04°04'50"E	38.16'
C3	28°00'	135.00'	13.00'	N00°00'00"E	13.00'
C4	17°00'00"	128.00'	16.00'	N00°00'00"E	16.00'
C5	0°15'48"	697.64'	36.42'	N00°01'48"E	36.44'
C6	17°38'28"	140.00'	16.16'	N02°43'20"E	16.17'
C7	15°57'48"	400.00'	18.00'	N00°44'12"E	18.00'
C8	29°11'	60.00'	12.57'	N08°42'30"E	12.58'
C9	89°45'10"	60.00'	17.80'	N07°14'34"E	17.82'
C10	89°45'10"	350.00'	10.00'	N07°14'34"E	10.00'
C11	89°45'10"	300.00'	9.00'	N07°14'34"E	9.00'
C12	82°39'31"	300.00'	37.16'	N06°24'57"E	36.73'
C13	86°10'39"	33.00'	37.00'	N06°03'30"E	36.97'
C14	86°10'39"	170.00'	11.89'	N04°30'24"E	11.89'
C15	33°16'31"	100.00'	16.50'	N02°30'18"E	16.50'
C16	33°16'31"	50.00'	28.04'	N02°30'15"E	28.04'
C17	33°16'31"	490.00'	19.00'	N02°30'15"E	19.00'
C18	33°16'31"	440.00'	17.94'	N02°30'15"E	17.94'
C19	33°16'31"	300.00'	16.00'	N02°30'15"E	16.00'
C20	16°30'11"	300.00'	12.00'	N05°15'13"E	12.00'

CURVE TABLE					
CURVE #	DELTA	ARCUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C87	0°40'20"	7273.97'	65.62'	N38° 51' 38"E	85.81'



KEY MAP
NTS

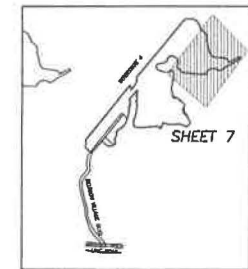
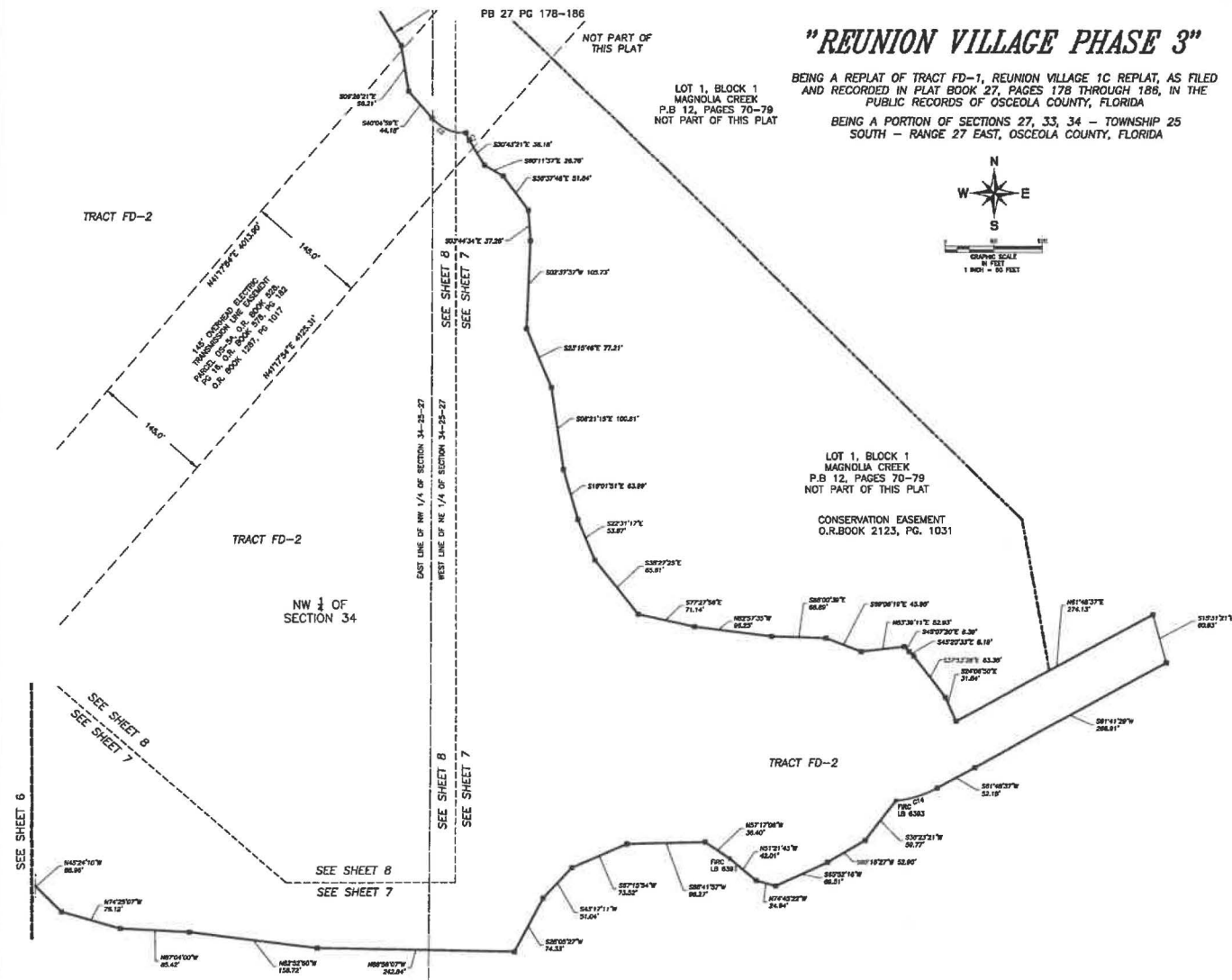


KPMFranklin
ENGINEERS • PLANNERS • ENVIRONMENTALISTS

94-153867T STREET-SOUTH A
KNOXVILLE, TN 37611 | PHONE (615) 546-2
CERTIFICATE OF AUTHORIZATION, 32062
BB 02, 3326 | LB 02, 4444

BEING A PORTION OF SECTIONS 27, 33, 34 - TOWNSHIP 25
SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

CONSERVATION EASEMENT
O.R.BOOK 2123, PG. 1031



"REUNION VILLAGE PHASE 3"

BEING A REPLAT OF ALL OF TRACT FD-1, REUNION VILLAGE 1C REPLAT, AS FILED AND RECORDED IN PLAT BOOK 27, PAGES 178 THROUGH 186, IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A PORTION OF SECTIONS 27, 33, 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

SHEET 8 OF 8

PLAT BOOK PAGE

CURVE TABLE					
CURVE /	DELTA	RADIUS	LENGTH	CURVE DIRECTION	CHORD LENGTH
C1	14°30'38"	50.00'	10.49'	225° 31' 27"	10.52'
C2	14°49'18"	50.00'	47.26'	96° 36' 33"	48.33'
C3	15°09'51"	300.00'	323.30'	165° 34' 57"	317.85'
C4	15°29'51"	300.00'	277.12'	165° 34' 57"	269.33'
C5	16°01'25"	50.00'	57.60'	96° 36' 33"	58.18'
C6	16°17'58"	75.00'	112.61'	162° 37' 34"	102.45'
C7	16°17'58"	100.00'	160.37'	162° 37' 34"	152.26'
C8	15°37'49"	100.00'	56.37'	82° 35' 19"	56.83'
C9	15°37'49"	300.00'	303.30'	165° 35' 37"	293.45'
C10	16°18'54"	150.00'	126.07'	165° 35' 37"	118.45'

SECTION IX

AMENDED AND RESTATED
SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)

THIS AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT (this “**Agreement**”) is entered into as of the 1st day of October, 2019, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the “**District**”), and **THE REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.** a Florida not-for-profit corporation (the “**POA**”).

RECITALS

WHEREAS, the District and the POA previously entered into a Security Services Provider Agreement dated November 10, 2005 (the “**Prior Agreement**”), the term of which subsequently expired; and

WHEREAS, the District and the POA now desire to extent, amend and restate the terms of the Prior Agreement in their entirety as set forth herein.

WHEREAS, the District and the Reunion West Community Development District (“Reunion West CDD”) have agreed that Security Services shall be coordinated jointly through the District, and have entered into separate agreement providing such consent; and

WHEREAS, the following amenities and properties are owned and operated by the District and the Reunion West CDD: See attached Exhibit “A” for a complete list of facilities, together with certain buildings, furniture, fixtures, machinery, appliances, operating equipment, books, records and other personal property used in the operation of such facilities (collectively, the “**District Facilities**”).

WHEREAS, the POA acknowledges that the District, its residents and their guests expect a high level of service, quality and professionalism with regard to any security service provided within the District.

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended. The District was created in October 2001 by Osceola County Ordinance #01-31.

WHEREAS, the District owns the real property on which the District Facilities are constructed.

WHEREAS, the District desires the benefit of the presence and expertise of professional security services to assist in the monitoring and security of District Facilities upon the terms and conditions set forth in this Agreement, and the POA is willing to provide such security services to the District directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **Term of Agreement.** This Agreement shall be for an initial term beginning on October 1, 2019 and ending on September 31, 2021. At the end of this initial, approximately 2 year term, the Agreement shall be extended for a period of five (5) years and an addendum to this Agreement signed reflecting the new term of the Agreement; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.

3. **Acceptance of Security Services Responsibility.** The District hereby retains the POA to render the services herein stated in accordance with the standards set forth herein, and the POA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The POA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District and/or the Reunion West CDD, including, but not limited to, public access requirements.

4. **Specific Authority.** The District hereby grants to the POA the power and authority to provide, either directly or through a sub-operator(s), security services to, and surveillance and monitoring of, the District Facilities.

5. **Delegation.** The POA may retain a sub-operator(s), such as a professional security services provider or other qualified operator, including, without limitation, an affiliate of the POA, to perform some or all of its duties with respect to the District Facilities and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the POA and any sub-operator(s) (as applicable, the "**Sub-Operator**"). It shall be the responsibility of the POA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the POA under this Agreement. Should the POA elect to retain a Sub-Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the POA hereunder, then any reference, where applicable, to the POA in this Agreement shall automatically refer to the Sub-Operator.

6. Expenses and Compensation. The District shall reimburse the POA for any and all expenses and costs the POA incurs during the term hereof in relation to providing such security services on behalf of the District as described herein, but only up to an amount equal to the sum the District has budgeted for security services in that particular year. Should the POA provide security services on behalf of the District for only a portion of any given year, then the fee paid by the District to the POA for such services shall be prorated accordingly on a monthly basis. Any past due amounts will bear interest at the rate of 4% per annum. Compensation fees for future years shall be incorporated automatically by the District's adoption of its annual budget, but the District hereby agrees that the amount allocated for security services in its future annual budgets shall not be less than \$140,000.00 so long as this Agreement is in force. In the event the District's budget does not allocate at least \$140,000.00 annually for security services, the POA shall have the right to terminate this Agreement at such point when the amount of compensation paid to the POA under this Agreement actually falls below the \$140,000.00 annual minimum requirement or its monthly pro-rated equivalent.

7. Services Provided by the POA. The POA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the District Facilities are provided with the following security services ("Services"):

(a) security personnel to man the main entry guardhouse within the District, 24 hours per day, seven days a week, and control access to the District Facilities in strict accordance with specified and approved District rules and regulations as adopted by the District, as may be amended by the District from time to time upon at least 30 days' prior written notice to the POA;

(b) security personnel to constitute roaming security patrols to monitor the District Facilities and all roads therein as determined by the District and, in the event a Sub-Operator is retained, as confirmed by the POA;

(c) monitoring of all construction sites within the District Facilities;

(d) responding to security emergencies within the District Facilities;

(e) traffic control when necessary;

(f) on-site vehicle assistance;

(g) maintaining severe weather and disaster response preparedness; and

(h) trained first responders for emergencies.

(i) Security personnel must be provided in a **minimum of three automobile, van, SUV and/or truck patrol vehicles** (having the appropriate Security Vehicle Identity type labels/decals/inscriptions), to monitor, on a 24 hour / 7 day week basis, the District Facilities and all roads therein as determined

by the District and, in the event a Sub-Operator is retained, as confirmed by the POA.

- (j) Security personnel must be dressed in appropriate / standard security type uniforms with visible badges.

8. Standards and Operation. The Services shall be provided in accordance with those of a high quality professional security services provider, and at a level consistent with or better than a similar operation in central Florida.

9. Employees: Independent POA Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the POA, including the Sub-Operator, are the sole responsibility of such entities retained by the POA. Any entity retained by the POA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the POA shall be an independent contractor and not an employee of the District, and any Sub-Operator(s) or entity retained by the POA to perform the Services shall only have contractual privity with the POA and shall not be an employee or an independent contractor of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the POA. The POA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

10. Supervision of Security Officers. The POA shall have the sole right to direct and supervise all security officers and other personnel furnished by the POA to the District. The District shall not have the right to alter instructions or directions given to the security officers or other personnel furnished by the POA or assume any supervision of such security officers or personnel. Notwithstanding anything contained in this paragraph, any rules, regulations or policies of the District either currently in force or officially adopted from time to time by the District (which, if applicable, security officers or other personnel shall be required to follow in accordance with this Agreement) shall not be construed as instructions or directions from the District to any security officers or other personnel. If POA security officers and/or other personnel furnished by the POA to the District fail to comply with rules, regulations or policies of the District, that shall be treated as a material breach, including termination for material breach within ten (10) days if not cured pursuant to Section 13 hereunder.

11. Insurance.

(a) In the event the POA undertakes to directly provide the Services to the District, the POA shall obtain and keep in force at POA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the District. The POA shall furnish certificates of insurance to the District prior to the commencement of the Services, naming the District as an additional insured, and the POA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the POA has obtained insurance of

the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the District. Insurance coverages shall be as follows:

- (i) Worker's Compensation: The POA shall provide worker's compensation coverage for all employees and require any Sub-Operator to provide the same to its employees. The limits shall be the statutory limits for worker's compensation and \$1,000,000 for employer's liability.
- (ii) Comprehensive General Liability: The POA shall provide coverage for all operations including, but not limited to, Contractual, Products and complete Operations and Personal Injury, in an amount of at least \$1,000,000 combined single limit.
- (iii) Other Insurance: The POA agrees to acquire and maintain such other insurance as may be reasonably required by the District during the term of this Agreement.

In the event the POA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the POA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 10; however, the POA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 10 and comply with all other requirements of this paragraph.

(b) The District shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the POA or a Sub-Operator. Acceptance by the District of any evidence of insurance submitted by the POA does not relieve or decrease in any manner the liability of the POA for performance of the Services in accordance with the terms and conditions hereof.

(c) The District hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

12. Licenses, Transfers. The POA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the POA, if possible. In the event the POA is in default under this Agreement and/or this Agreement is terminated by the District, the POA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the District's expense, all permits and licenses which may be held by the POA as are necessary to provide the Services, to the District or, at the District's sole option, to the District's nominee.

13. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days' prior written notice to the other party. This Agreement may be

terminated by the District upon a material breach of this Agreement by the POA, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

14. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

District: Governmental Management Services, L.L.C.
RE: Reunion East Community Development District
135 W. Central Blvd, Suite 320
Orlando, FL 32801
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine.
111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attention: District Counsel

POA: The Reunion Resort & Club of Orlando Master
Association, Inc.
1631 E Vine Street, Suite 300
Kissimmee, Florida 34744

and a copy to: Artemis Lifestyle Services, Inc.
1631 E Vine Street, Suite 300
Kissimmee, Florida 34744

15. Waivers.

(a) Risk of Loss. It is understood and agreed between the parties that the POA is not an insurer and that the rates being paid for Services are for security officer services designed to deter certain risks of loss, which rates are not related to the value of the real or personal property monitored in respect of the provision of the Services. All amounts being charged by the POA are insufficient to guarantee that no loss will occur, and the POA makes no guarantee, implied or otherwise, that no loss will occur or that the Services supplied will avert or prevent occurrences or losses that the Services are designed to help deter or avert. The District shall assume all risk of loss or physical damage to the District Facilities and any other property occurring as a result of nature, fire or other casualty and the District waives any right of recovery and its insurer rights of subrogation against the POA or any other person or entity for any loss or damage resulting from any such risks.

(b) Client Vehicle(s). If the District requires the POA's personnel to drive any vehicle(s) during the course of their duties other than the security officer's own personal vehicle or a vehicle furnished by the POA, the District agrees that its insurance is primary; and the District further agrees to carry comprehensive fire and theft, collision and liability insurance on the District's vehicle(s) in such amounts and with such deductibles and other terms as the POA may require. The District agrees to waive all rights of recovery from the POA and, subject to the limitations contained in this paragraph, to indemnify, hold harmless and defend the POA and each other Indemnified Party from any and all such losses, claims, suits, damages, thefts and expenses that may arise out of the authorized or permitted use of the District's vehicle(s). However, in the event the District shall be required to indemnify any party under this paragraph, this indemnification shall, in all circumstances, be limited to an amount not to exceed the total amount of any insurance proceeds available to the District at the time the indemnification is made plus any amount previously paid or then due and payable to the POA as compensation for providing the Services hereunder.

(c) Security Officer Theft. It is expressly understood and agreed that under no circumstances will the POA be responsible for the theft or other loss of the District's property not directly attributable to thefts by security officers employed by the POA or any Sub-Operator. In the event of allegations of security officer thefts, the District waives its right of recovery unless (i) the POA is notified in writing of such allegations within forty-eight (48) hours of the discovery of any suspected security officer theft; (ii) the District fully cooperates with the POA in the investigating of the facts; (iii) the District presses formal charges; and (iv) a conviction is obtained.

16. Indemnification. Except for matters specified in Section 15, the POA agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the POA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the POA, its agents, employees or subcontractors, in the performance of this Agreement.

17. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the POA and any Sub-Operator(s) the POA may retain to provide the Services.

(a) At all times, the POA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the Rules of the Reunion East District, Chapter 8, a copy of which is attached hereto as Exhibit "B" and incorporated herein.

(b) The POA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Facilities are located, at the POA's sole cost and expense, and the POA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the POA, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the POA shall not comply with the same. The POA shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days, of any such orders or requirements upon receipt of same.

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

(d) The POA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the District Facilities except in quantities reasonably necessary to carry out its duties under this Agreement. The POA shall hold the District harmless from any fines, penalties, costs and damages resulting from the POA's failure to do so. The POA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the POA shall be responsible for the payment of any associated fines or penalties.

(e) The POA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the District shall be solely responsible for such compliance in respect of the improvements constituting the District Facilities.

18. Ownership of Books and Records & Public Records.

(a) POA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, POA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. POA acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently GMS – Central Florida (the "Public Records Custodian"). POA shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

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

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

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

IF POA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE POA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 135 W. CENTRAL BLVD, SUITE 320, ORLANDO, FLORIDA 32801, ATTN: DISTRICT PUBLIC RECORDS CUSTODIAN.

19. Maintenance of District Facilities. Notwithstanding the fact that the POA or a Sub-Operator may occupy a District Facility in order to provide the Services under this Agreement, the District shall be responsible for the maintenance of all District owned property and assets including, but not limited to, any and all guard houses and security gates. However, the POA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items which are necessary for the POA or Sub-Operator to provide the Services contemplated hereunder. In addition, the POA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the POA or the Sub-Operator which are installed, placed or stored on District property or in a District Facility, but these items and assets shall at all times remain the property of the POA or the Sub-Operator, as the case may be.

20. Planning and Financial Reporting. The POA shall develop and maintain a business plan and procedures manual for the operation of the security services within the District. A representative of the POA will provide, on an annual basis, financial reports to the District or the District's designated representative by the thirtieth (30th) day of the month following the end of each fiscal year of the POA. At the request and expense of the District, an audit may be requested by the District at any time. The POA shall cooperate fully with the auditor selected by the District.

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

22. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the District and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the District.

23. Attorneys' Fees. In the case of the failure of either party hereto to perform and comply with any of the terms, covenants or conditions hereof, and such terms, covenants or conditions, or damages for the breach of same are enforced or collected by suit or arbitration or through an attorney at law, whether suit or arbitration is brought or not, the party so failing to perform and comply hereby agrees to pay the other party hereto a reasonable sum of money for attorneys' fees, together with the costs, charges, and expenses of such collection or other enforcement of rights in any such litigation or arbitration.

24. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

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

25. Consent of Reunion West CDD. The District hereby represents that it has obtained the consent of Reunion West CDD to coordinate security services on behalf of Reunion West CDD. The District and Reunion West CDD have memorialized such agreement by separate instrument, as may be amended and renewed from time to time.

27. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the POA may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The POA and the District have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

(g) Time of the Essence. Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder.

(i) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT**

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

WITNESSES:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____

By: _____

Print: _____

Print: _____

Title: _____

WITNESSES:

**THE REUNION RESORT & CLUB OF
ORLANDO MASTER ASSOCIATION,
INC.** a Florida not-for-profit corporation

Print: _____

By: _____

Print: _____

Print: _____

Title: _____

EXHIBIT “A”

LIST OF DISTRICT FACILITIES/PROPERTY

[Description of all District facilities and property to be provided.]

SECTION X

**INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT REGARDING
SECURITY SERVICES**

THIS INTERLOCAL AGREEMENT REGARDING SECURITY SERVICES (“Interlocal Agreement”) is made by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“Reunion East”) and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“Reunion West”) (collectively referred to herein as the “Districts”).

RECITALS

WHEREAS, the Osceola County Board of County Commissioners (the “County”) has established Reunion East and Reunion West by separate ordinances numbered 01-31 and 01-32, respectively, adopted pursuant to Chapter 190, Florida Statutes (the “Ordinances”); and

WHEREAS, Reunion East is the owner of certain real property within the boundaries of Reunion East and the improvements located, and to be located, thereon including, but not limited to, roadways, gatehouses, landscaping and recreational facilities (collectively the “Reunion East Facilities”), and Reunion West is the owner of certain real property within the boundaries of Reunion West and the improvements located thereon including, but not limited to, roadways, landscaping and recreational facilities (collectively the “Reunion West Facilities”) (the Reunion East Facilities and Reunion West Facilities shall be collectively referred to as the “District Facilities” and are further described and illustrated on Exhibit “A” attached hereto); and

WHEREAS, the District has entered into certain interlocal agreements, including, but not limited to the Interlocal Agreement Regarding the Joint Maintenance and Reciprocal Usage of Facilities, effective June 8, 2006 and the Amended and Restated Interlocal Agreement effective August 26, 2010 (collectively the “Prior Interlocal Agreements”) governing the joint operation and maintenance and reciprocal usage of Reunion East Facilities and the Reunion West Facilities to enhance the value of properties within both Districts, extend the life of the respective facilities by helping to address overuse of either District’s facilities and enable the operation and maintenance of the community facilities to become more economical; and

WHEREAS, security service is considered a shared service, the continued collaborative coordination of which is beneficial to both Reunion East and Reunion West; and

WHEREAS, Reunion East seeks to enter into a new security services provider agreement on behalf of both Districts and Reunion West seeks to consent to Reunion East entering into such agreement on behalf of both Districts; and

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1

1.1 Consent of Reunion West CDD. Reunion West hereby consents to Reunion East entering into a security services provider agreement on behalf of Reunion West CDD, including all facilities listed in **Exhibit "A"**.

SECTION 2

2.1 All Prior Interlocal Provisions Unaltered. Other than as specifically altered, modified or changed herein, no provisions of the Prior Interlocal Agreements shall be altered.

SECTION 3

3.1 Effective Date. Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of October 1, 2019.

SECTION 4

4.1 Notice Provision: The respective "Notice" sections of the Prior Interlocal Agreements shall be updated to read as follows:

To Reunion East: Reunion East Community Development District
c/o Governmental Management Services
135 W. Central Blvd, Suite 320
Orlando, Florida 32801

With copy to: Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attn: District Counsel

To Reunion West: Reunion West Community Development District
c/o Governmental Management Services
135 W. Central Blvd, Suite 320
Orlando, Florida 32801

With copy to: Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attn: District Counsel

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT AND REUNION WEST
COMMUNITYDEVELOPMENT DISTRICT REGARDING
SECURITY SERVICES**

IN WITNESS WHEREOF the undersigned set their hands as of the 10th day of
October, 2019.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: _____

Print: _____

By: _____

Print: _____

Title: _____

Attest: _____,
Secretary

Witness: _____

Print: _____

Print: _____

Date: _____

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: _____

Print: _____

By: _____

Print: _____

Title: _____

Attest: _____,
Secretary

Witness: _____

Print: _____

Print: _____

Date: _____

EXHIBIT "A"

REUNION EAST AND REUNION WEST FACILITIES

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. In addition to the facilities listed below, all roadways and alleys actually owned by the Districts (although not specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

<u>Item Identification on Map</u>	<u>Facility Description</u>
A	Gatehouse at Main Entrance off Hwy 532
B	Gatehouse at Entrance off Hwy 545 (Water Park)
C	Gatehouse at Sinclair/Traditions Road Entrance
D	Heritage Crossing Horse Stables
E	Heritage Crossing Community Center
F	Heritage Crossing Pool "A"
G	Heritage Crossing Pool "B"
H	Seven Eagles Linear Park
I	Seven Eagles Pool Complex
J	Homestead Pool
K	Carriage Pointe Pool
L	Terraces Recreation, Pool and Spa Complex

SECTION XI



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 2, 2019

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 hereafter called "Customer".

Reunion C.D.D.

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: 10/1/19 thru 9/30/20
Agree will automatically renew as per Term and Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$129.00	Due monthly as billed x 12.
Total Annual Cost	\$1,548.00	

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: Wade L. Pharis, VP

Date: 9/2/2019

Accepted

Date:

AAM

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 XII



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

September 20, 2019

Board of Supervisors
Reunion East Community Development District
c/o GMS, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

We are pleased to confirm our understanding of the services we are to provide Reunion East Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2019, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion East Community Development District as of and for the fiscal year ended September 30, 2019, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$5,500 for the September 30, 2019 audit. The fees for fiscal years 2020, 2021, 2022, and 2023, respectively, will not exceed \$5,600, \$5,700, \$5,800 and \$5,900 unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Reunion East Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Reunion East Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford".

Anita Ford, Chair
AICPA Peer Review Board
2016

SECTION XIII



910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PROPOSAL

Page 1 of 1

TO GMS

Attention: Alan
Ascheer@gmscfl.com

PHONE	FAX	DATE
		10/02/19
PROPOSAL #		19-0937
JOB NAME/LOCATION		
Reunion Resort Tradition Blvd Striping		
Multiple Locations		
City of Kissimmee		
Customer Met w/ BJ And Went Over Scope		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
Reunion Blvd at sidewalk crossing north of Heritage Crossing Way					
	Thermoplastic Crosswalk	1	LS	\$ 525.00	\$ 525.00
	Pedestrian Signs with Diagonal Arrow Signs	2	AS	\$ 1,340.00	\$ 2,680.00
	Black 3" Fluted Pole, Finial, Backplates, Base				
Gathering Dr & Seven Eagles Way:					
	Thermoplastic Crosswalk	1	LS	\$ 525.00	\$ 525.00
	Pedestrian Signs with Diagonal Arrow Signs	1	AS	\$ 1,340.00	\$ 1,340.00
	Black 3" Fluted Pole, Finial, Backplates, Base				
	In-Street Pedestrian Crossing w/Base (R1-6a)	1	EA	\$ 410.00	\$ 410.00
	Double Sided				
Tradition Blvd / Grand Traverse Pkwy / Golden Bear Dr:					
	Thermoplastic Stop Bars (2 EA)	1	LS	\$ 250.00	\$ 250.00
	Stop Sign with Flags & 4 Way Sign	2	AS	\$ 400.00	\$ 800.00
	Galvanized U-Channel Post				
	4 Way Signs (attach under Existing Stop Signs)	2	AS	\$ 60.00	\$ 120.00
	Stop Ahead Signs with Distance Signs (1,250 Ft & 350 Ft) with Flags	2	AS	\$ 480.00	\$ 960.00
	Galvanized U-Channel Post				
	Stop Ahead Signs with Flags	1	AS	\$ 360.00	\$ 360.00
	Strap to Light Pole				
Tradition Blvd / Spine Rd:					
	Thermoplastic Stop Bars (2 EA)	1	LS	\$ 250.00	\$ 250.00
	Stop Sign with 4 Way Sign	2	AS	\$ 1,340.00	\$ 2,680.00
	Black 3" Fluted Pole, Finial, Backplates, Base				
	4 Way Signs (attach under Existing Stop Signs)	2	AS	\$ 300.00	\$ 600.00
	Black Backplate				
	Stop Ahead Signs with Flags	2	AS	\$ 400.00	\$ 800.00
	Galvanized 2"x2" Square Posts				

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs

will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents or delays beyond our control.

Total:		\$ 12,300.00
Authorized Signature		Terms: Net 30
Signature		Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Payment will be made as outlined above.

Date of Acceptance

Signature

SECTION XIV

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Status please
Date: October 4, 2019 at 12:55 PM
To:



From: "Carll, Anthony" <acarll@reunionresort.com>
Date: October 3, 2019 at 3:15:46 PM EDT
To: John Dryburgh <jdryburgh@icloud.com>, "Baker, Kevin" <kbaker@reunionresort.com>
Subject: RE: Status please

John,

Please see attached links to Assa Abloy to look at the different products and details of the locks, I have also attached a picture of the of what a current gate looks like. In addition, feel free to give me a call with questions. There are savings by having us manage because we have all the info and programs in place. Talk to you soon

If Reunion manages-

The cost per gate is \$500
This includes- Door lock, and install

Price per key is \$10 to be coded and issued through Reunion Security

IF CDD wants to manage-

The cost per gate is \$500
This includes - Door lock, and install

You would need to purchase the computer and coding components-
\$ 3200 Vision line program
\$1152.71 PC Server
\$721 RFID Encoder & updater
\$ 2500 VCP Contract with ASSA
\$ Training would be charged by Assa Abloy

\$7573 Total

Keys depend on bulk
Roughly \$2 per key for each 1000 keys

<https://assaabloy.box.com/s/pvbb9w3cy5bza2nkxuzwbuuldekkrtc5>

<https://www.assaabloy.com/en/com/solutions/products/>

Anthony Carll
Assistant General Manager
REUNION RESORT & GOLF CLUB
o: 407.396.1089 | m: 407-506-2742 acarll@reunionresort.com
7593 Gathering Drive, Kissimmee, FL 34747

Facebook • Twitter • Instagram

-----Original Message-----

From: John Dryburgh <jdryburgh@icloud.com>
Sent: Thursday, October 3, 2019 8:23 AM
To: Baker, Kevin <kbaker@reunionresort.com>
Cc: Carl, Anthony <acarll@reunionresort.com>
Subject: Re: Status please

Thank you Kevin. The board would like this issue addressed soon and I would love to get it done to everyone's satisfaction. Looking forward to the info.

Sent from my iPhone

On Oct 2, 2019, at 10:30 PM, Baker, Kevin <kbaker@reunionresort.com> wrote:

Good evening Mr. Dryburgh. I copied Anthony on this note as this falls in his lane. High level. We have the company that we hired to install the locks. I will have Anthony create a estimate on what that would cost for each gate. Second we will also provide a proposal on what the cards will cost. Third we create a sop on the process on handing out the cards.

Sent from my iPhone

On Oct 2, 2019, at 10:11 PM, John Dryburgh <jdryburgh@icloud.com> wrote:

Hi Kevin,

We are shortly going to be having our next CDD meetings and I know I'll be asked for a status on the issues regarding access to the pools. The main issue is the keyed entry to the various swimming pools. I'm still waiting to hear back from you as to how you recommend we proceed and with which vendors.

It has been almost a month since our meeting and I would hope that we can get an update before the CDD meeting.

John

Sent from my iPhone

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
History.—s. 1, ch. 2006-232.

SECTION XV

SECTION C

SECTION 1

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on Hold Pending CUP Negotiation
2	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		Completed	Agreement Executed by Resort
4	4/11/19	Review of 4-Way Stop at Spine Road & Tradition Blvd.	Boyd		In Process	Proposal from Fausnight on October Agenda.
5	4/11/19	Corolla Court Parking Issue; Evaluation of Addition of Street Parking Towaway Zones	Williams/Cruz/Scheerer		In Process	Rule Hearing Set for November
6	4/11/19	Patriot's Landing Small Retention Pond Cleanup	Boyd		In Process	Board Approved Vendor to Commence Work in Fall
7	4/11/19	Creating Dog Parks/Playground	Goldstein		In Process	American Parks Company Proposal Approved for Dog Park and Heritage Solutions Proposal Approved for Dog Park. Work to Commence after Easement Executed.
8	5/9/19	Crosswalk in Front of Resort	Boyd		In Process	Proposal from Fausnight on October Agenda.

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
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Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Monuments Constructed. Granite and Engraving for Inserts in Process.
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	Engineer Authorized to Prepare Work Authorizations for Parking Area and Landscaping Installations in Amount NTE \$10,000 Each. Chairman Authorized to Execute Authorizations.
3	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		In Process	Engineer Authorized to Prepare Work Authorizations for Traffic Lane Work in Amount NTE \$10,000. Chairman Authorized to Execute Authorizations.
4	4/11/19	Review of 4-Way Stop at Tradition Blvd. & Golden Bear	Boyd		In Process	Proposal from Fausnight on October Agenda.

Reunion Resort & Club
Seven Eagles Cove CDD Action Items Punch List

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Landscaping around building is over grow	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		On Hold

SECTION 2

Reunion East

Community Development District

Summary of Check Register

September 1, 2019 to September 30, 2019

Fund	Date	Check No.'s		Amount
General Fund	9/9/19	4373-4381	\$	90,152.81
	9/16/19	4382-4388	\$	63,158.20
	9/20/19	4389	\$	5,000.00
	9/23/19	4390-4394	\$	85,593.92
	9/28/19	4395	\$	59,921.62
	9/30/19	4396-4397	\$	2,505.35
			\$	306,331.90
Payroll	<u>September 2019</u>			
	Donald Harding	50499	\$	184.70
	John Dryburgh	50500	\$	184.70
	Mark Greenstein	50501	\$	184.70
	Steven Goldstein	50502	\$	184.70
	Trudy Hobbs	50503	\$	184.70
			\$	923.50
			\$	307,255.40

*** CHECK DATES 09/01/2019 - 09/30/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/09/19	00129	9/04/19 4589	201909 320-53800-53200		*	44.80	
		9/04/19 4589	201909 300-13100-10100		*	35.20	
		9/04/19 4590	201909 320-53800-48100		*	224.00	
		9/04/19 4590	201909 300-13100-10100		*	176.00	
		9/04/19 4591	201909 320-53800-46200		*	336.00	
		9/04/19 4591	201909 300-13100-10100		*	264.00	
				BERRY CONSTRUCTION INC.			1,080.00 004373
9/09/19	00160	8/24/19 11197	201909 320-53800-12200		*	1,906.97	
		8/24/19 11197	201909 300-13100-10100		*	1,498.33	
				CITICOMMUNITIES LLC			3,405.30 004374
9/09/19	00144	8/29/19 11347408	201908 320-53800-57400		*	554.44	
		8/29/19 11347408	201908 300-13100-10100		*	435.64	
				FRANK'S AIR CONDITIONING, INC.			990.08 004375
9/09/19	00054	9/09/19 2019SEP	201909 320-53800-34500		*	6,533.33	
		9/09/19 2019SEP	201909 300-13100-10100		*	5,133.33	
				REUNION RESORT & CLUB MASTER ASSOC.			11,666.66 004376
9/09/19	00060	8/14/19 342189	201908 320-53800-46200		*	191.77	
		8/14/19 342189	201908 300-13100-10100		*	150.68	
		8/17/19 342177	201908 320-53800-46200		*	225.22	
		8/17/19 342177	201908 300-13100-10100		*	176.95	
				SPIES POOL LLC			744.62 004377
9/09/19	00154	9/04/19 8066	201909 320-53800-48000		*	1,820.00	
		9/04/19 8066	201909 300-13100-10100		*	1,430.00	
				SUNSCAPE CONSULTING			3,250.00 004378

REVE REUNION EAST TVISCARRA

*** CHECK DATES 09/01/2019 - 09/30/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/09/19	00117	8/23/19	5470131 201908 310-51300-32300	TRUSTEE FEES SERIES 2015A	*	4,000.00	
		8/23/19	5470131 201908 310-51300-32300	INCIDENTAL EXP SER.2015A	*	310.00	
							4,310.00 004379
----- USBANK -----							
9/09/19	00030	8/31/19	REU47215 201908 320-53800-47300	MTHLY LNDSCP MAINT AUG19	*	30,346.88	
		8/31/19	REU47215 201908 300-13100-10100	MTHLY LNDSCP MAINT AUG19	*	23,843.97	
		8/31/19	REU47215 201908 330-53800-47300	MTHLY LNDSCP MAINT AUG19	*	881.15	
							55,072.00 004380
----- YELLOWSTONE LANDSCAPE -----							
9/09/19	00049	9/01/19	470 201909 310-51300-34000	MANAGEMENT FEES SEP19	*	3,689.58	
		9/01/19	470 201909 310-51300-35100	INFORMATION TECH SEP19	*	183.33	
		9/01/19	470 201909 310-51300-31300	DISSEMINATION FEE SEP19	*	541.67	
		9/01/19	470 201909 310-51300-51000	OFFICE SUPPLIES SEP19	*	15.75	
		9/01/19	470 201909 310-51300-42000	POSTAGE SEP19	*	12.63	
		9/01/19	470 201909 310-51300-42500	COPIES SEP19	*	212.40	
		9/01/19	471 201909 320-53800-12000	FIELD MANAGEMENT SEP19	*	3,320.92	
		9/01/19	471 201909 310-51300-42000	USPS-POSTAGE STAMPS	*	1,246.55	
		9/01/19	471 201909 310-51300-42500	FEDEX-ENVELOP/LETTER/MAIL	*	205.66	
		9/01/19	471 201909 310-51300-51000	FEDEX-ENVELOP/LETTER/MAIL	*	205.66	
							9,634.15 004381
----- GOVERNMENTAL MANAGEMENT SERVICES -----							
9/16/19	00092	8/28/19	082819 201908 330-53800-43300	BALLROOM CLEANING AUG19	*	750.00	
		8/30/19	083019 201908 320-53800-41000	HC PHONE LINE 4574 AUG19	*	33.78	
		8/30/19	083019 201908 300-13100-10100	HC PHONE LINE 4574 AUG19	*	26.55	
		8/30/19	083019 201908 330-53800-41000	HC PHONE LINE 9758 AUG19	*	60.33	
		8/30/19	083019 201908 330-53800-41000	HC PHONE LINE 9867 AUG19	*	60.33	
							930.99 004382
----- REUNION RESORT -----							
----- REUE REUNION EAST TVISCARRA -----							

*** CHECK DATES 09/01/2019 - 09/30/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/16/19	00074	8/31/19 179700	201908 320-53800-47000		*	72.24	
		AQUATIC PLANT MGMT AUG19					
		8/31/19 179700	201908 300-13100-10100		*	56.76	
		AQUATIC PLANT MGMT AUG19					
APPLIED AQUATIC MANAGEMENT, INC.							129.00 004383
9/16/19	00134	9/04/19 2384	201907 310-51300-31100		*	341.76	
		MTG FOR TWA RECLAIM WATER					
		9/04/19 2384A	201908 310-51300-31100		*	150.00	
		CDD CALL IN MEETING					
BOYD CIVIL ENGINEERING							491.76 004384
9/16/19	00113	9/11/19 9479	201909 300-15500-10000		*	13,789.00	
		FY20 GEN.LIAB/PUBLIC OFFC					
		9/11/19 9479	201909 300-15500-10000		*	23,312.80	
		FY20 PROPERTY INSURANCE					
		9/11/19 9479	201909 300-13100-10100		*	18,317.20	
		FY20 PROPERTY INSURANCE					
EGIS INSURANCE ADVISORS, LLC.							55,419.00 004385
9/16/19	00161	9/09/19 1513	201909 320-53800-53200		*	431.20	
		RMV/RPLC DMG SIGN/OLD SGN					
		9/09/19 1513	201909 300-13100-10100		*	338.80	
		RMV/RPLC DMG SIGN/OLD SGN					
HERITAGE SERVICE SOLUTIONS LLC							770.00 004386
9/16/19	00092	8/30/19 TOHO-TOH	201907 320-53800-43100		*	389.25	
		TOHO METER#62644093 JUL19					
		8/31/19 DUKE-DUK	201907 320-53800-43000		*	282.09	
		DUKE ENERGY #12715 05144					
		8/31/19 DUKE-DUK	201907 320-53800-43000		*	774.12	
		DUKE ENERGY #31537 19104					
		8/31/19 RECDDREE	201908 320-53800-46200		*	1,848.00	
		POOL CLEANING SERVS AUG19					
		8/31/19 RECDDREE	201908 300-13100-10100		*	1,452.00	
		POOL CLEANING SERVS AUG19					
		8/31/19 083019A	201908 320-53800-41000		*	33.78	
		HC PHONE LINE 2365 AUG19					
		8/31/19 083019A	201908 300-13100-10100		*	26.55	
		HC PHONE LINE 2365 AUG19					
		8/31/19 083019A	201908 320-53800-41000		*	33.78	
		HS PHONE LINE 9325 AUG19					
		8/31/19 083019A	201908 300-13100-10100		*	26.55	
		HS PHONE LINE 9325 AUG19					
		8/31/19 083019A	201908 320-53800-41000		*	33.78	
		HS PHONE LINE 9385 AUG19					

REUE REUNION EAST TVISCARRA

*** CHECK DATES 09/01/2019 - 09/30/2019 ***

REUNION EAST-GENERAL FUND

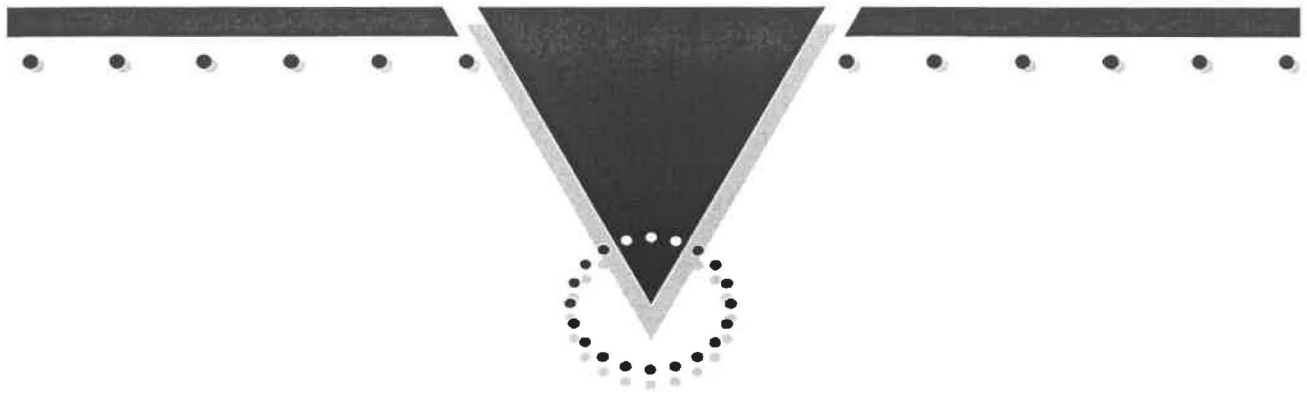
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/31/19 083019A	201908 300-13100-10100		*	26.55	
		HS PHONE LINE 9385 AUG19					
				REUNION RESORT			4,926.45 004387
9/16/19	00142	9/09/19 65145	201909 320-53800-48100		*	274.96	
		RPLC BROKEN FDC CAPS					
		9/09/19 65145	201909 300-13100-10100		*	216.04	
		RPLC BROKEN FDC CAPS					
				UNITED FIRE PROTECTION, INC.			491.00 004388
9/20/19	00049	9/15/19 472	201909 300-15500-10000		*	5,000.00	
		FY20 ASSESSMENT ROLL CERT					
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 004389
9/23/19	00129	9/19/19 4598	201909 320-53800-57400		*	271.60	
		RPLC BRKN TOILET MAIN GH					
		9/19/19 4598	201909 300-13100-10100		*	213.40	
		RPLC BRKN TOILET MAIN GH					
		9/19/19 4599	201909 320-53800-57400		*	596.40	
		RPLC AC FLTR/INSIDE LGHTS					
		9/19/19 4599	201909 300-13100-10100		*	468.60	
		RPLC AC FLTR/INSIDE LGHTS					
		9/19/19 4601	201909 320-53800-57400		*	1,186.64	
		RPLC 5 BALLAST/13 SOCKETS					
		9/19/19 4601	201909 300-13100-10100		*	932.36	
		RPLC 5 BALLAST/13 SOCKETS					
				BERRY CONSTRUCTION INC.			3,669.00 004390
9/23/19	00166	9/13/19 303419ES	201908 320-53800-43200		*	19.35	
		GAS CHARGE-08/06-09/06/19					
		9/13/19 303419ES	201908 300-13100-10100		*	15.20	
		GAS CHARGE-08/06-09/06/19					
				FLORIDA NATURAL GAS			34.55 004391
9/23/19	00119	9/20/19 87579	201908 310-51300-31500		*	4,385.50	
		MTG/MSA/AGDA/EASEMNT/LTTR					
				LATHAM,SHUKER,EDEN & BEAUDINE,LLP			4,385.50 004392
9/23/19	00060	7/08/19 339849	201907 320-53800-46200		*	277.14	
		RPLC PSH/PULL VALV/SKIMMR					
		7/08/19 339849	201907 300-13100-10100		*	217.76	
		RPLC PSH/PULL VALV/SKIMMR					
				SPIES POOL LLC			494.90 004393
9/23/19	00030	9/15/19 REU 5045	201909 320-53800-46200		*	3,456.30	
		AQUATIC SERVICES-SEP19					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		9/15/19	REU 5045	201909	300	13100	10100			*	2,715.67		
			AQUATIC SERVICES-SEP19										
		9/15/19	REU 5046	201909	320	53800	47300			*	39,034.57		
			MTHLY LNDSCP MAINT-SEP19										
		9/15/19	REU 5046	201909	300	13100	10100			*	30,670.02		
			MTHLY LNDSCP MAINT-SEP19										
		9/15/19	REU 5046	201909	330	53800	47300			*	1,133.41		
			MTHLY LNDSCP MAINT-SEP19										
			YELLOWSTONE LANDSCAPE									77,009.97	004394
9/28/19	00101	9/28/19	09282019	201909	300	20700	10100			*	59,921.62		
			EXPENSE DUE TO RW MAR-AUG										
			REUNION WEST CDD									59,921.62	004395
9/30/19	00060	9/02/19	343013	201909	320	53800	46200			*	96.60		
			CP-LINE BLOWOUT/ADJ.BASIN										
		9/02/19	343013	201909	300	13100	10100			*	75.90		
			CP-LINE BLOWOUT/ADJ.BASIN										
		9/05/19	343021	201909	320	53800	46200			*	131.85		
			TERR-RPLC AUTOFILL VALVE										
		9/05/19	343021	201909	300	13100	10100			*	103.60		
			TERR-RPLC AUTOFILL VALVE										
		9/05/19	343028	201909	320	53800	46200			*	349.94		
			HC POOLB-RPLC MOTOR/SHAFT										
		9/05/19	343028	201909	300	13100	10100			*	274.96		
			HC POOLB-RPLC MOTOR/SHAFT										
		9/09/19	343110	201909	320	53800	46200			*	196.00		
			CP-DYE TEST/RPR LKS 5 JET										
		9/09/19	343110	201909	300	13100	10100			*	154.00		
			CP-DYE TEST/RPR LKS 5 JET										
		9/19/19	343282	201909	320	53800	46200			*	96.60		
			TER-RESET PWR BRKR PNL LT										
		9/19/19	343282	201909	300	13100	10100			*	75.90		
			TER-RESET PWR BRKR PNL LT										
			SPIES POOL LLC									1,555.35	004396
9/30/19	00030	9/30/19	REU 5343	201909	320	53800	47400			*	532.00		
			RPLC RED MAPLE FL FLAME										
		9/30/19	REU 5343	201909	300	13100	10100			*	418.00		
			RPLC RED MAPLE FL FLAME										
			YELLOWSTONE LANDSCAPE									950.00	004397
			TOTAL FOR BANK A									306,331.90	
			TOTAL FOR REGISTER									306,331.90	
			REUE REUNION EAST										
			TVISCARRA										

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

August 31, 2019



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2019

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2019
ASSETS:					
CASH	\$986,892	\$599,450	---	---	\$1,586,342
CUSTODY ACCOUNT	\$462,795	---	---	---	\$462,795
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$2,646,740	---	---	\$2,646,740
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$104,332	---	\$104,332
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$220,752	---	\$220,752
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$885,847	---	\$885,847
Prepayment	---	---	\$23	---	\$23
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$316,801	---	\$316,801
Prepayment	---	---	\$4,147,929	---	\$4,147,929
SERIES 2015-2					
Reserve	---	---	\$372,505	---	\$372,505
Revenue	---	---	\$276,383	---	\$276,383
Prepayment	---	---	\$1,548,821	---	\$1,548,821
SERIES 2015-3					
Revenue	---	---	\$104,386	---	\$104,386
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$457,012	\$42,092	---	---	\$499,104
DUE FROM R&M FUND	\$19,481	---	---	---	\$19,481
TOTAL ASSETS	\$1,926,179	\$3,288,282	\$8,503,061	\$10	\$13,717,533
LIABILITIES:					
ACCOUNTS PAYABLE	\$72,551	---	---	---	\$72,551
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO GENERAL FUND	---	\$19,481	---	---	\$19,481
DUE TO OTHER	---	\$970	---	---	\$970
DUE TO REUNION WEST	\$59,181	---	---	---	\$59,181
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$2,100,000	---	\$2,100,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,927,180	---	\$1,927,180
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,388,520	---	\$1,388,520
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$1,590,000	---	\$1,590,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,267,831	---	---	\$3,510,583
UNASSIGNED	\$1,545,373	---	---	---	\$1,545,373
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,922,846)	---	(\$3,922,846)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$2,757,764)	---	(\$2,757,764)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,065,871	---	\$1,065,871
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$4,810,005	---	\$4,810,005
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$2,197,709	---	\$2,197,709
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$104,386	---	\$104,386
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,926,179	\$3,288,282	\$8,503,061	\$10	\$13,717,533

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,092,735	\$1,092,735	\$1,110,978	\$18,243
Special Assessments - Direct	\$922,677	\$922,677	\$922,678	\$1
Interest	\$250	\$229	\$1,249	\$1,020
Miscellaneous Income	\$4,771	\$4,373	\$9,098	\$4,724
TOTAL REVENUES	\$2,020,433	\$2,020,015	\$2,044,003	\$23,989
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$11,000	\$10,800	\$200
FICA	\$918	\$842	\$826	\$16
Engineering	\$15,000	\$13,750	\$8,739	\$5,011
Attorney	\$35,000	\$32,083	\$33,665	(\$1,582)
Trustee Fees	\$17,500	\$17,500	\$16,310	\$1,190
Arbitrage	\$3,600	\$600	\$600	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$4,583	\$6,008	(\$1,425)
Property Appraiser Fee	\$1,000	\$1,000	\$669	\$331
Property Taxes	\$400	\$400	\$40	\$360
Annual Audit	\$5,200	\$5,200	\$5,200	\$0
District Management Fees	\$44,275	\$40,585	\$40,585	\$0
Information Technology	\$2,200	\$2,017	\$2,017	\$0
Telephone	\$300	\$275	\$179	\$96
Postage	\$3,500	\$3,208	\$337	\$2,872
Printing & Binding	\$2,500	\$2,292	\$737	\$1,555
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$1,375	\$3,645	(\$2,270)
Other Current Charges	\$600	\$550	\$0	\$550
Office Supplies	\$500	\$458	\$641	(\$183)
Travel Per Diem	\$500	\$458	\$0	\$458
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$171,468	\$158,151	\$149,625	\$8,527
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$39,851	\$36,530	\$36,530	\$0
Facility Lease Agreement	\$22,884	\$20,977	\$20,977	\$0
Telephone	\$4,760	\$4,363	\$4,324	\$39
Electric	\$330,400	\$302,867	\$308,693	(\$5,827)
Water & Sewer	\$44,800	\$41,067	\$35,652	\$5,415
Gas	\$43,120	\$39,527	\$23,184	\$16,342
Pool & Fountain Maintenance	\$98,000	\$89,833	\$98,593	(\$8,760)
Environmental	\$5,600	\$5,133	\$4,176	\$957
Property Insurance	\$25,620	\$25,620	\$23,253	\$2,367
Irrigation Repairs	\$8,400	\$7,700	\$10,187	(\$2,487)
Landscape Contract	\$434,722	\$398,495	\$372,982	\$25,513
Landscape Contingency	\$21,742	\$19,930	\$47,155	(\$27,224)
Landscape Consulting	\$21,840	\$20,020	\$24,396	(\$4,376)
Gate and Gatehouse Expenses	\$17,920	\$16,427	\$11,207	\$5,220
Roadways/Sidewalks	\$28,000	\$25,667	\$12,641	\$13,026
Lighting	\$5,600	\$5,133	\$1,782	\$3,351
MSA Building Repairs	\$22,400	\$20,533	\$11,419	\$9,115
Pressure Washing	\$11,200	\$10,267	\$4,312	\$5,955
Maintenance (Inspections)	\$980	\$898	\$1,737	(\$838)
Repairs & Maintenance	\$11,200	\$10,267	\$0	\$10,267
Pest Control	\$406	\$372	\$0	\$372
Signage	\$2,240	\$2,053	\$5,159	(\$3,105)
Security	\$78,400	\$71,867	\$71,867	\$0
COMMUNITY CENTER:				
Landscape	\$16,000	\$14,667	\$9,151	\$5,516
Telephone	\$1,500	\$1,375	\$1,235	\$140
Electric	\$25,000	\$22,917	\$20,449	\$2,468
Water & Sewer	\$2,500	\$2,292	\$1,900	\$392
Gas	\$350	\$321	\$269	\$52
Contract Cleaning	\$10,000	\$9,167	\$8,400	\$767
Maintenance (Inspections)	\$1,250	\$1,146	\$1,843	(\$697)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$91,687	\$0	\$91,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$412,280	\$412,280	\$412,280	\$0
TOTAL MAINTENANCE	\$1,848,965	\$1,731,377	\$1,585,751	\$145,626
TOTAL EXPENDITURES	\$2,020,433	\$1,889,528	\$1,735,376	\$154,153
EXCESS REVENUES (EXPENDITURES)	\$0		\$308,628	
FUND BALANCE - Beginning	\$0		\$1,479,497	
FUND BALANCE - Ending	\$0		\$1,788,125	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Transfer In	\$412,280	\$412,280	\$412,280	\$0
Interest	\$10,000	\$9,167	\$61,161	\$51,994
TOTAL REVENUES	\$422,280	\$421,447	\$473,441	\$51,994
EXPENDITURES:				
Building Improvements	\$100,800	\$92,400	\$15,455	\$76,945
Fountain Improvements	\$14,000	\$12,833	\$0	\$12,833
Gate/Gatehouse Improvements	\$0	\$0	\$3,244	(\$3,244)
Landscape Improvements	\$75,600	\$69,300	\$28,157	\$41,143
Lighting Improvements	\$4,480	\$4,107	\$0	\$4,107
Monument Improvements	\$14,000	\$12,833	\$0	\$12,833
Pool Furniture	\$6,720	\$6,160	\$9,383	(\$3,223)
Pool Repair & Replacements	\$22,400	\$20,533	\$4,650	\$15,883
Roadways/Sidewalks Improvement	\$5,600	\$5,133	\$34,286	(\$29,153)
Signage	\$36,400	\$33,367	\$24,322	\$9,045
Signalization	\$0	\$0	\$85,624	(\$85,624)
TOTAL EXPENDITURES	\$280,000	\$256,667	\$205,120	\$51,546
EXCESS REVENUES (EXPENDITURES)	\$142,280		\$268,320	
FUND BALANCE - Beginning	\$2,909,272		\$2,999,511	
FUND BALANCE - Ending	\$3,051,552		\$3,267,831	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,909	\$1,909
TOTAL REVENUES	\$0	\$0	\$1,909	\$1,909
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$12,253)	(\$12,253)
TOTAL OTHER	\$0	\$0	(\$12,253)	(\$12,253)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,344)	
FUND BALANCE - Beginning	\$0		(\$3,912,502)	
FUND BALANCE - Ending	\$0		(\$3,922,846)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$3,895	\$3,895
TOTAL REVENUES	\$0	\$0	\$3,895	\$3,895
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,895	
FUND BALANCE - Beginning	\$0		(\$2,761,659)	
FUND BALANCE - Ending	\$0		(\$2,757,764)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$2,568,595	\$2,606,650	\$38,055
Interest	\$100	\$92	\$21,464	\$21,373
TOTAL REVENUES	\$2,568,695	\$2,568,687	\$2,628,114	\$59,428
EXPENDITURES:				
Interest Expense 11/01	\$666,325	\$666,325	\$666,325	\$0
Principal Expense 05/01	\$1,265,000	\$1,265,000	\$1,265,000	\$0
Interest Expense 05/01	\$666,325	\$666,325	\$666,325	\$0
TOTAL EXPENDITURES	\$2,597,650	\$2,597,650	\$2,597,650	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$28,955)		\$30,464	
FUND BALANCE - Beginning	\$841,825		\$1,035,406	
FUND BALANCE - Ending	\$812,870		\$1,065,871	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$22,855	\$22,855	\$26,950	\$4,095
Special Assessments - Direct Billed	\$656,310	\$656,310	\$656,310	(\$0)
Special Assessments - Prepayment		\$0	\$4,147,929	\$4,147,929
Interest	\$0	\$0	\$31,303	\$31,303
TOTAL REVENUES	\$679,165	\$679,165	\$4,862,492	\$4,183,327
EXPENDITURES:				
Interest Expense 11/01	\$212,685	\$212,685	\$212,685	\$0
Principal Expense 05/01	\$260,000	\$260,000	\$260,000	\$0
Interest Expense 05/01	\$212,685	\$212,685	\$212,685	\$0
TOTAL EXPENDITURES	\$685,370	\$685,370	\$685,370	\$0
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$6,205)		\$4,177,122	
FUND BALANCE - Beginning	\$285,892		\$632,883	
FUND BALANCE - Ending	\$279,687		\$4,810,005	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$745,860	\$745,860	\$745,861	\$1
Special Assessments - Prepayment	\$0	\$0	\$1,548,396	\$1,548,396
Interest	\$100	\$92	\$18,096	\$18,005
TOTAL REVENUES	\$745,960	\$745,952	\$2,312,353	\$1,566,402
EXPENDITURES:				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$258,390	\$258,390	\$258,390	\$0
Principal Expense 05/01	\$235,000	\$235,000	\$235,000	\$0
Interest Expense 05/01	\$258,390	\$258,390	\$258,225	\$165
TOTAL EXPENDITURES	\$751,780	\$751,780	\$756,615	(\$4,835)
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$5,820)		\$1,555,738	
FUND BALANCE - Beginning	\$266,544		\$641,970	
FUND BALANCE - Ending	\$260,724		\$2,197,709	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$336,265	\$335,259	(\$1,006)
Interest	\$0	\$0	\$1,605	\$1,605
TOTAL REVENUES	\$336,265	\$336,265	\$336,864	\$599
EXPENDITURES:				
Interest Expense 11/01	\$104,775	\$104,775	\$104,775	\$0
Principal Expense 05/01	\$130,000	\$130,000	\$130,000	\$0
Interest Expense 05/01	\$104,775	\$104,775	\$104,775	\$0
TOTAL EXPENDITURES	\$339,550	\$339,550	\$339,550	\$0
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,285)		(\$2,686)	
FUND BALANCE - Beginning	\$106,792		\$107,073	
FUND BALANCE - Ending	\$103,507		\$104,386	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending August 31, 2019

	ADOPTED BUDGET	PRORATED THRU 8/31/19	ACTUAL THRU 8/31/19	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collect	\$0	\$147,278	\$578,826	\$38,125	\$47,814	\$66,921	\$72,525	\$35,787	\$123,608	\$96	\$0	\$0	\$1,110,978
Special Assessments - Direct	\$0	\$1,848	\$0	\$454,924	\$8,237	\$0	\$227,462	\$227,462	\$2,746	\$0	\$0	\$0	\$922,678
Interest	\$114	\$118	\$114	\$118	\$118	\$106	\$118	\$114	\$118	\$114	\$98	\$0	\$1,249
Miscellaneous Income	\$398	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$9,098
Total Revenues	\$511	\$149,243	\$578,939	\$500,667	\$56,168	\$67,027	\$300,105	\$263,362	\$126,472	\$1,410	\$98	\$0	\$2,044,003
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$10,800
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$61	\$77	\$77	\$77	\$77	\$0	\$826
Engineering	\$1,201	\$769	\$470	\$816	\$1,146	\$900	\$1,551	\$0	\$471	\$1,266	\$150	\$0	\$8,739
Attorney	\$5,045	\$1,422	\$2,961	\$4,409	\$2,408	\$3,131	\$892	\$3,142	\$2,850	\$3,019	\$4,386	\$0	\$33,665
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$4,310	\$0	\$16,310
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$467	\$417	\$417	\$417	\$417	\$1,417	\$417	\$417	\$542	\$542	\$542	\$0	\$6,008
Property Appraiser Fee	\$0	\$0	\$0	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Property Taxes	\$0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$5,200	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$40,585
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$2,017
Telephone	\$0	\$33	\$20	\$0	\$38	\$0	\$14	\$30	\$6	\$0	\$38	\$0	\$179
Postage	\$100	\$14	\$23	\$6	\$19	\$16	\$88	\$24	\$23	\$10	\$17	\$0	\$337
Printing & Binding	\$92	\$25	\$39	\$50	\$141	\$56	\$94	\$41	\$46	\$96	\$59	\$0	\$737
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$0	\$0	\$0	\$0	\$193	\$0	\$0	\$170	\$0	\$3,282	\$0	\$0	\$3,645
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$428	\$21	\$20	\$16	\$21	\$37	\$21	\$21	\$16	\$21	\$0	\$641
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
	\$30,503	\$8,094	\$8,899	\$11,335	\$9,327	\$15,690	\$7,824	\$8,794	\$8,908	\$25,779	\$14,471	\$0	\$149,625

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$0	\$36,530
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$0	\$20,977
Telephone	\$392	\$393	\$373	\$393	\$393	\$394	\$395	\$394	\$394	\$395	\$411	\$0	\$4,324
Electric	\$26,760	\$28,742	\$28,694	\$27,990	\$27,462	\$27,873	\$27,918	\$28,110	\$29,031	\$28,930	\$27,183	\$0	\$308,693
Water & Sewer	\$2,525	\$2,982	\$3,057	\$3,707	\$3,283	\$3,600	\$2,749	\$2,724	\$2,900	\$5,285	\$2,839	\$0	\$35,652
Gas	\$332	\$1,912	\$1,825	\$3,739	\$4,273	\$3,911	\$2,466	\$2,533	\$1,111	\$456	\$627	\$0	\$23,184
Pool & Fountain Maintenance	\$6,898	\$9,238	\$11,557	\$8,147	\$8,563	\$9,296	\$9,154	\$9,314	\$9,262	\$8,179	\$8,986	\$0	\$98,593
Environmental	\$778	\$146	\$146	\$146	\$806	\$146	\$784	\$146	\$146	\$146	\$784	\$0	\$4,176
Property Insurance	\$23,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,253
Irrigation	\$1,927	\$477	\$279	\$510	\$495	\$415	\$4,502	\$518	\$522	\$542	\$0	\$0	\$10,187
Landscape Contract	\$30,285	\$60,018	\$38,917	\$30,347	\$30,347	\$30,347	\$30,347	\$30,347	\$30,840	\$30,840	\$30,347	\$0	\$372,982
Landscape Contingency	\$24,789	\$1,331	\$322	\$661	\$3,498	\$5,217	\$252	\$3,689	\$6,030	\$22	\$1,344	\$0	\$47,155
Landscape Consulting	\$1,820	\$4,225	\$3,791	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$0	\$24,396
Gatehouse and Gatehouse Expe:	\$856	\$1,750	\$772	\$292	\$707	\$463	\$414	\$316	\$968	\$1,248	\$3,422	\$0	\$11,207
Roadways/Sidewalks	\$588	\$2,145	\$0	\$1,344	\$210	\$2,327	\$3,004	\$0	\$878	\$2,145	\$0	\$0	\$12,641
Lighting	\$0	\$0	\$0	\$0	\$0	\$428	\$0	\$0	\$1,054	\$0	\$300	\$0	\$1,782
MSA Building Repairs	\$2,173	\$113	\$0	\$456	\$227	\$0	\$5,328	\$404	\$59	\$978	\$1,681	\$0	\$11,419
Pressure Washing	\$3,248	\$0	\$0	\$336	\$0	\$168	\$0	\$0	\$0	\$560	\$0	\$0	\$4,312
Maintenance (Inspections)	\$0	\$0	\$36	\$0	\$249	\$260	\$0	\$168	\$599	\$424	\$0	\$0	\$1,737
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,156	\$540	\$907	\$616	\$353	\$384	\$273	\$0	\$826	\$0	\$104	\$0	\$5,159
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$0	\$71,867
Community Center													
Landscape	\$991	\$1,743	\$1,130	\$881	\$881	\$881	\$881	\$881	\$0	\$0	\$881	\$0	\$9,151
Telephone	\$113	\$113	\$96	\$113	\$113	\$113	\$113	\$113	\$113	\$113	\$121	\$0	\$1,235
Electric	\$2,491	\$2,232	\$1,564	\$1,123	\$846	\$1,383	\$1,472	\$1,863	\$2,543	\$2,616	\$2,316	\$0	\$20,449
Water & Sewer	\$158	\$283	\$165	\$165	\$157	\$165	\$157	\$165	\$165	\$165	\$157	\$0	\$1,900
Gas	\$25	\$25	\$25	\$24	\$24	\$24	\$24	\$23	\$24	\$24	\$29	\$0	\$269
Contract Cleaning	\$825	\$750	\$700	\$875	\$700	\$700	\$825	\$750	\$700	\$825	\$750	\$0	\$8,400
Maintenance (Inspections)	\$0	\$0	\$1,183	\$0	\$0	\$65	\$0	\$300	\$0	\$295	\$0	\$0	\$1,843
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$412,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,280
	\$144,144	\$130,920	\$107,300	\$95,445	\$509,446	\$102,142	\$104,639	\$96,339	\$101,746	\$97,769	\$95,661	\$0	\$1,585,751
Total Expenditures	\$174,647	\$139,014	\$116,199	\$106,781	\$518,773	\$117,832	\$112,463	\$105,133	\$110,654	\$123,548	\$110,332	\$0	\$1,735,376
Excess Revenues (Expenditures)	(\$174,136)	\$10,229	\$462,741	\$393,886	(\$462,604)	(\$50,804)	\$187,642	\$158,230	\$15,817	(\$122,138)	(\$110,234)	\$0	\$308,628

						Gross Assessments \$		3,921,565	\$	1,163,488	\$	2,729,852	\$	28,224	
						Net Assessments		\$	3,686,271	\$	1,093,679	\$	2,566,061	\$	26,531
										2015A		2015-1			
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 29.67%	Debt Svc Fund 69.61%	Debt Svc Fund 0.72%	Total 100%					
11/9/18	ACH	\$ 36,568.51	\$ 1,889.31	\$ 693.58	\$ -	\$ 33,985.62	\$ 10,083.19	\$ 23,657.83	\$ 244.60	\$ 33,985.62					
11/26/18	ACH	\$ 491,514.77	\$ 19,660.91	\$ 9,437.08	\$ -	\$ 462,416.78	\$ 137,194.35	\$ 321,894.36	\$ 3,328.07	\$ 462,416.78					
12/10/18	ACH	\$ 1,834,885.23	\$ 73,396.33	\$ 35,229.78	\$ -	\$ 1,726,259.12	\$ 512,163.51	\$ 1,201,671.50	\$ 12,424.11	\$ 1,726,259.12					
12/21/18	ACH	\$ 238,146.51	\$ 8,875.14	\$ 4,585.42	\$ -	\$ 224,685.95	\$ 66,662.03	\$ 156,406.82	\$ 1,617.09	\$ 224,685.95					
1/11/19	ACH	\$ 115,954.48	\$ 3,500.71	\$ 2,249.07	\$ -	\$ 110,204.70	\$ 32,696.61	\$ 76,714.93	\$ 793.16	\$ 110,204.70					
1/11/19	ACH	\$ 18,825.90	\$ 489.06	\$ 366.75	\$ -	\$ 17,970.09	\$ 5,331.54	\$ 12,505.21	\$ 129.33	\$ 17,970.09					
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 326.67	\$ 326.67	\$ 96.92	\$ 227.40	\$ 2.35	\$ 326.67					
2/13/19	ACH	\$ 3,037.48	\$ 61.49	\$ 59.53	\$ -	\$ 2,916.46	\$ 865.28	\$ 2,030.19	\$ 20.99	\$ 2,916.46					
2/13/19	ACH	\$ 165,036.39	\$ 3,565.70	\$ 3,229.40	\$ -	\$ 158,241.29	\$ 46,948.58	\$ 110,153.83	\$ 1,138.88	\$ 158,241.29					
3/11/19	ACH	\$ 232,621.05	\$ 2,458.91	\$ 4,603.25	\$ -	\$ 225,558.89	\$ 66,921.03	\$ 157,014.49	\$ 1,623.38	\$ 225,558.89					
4/9/19	ACH	\$ 231,698.52	\$ 60.75	\$ 4,632.78	\$ -	\$ 227,004.99	\$ 67,350.07	\$ 158,021.14	\$ 1,633.78	\$ 227,004.99					
4/9/19	ACH	\$ 17,481.20	\$ -	\$ 349.59	\$ -	\$ 17,131.61	\$ 5,082.77	\$ 11,925.54	\$ 123.30	\$ 17,131.61					
4/12/19	ACH	\$ -	\$ -	\$ -	\$ 309.80	\$ 309.80	\$ 91.91	\$ 215.66	\$ 2.23	\$ 309.80					
5/15/19	ACH	\$ 121,599.90	\$ -	\$ 2,432.00	\$ -	\$ 119,167.90	\$ 35,355.90	\$ 82,954.33	\$ 857.67	\$ 119,167.90					
5/15/19	ACH	\$ 1,481.30	\$ -	\$ 29.63	\$ -	\$ 1,451.67	\$ 430.70	\$ 1,010.53	\$ 10.45	\$ 1,451.67					
6/14/19	ACH	\$ 45,498.34	\$ -	\$ 909.97	\$ -	\$ 44,588.37	\$ 13,228.92	\$ 31,038.55	\$ 320.91	\$ 44,588.37					
6/14/19	ACH	\$ 562.57	\$ -	\$ 11.25	\$ -	\$ 551.32	\$ 163.57	\$ 383.78	\$ 3.97	\$ 551.32					
6/18/19	ACH	\$ 379,064.90	\$ -	\$ 7,581.29	\$ -	\$ 371,483.61	\$ 110,215.41	\$ 258,594.59	\$ 2,673.61	\$ 371,483.61					
7/15/19	ACH	\$ -	\$ -	\$ -	\$ 324.12	\$ 324.12	\$ 96.16	\$ 225.62	\$ 2.33	\$ 324.12					
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Totals		\$ 3,933,977.05	\$ 113,958.31	\$ 76,400.37	\$ 960.59	\$ 3,744,578.96	\$ 1,110,978.46	\$ 2,606,650.29	\$ 26,950.21	\$ 3,744,578.96					

OFF ROLL ASSESSMENTS

Citicommunities			\$25,974.00		\$10,982.00		\$5,636.00		\$6,455.00		\$2,901.00	
				100%		42.28%		21.70%		24.85%		11.17%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3				
2/21/19	11/1/18	30939	\$ 12,986.00	\$ 12,987.00	\$ 5,491.00	\$ 2,818.00	\$ 3,227.50	\$ 1,450.50				
2/21/19	2/1/19	30939	\$ 6,494.00	\$ 6,494.00	\$ 2,745.71	\$ 1,409.11	\$ 1,613.87	\$ 725.31				
5/30/19	5/1/19	31220	\$ 6,494.00	\$ 6,494.00	\$ 2,745.71	\$ 1,409.00	\$ 1,614.00	\$ 725.00				
			\$ 25,974.00	\$ 25,975.00	\$ 10,982.42	\$ 5,636.11	\$ 6,455.37	\$ 2,900.81				

EHOF Acquisitions II, LLC			\$417,271.00		\$60,979.00		\$133,942.00		\$153,398.00		\$68,952.00	
				100%		14.61%		32.10%		36.76%		16.52%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3				
1/2/19	11/1/18	WIRE	\$ 208,635.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92				
4/25/19	2/1/19	WIRE	\$ 104,318.00	\$ 104,318.00	\$ 15,244.79	\$ 33,485.58	\$ 38,349.59	\$ 17,238.04				
5/2/19	5/1/19	WIRE	\$ 104,318.00	\$ 104,318.00	\$ 15,244.79	\$ 33,485.58	\$ 38,349.59	\$ 17,238.04				
			\$ 417,271.00	\$ 417,271.00	\$ 60,979.00	\$ 133,942.00	\$ 153,398.00	\$ 68,952.00				

EHOF Acquisitions II, LLC			\$511,249.00		\$358,021.00		\$57,603.00		\$65,971.00		\$29,654.00	
				100%		70.03%		11.27%		12.90%		5.80%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3				
1/2/19	11/1/18	WIRE	\$ 255,625.00	\$ 255,625.00	\$ 179,010.85	\$ 28,801.56	\$ 32,985.56	\$ 14,827.03				
4/25/19	2/1/19	WIRE	\$ 127,812.00	\$ 127,812.00	\$ 89,505.07	\$ 14,400.72	\$ 16,492.72	\$ 7,413.49				
5/2/19	5/1/19	WIRE	\$ 127,812.00	\$ 127,812.00	\$ 89,505.07	\$ 14,400.72	\$ 16,492.72	\$ 7,413.49				
			\$ 511,249.00	\$ 511,249.00	\$ 358,021.00	\$ 57,603.00	\$ 65,971.00	\$ 29,654.00				

EHOF Acquisitions II, LLC			\$1,698,712.00		\$490,847.00		\$454,076.00		\$520,036.00		\$233,753.00	
				100%		28.90%		26.73%		30.61%		13.76%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3				
1/2/19	11/1/18	WIRE	\$ 849,356.00	\$ 849,356.00	\$ 245,423.50	\$ 227,038.00	\$ 260,018.00	\$ 116,876.50				
4/25/19	2/1/19	WIRE	\$ 424,678.00	\$ 424,678.00	\$ 122,711.75	\$ 113,519.00	\$ 130,009.00	\$ 58,438.25				
5/2/19	5/1/19	WIRE	\$ 424,678.00	\$ 424,678.00	\$ 122,712.00	\$ 113,519.00	\$ 130,009.00	\$ 58,438.00				
			\$ 1,698,712.00	\$ 1,698,712.00	\$ 490,847.25	\$ 454,076.00	\$ 520,036.00	\$ 233,752.75				

LRA Orlando LLC			\$6,901.00		\$1,848.00	\$5,053.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
11/16/18	11/1/18	2814	\$ 3,451.00	\$ 3,451.00	\$ 924.00	\$ 2,527.00
11/16/18	2/1/19	2814	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00
11/16/18	5/1/19	2814	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00
			\$ 6,901.00	\$ 6,901.00	\$ 1,848.00	\$ 5,053.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$922,677.00	\$656,310.00	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 922,677.67	\$ 656,310.11	\$ 745,860.37	\$ 335,259.56
VARIANCE	\$ 0.67	\$ 0.11	\$ 0.37	\$ (0.44)

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2019

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
Reunion East											
	Citicommunities					Nov	\$5,491	\$7,496	\$12,987	paid 2/25/19	
	35-25-27-4885-PRCL-OC30					Feb	\$2,746	\$3,748	\$6,494	Paid 2/25/19	
			\$10,982	\$14,992	\$25,974	May	\$2,746	\$3,748	\$6,494	Paid 5/30/19	
	Estoppel										
	Totals		<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	Total	<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>		
							O & M	Debt	Total	Paid	
	LRA ORLANDO LLC		\$1,848	\$5,053	\$6,901	Nov	\$924	\$2,527	\$3,451		11/5/18
	35-25-27-4885-PRCL-OC30 4 MF					Feb	\$462	\$1,263	\$1,725		11/5/18
						May	\$462	\$1,263	\$1,725		11/5/18
						Total	<u>\$1,848</u>	<u>\$5,053</u>	<u>\$6,901</u>		
							O & M	Debt	Total	Paid	
	EHOF										
	11-1-15 Interest										
	27-25-27-2985-TRAC-FD20 30 Comm/755 MF		\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	Paid 1/2/19	
	35-25-27-4895-PRCL-01C0 242.29 Comm/701 MF/300 Hotel		\$490,846	\$1,207,865	\$1,698,711	Feb	\$227,462	\$429,346	\$656,808	Paid 4/25/19	
	27-25-27-2985-TRAC-FD30 10 Comm/56 MF/104 Hotel		\$60,979	\$356,292	\$417,271	May	\$227,462	\$429,346	\$656,808	Paid 5/2/19	
			<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	Total	<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>		
District	Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
Reunion West	Reunion West SPE										
	27-25-27-4927-0001-WC10		\$7,276		\$7,276	Dec	\$29,883	\$0	\$29,883	Paid 1/30/2019	
	27-25-27-4927-0001-SF10		\$37,864		\$37,864	March	\$29,883	\$0	\$29,883	Paid 3/28/19	
	27-25-27-4927-0001-SF20		\$41,725		\$41,725	June	\$29,883	\$0	\$29,883	Paid 6/26/19	
	27-25-27-4935-0001-OXX0		\$32,667.00		\$32,667	September	\$29,883	\$0	\$29,883	Paid 9/23/19	
			<u>\$119,532.00</u>	<u>\$0.00</u>	<u>\$119,532.00</u>	Total	<u>\$119,532</u>	<u>\$0</u>	<u>\$119,532</u>		
	Reunion West HOA		\$202,932	\$0	\$202,932	Dec	\$50,733.00	\$0.00	\$50,733.00	Paid 1/30/2019	
	22-25-27-4923-0001-0080					March	\$50,733.00	\$0.00	\$50,733.00	Paid 3/28/19	
						June	\$50,733.00	\$0.00	\$50,733.00	Paid 6/26/19	
						September	\$50,733.00	\$0.00	\$50,733.00	Paid 9/23/19	
						Total	<u>\$202,932.00</u>	<u>\$0.00</u>	<u>\$202,932.00</u>		