Reunion East Community
Development District

Agenda

May 14, 2020

AGENDA

Reunion East
Community Development District

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

REVISED AGENDA

May 7, 2020

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, May 14, 2020 at 1:00 p.m. via Zoom: https://zoom.us/j/92763477106.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the February 13, 2020 Meeting
4. Discussion of Process and Timeline for Reviewing and Ranking Landscape Maintenance Proposals
5. Consideration of Management Services Agreement for Seven Eagles
6. Consideration of Natural Gas Agreement with Infinite Energy
7. Consideration of Resolution 2020-06 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
8. Discussion Items
    A. Expansion of Parking and Towing Policy
    B. Sinclair Road Gate Operations
    C. Proposed Amenity Facility Policies
    D. Irrigation System Operations/Dispute
    E. Amenity Re-Opening Plans - Added
9. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Action Items Lists
        ii. Approval of Check Registers
        iii. Balance Sheet and Income Statement
        iv. Status of Direct Bill Assessments
        v. Presentation of Number of Registered Voters – 477
        vi. Discussion of Qualifying Period and Procedure

10. Other Business
11. Supervisor's Requests
12. Next Meeting Date
13. 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 February 13, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the discussion of process and timeline for reviewing and ranking landscape maintenance proposals. A copy of the bid tabulation is enclosed for your review and the copies of proposals have been provided separately.

The fifth order of business is the consideration of the Management Services Agreement (MSA) for the Seven Eagles facility. A copy of the agreement is enclosed for your review.

The sixth order of business is the natural gas agreement with Infinite Energy. A copy of the agreement is enclosed for your review.

The seventh order of business is the consideration of Resolution 2020-06 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover.

The eighth order of business are the discussion items. The proposed parking and towing policies and Amenity Facility Policies are enclosed under Sections A & C. The irrigation system back-up will be provided under separate cover.

The ninth 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 February, March and April check registers for approval and Section 3 includes the balance sheet and income statement for your 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. Section 5 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Section 6 is the discussion of the qualifying period and procedure. A copy of the qualifying 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,

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 on Thursday, February 13, 2020 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager
Victor Vargas	CWS Security
John Cruz	CWS Security
Tricia Adams	GMS
Rob Stultz	Yellowstone Landscape
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: This is an opportunity for any members of the public to provide comments on anything on the agenda that you would like to bring to the Board's attention. If there are any comments, please state your name and address and try to limit your comments to three minutes. Are there any public comments?

Ms. Dharmindra Bissoon (Excitement Drive): As you know, I serve on the Community Watch and security, Mr. Harding and Alan Scheerer have been very effective in taking care of the community and keeping people off of the golf course after hours. Of course, my man Alan Scheerer, had to replace the gates during the holidays about five to ten times, but he was always

willing, ready and able. I want to thank security for collaborating with the Terraces and replacing the roof. They went over the logistics with the county regarding the road, signs and the traffic. So kudos for the names that I call now for what they do to keep Reunion the way Reunion is.

Mr. Greenstein: Thank you.

Mr. Flint: Are there any other comments? Hearing none,

THIRD ORDER OF BUSINESS **Approval of the Minutes of the January 9, 2020 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to the January 9, 2020 minutes?

Mr. Harding: They got a lot of names confused as far as who said what. I'm just wondering if we should say our name before we talk.

Mr. Flint: That would be one way to do it.

Mr. Harding: I don't know if it is all that important.

Mr. d'Adesky: Part of it is. Just make sure that one person finishes talking. It is really hard if we are talking over each other for the transcriptionist. That is one general issue.

Mr. Flint: If you approve the minutes, subject to incorporation of your changes, then we can make those changes without having to go through a meeting.

Mr. Harding: Alright.

Mr. Flint: If it's just name identification, then we can go back, based on your notes, go back and listen to the tape and make the correction as part of the approval.

Mr. Harding: In some cases, I know that I didn't say it, but I'm not sure who did.

Mr. Flint: We will go back to the tape and re-listen. I typically don't listen to the tapes myself because I went through the meeting once and that was enough, but if there a question on who said what, I can go back and listen to who made the comment.

Mr. Harding: Okay. I will send you the corrections.

> On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the minutes of the January 9, 2020 meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Public Hearing**

Mr. Flint: This is a rule and rate hearing. The District was previously presented with a proposed rule dealing with the rental of Heritage Crossing and horse stables facilities. Included

in that were some proposed rates. You set a public hearing for today to actually consider those rules and rates. We had to run two notices in the newspaper; 29 and 28 days in advance of today's meeting. Since it is a public hearing, we will open it and ask if there is any public comment on the proposed rule or rate at this point. Hearing none, we will bring it back to the Board. We are proposing to add a new chapter to the rules and rates, which is Chapter 3. Chapter 1 are your general rules that were adopted when the District was created. Chapter 2 was your non-resident and user fee that we went through the process of establishing a fee, in the event a non-resident wanted to use the facilities. Chapter 3 would be the fee for using certain CDD facilities, which are this building and the horse stables. The context for this rule is that we entered into a Management Services Agreement with the Resort to operate these two facilities. As part of that agreement we still are in control of these facilities and still have the obligation of setting the rental rate for these facilities. So the agreement with the Resort, obligates them to collect our established rental rate and remit back 50% of that rate. That 50% remitted back to us is to cover the wear and tear and the capital that's related to the buildings. They are responsible for the day-to-day maintenance. We set the fee for both buildings at $1,500 per event. We did that to set a ceiling, with the understanding that we would come back hopefully at the hearing and maybe bring that down to another rate. My recommendation at this point, is that you consider it adopted at the $1,500 per event rate and implement it at some rate lower than that. So you still have the ability to go up to that dollar amount. It gives you the flexibility to do that, but by a motion, you can set it at $1,750 or whatever the Board decides to do. That would give us the flexibility to get with Anthony in the Resort and develop what the negotiated rate would be that would apply to the Management Services Agreement. One issue that we left blank is there are some instances where non-profits may want to utilize the facility for a fundraiser, things like that, and you may or may not want to make a provision for that. If you don't make a provision for that, then they would have to pay the full rate that everyone else pays.

Mr. Dryburgh: Some church groups said it was very convenient for them to use this facility for their religious services. Why would we give them a substantial break? We can adopt it and decide. In reading this last night, do residents receive a discount?

Mr. Flint: If the event is greater than 50 people, they would receive a 50% discount on whatever we end up negotiating with the Resort.

Mr. Dryburgh: It requires that the resident be in attendance.

Mr. Flint: Correct.

Mr. Dryburgh: Is there some process that we can put into place to ensure that occurs?

Mr. Flint: Well, the Resort is managing this facility, so it would be incumbent upon the Resort to make sure that the owner is there. That gives it the idea if someone who works for State Farm wants to have their Christmas party here, they can rent the facility as a resident to get the 50% discount and then they are not even here, or maybe their wife works for State Farm or their friend.

Mr. Dryburgh: My son works for a company that has birthday parties. They never show up. They use that discount here. My question was how do we control birthday parties at the swimming pool?

Mr. Flint: Later on we are going to be talking about dog park policies. My suggestion is that we bring back at the March meeting, an Amenity Policy, which includes your dog parks, pools, the pocket parks and playground.

Mr. d'Adesky: There should be a no commercial provision.

Mr. Dryburgh: Yes, but they are not going to be advertising to us that they are doing that. They are just going to say, "My 14th removed cousin is having a party and I will be there with 200 friends."

Mr. Flint: The proposed policy that we are going to bring back would say there's no commercial use of CDD facilities. In that instance, someone who might be doing that could be prevented from doing that. If someone is teaching swimming lessons and they use the pool to teach swimming lessons, again that would be a commercial use.

Mr. d'Adesky: They are not going to be able to hide that.

Mr. Flint: Normally we would have language in there.

Mr. Dryburgh: I just wanted to make sure we have a discussion on the record.

Mr. Flint: I think that's how we would handle that scenario. For a non-profit, you could set a dollar amount or set a percentage or remove the language. Whatever the Board's preference is. It's really more of a policy issue.

Mr. Dryburgh: I would like to go along with the recommendations as far as setting the rate at $1,500 per event.

Mr. Flint: For the non-profit, you can set the rate at $100.

Mr. Dryburgh: I'd rather set it at $100.

Mr. Greenstein: Just a nominal fee.

Mr. d'Adesky: Do you want to set it at $100 as the normal cost of cleaning?

Mr. Flint: The Resort is going to charge a cleaning fee outside of this.

Mr. Greenstein: I don't think this is going to come up too often, but there are events with 501(c)(3) organizations that make arrangements with the Resort for catering or for golf course use or whatever. I think when it comes to this facility, we can give them a break.

Mr. Flint: Right.

Mr. d'Adesky: That's fine.

Mr. Greenstein: In order to be able to adopt this with some modifications, I think in Section 1.6 where it talks about the fee for residents, is there a circumstance where there would be a waiver of a fee?

Mr. Flint: If it's less than 50 people, the way it's worded right now, if it's a small event, the fee is waived. If it's more than 50 people, then it's a 50% discount of whatever the full rate is.

Mr. Greenstein: True. So in Section 1.6 (a), where it says, "However, for a Resident to be entitled to a waiver," add "or discount of the fee."

Mr. Flint: Correct.

Mr. Greenstein: It does say, "or a reduced fee," afterwards, so maybe it was fine the way it was.

Mr. Flint: Okay, then I think we are good then without it.

Mr. Greenstein: The only other thing that I would like to add is on the top of Page 3, where it says, "shall pay rental fees as follows," since this may be something we may want to discuss further and agree to set a maximum, why don't we say, "The fee for the use of the Heritage Crossing Community Center is no greater than $1,500 and the fee for use of the Horse Stables is no greater than $1,500."

Mr. d'Adesky: You can say that.

Mr. Dryburgh: I think it's well said.

Mr. Greenstein: This way, it's clearer than, "It is subject to further discussion among the Board."

Mr. Flint: That's fine.

Mr. Greenstein: If we don't do anything, it's $1,500.

Mr. Dryburgh: That's a good idea.

Mr. Greenstein: The only other change, is on the top of Page 4, in Section 1.10 where it says, "In accordance with that certain Interlocal Agreement between Reunion East Community

Development District and Reunion West Community Development District," "Reunion East" should be "Reunion West." In other words, since the amenities are in Reunion East, Reunion West in the Interlocal Agreement is equivalent to Reunion East. This allows them to be treated the same way as a Reunion East resident.

Mr. Harding: Good catches.

Mr. Greenstein: Other than that, I'm good.

Mr. Flint: Is there any other discussion from the Board on that? Hearing none,

A. Consideration of Resolution 2020-05 Establishing a Fee Schedule for the Utilization of the Community Amenity Facilities

> On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor adopting Resolution 2020-05 Establishing a Fee Schedule for the Utilization of the Community Amenity Facilities was approved, as amended.

Mr. Flint: We will close the public hearing.

FIFTH ORDER OF BUSINESS **Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint: As you know, we use the tax bill as the collection method for our Operations and Maintenance (O&M) and Debt Service assessments. We have a separate agreement allowing us to do that, but in addition, some of the Property Appraisers for the various counties are now requiring this additional agreement. It's the result of some legislative changes that were made that in part, instituted penalties for the disclosure of information that would be confidential. For example, if you were a police officer or firefighter, there are some instances where people can ask for their address and name, that sort of thing, and be protected under a public information request or otherwise. Because of the penalties, the Property Appraisers sent us a Preliminary Assessment Roll in June that has all of the properties within the District. So in an effort to make sure that we are not disclosing something that they provide us, they are requiring these agreements, which are standard. I will say what they provided to us already redacts the information so we don't see an instance where we would be disclosing something that we shouldn't. So we are okay with these agreements. I think District Counsel reviewed them

Mr. d'Adesky: Yes. They are standard in Osceola County. It is also why we can't have something like a Resident Directory that the CDD puts out because we can have serious penalties for disclosing people who might be a judge or a victim of a crime or something like that.

Mr. Dryburgh: Is there a State law?

Mr. d'Adesky: This is a State law.

Mr. Dryburgh: So is it within the State Law that they must be renewed every year?

Mr. d'Adesky: These agreements?

Mr. Dryburgh: Yes.

Mr. d'Adesky: No it's not. They just renewed it year to year for practice. This is the practice the County has.

Mr. Flint: They came back with another one each year.

Mr. d'Adesky: The County comes back with one.

Mr. Dryburgh: So once a year, we are going to have the same discussion.

Mr. Flint: Yes.

Mr. d'Adesky: The reason why they do it that is in case the law changes, because this law just changed. It could change next year so we will re-draft their agreement and send it out. That's why it goes to December because most laws take effect on January 1st.

Mr. Dryburgh: That makes sense.

Mr. Flint: It's really not a big deal for us. We are used to this agreement not only in Osceola County, but in many other counties that have similar agreements.

Mr. d'Adesky: GMS is a competent management company.

> On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was approved.

SIXTH ORDER OF BUSINESS **Consideration of Agreement with Towing Enforcement Agreement with Reunion Resort & Club of Orlando Master Association**

Mr. d'Adesky: We don't maintain a force that's able to go out there and spot folks and identify them for towing. So in Districts where we have towing, we almost always use the Master Association as the vehicle to go out there and delegate our authority to identify folks who are parked impermissibly and allow the towing operator to tow them. We require standard

requirements under a District contract, insurance indemnification and allow termination within 60 days. This first one is with the HOA.

Mr. Harding: They did change that?

Mr. d'Adesky: Yes. We updated it.

Mr. Flint: I provided a revised one. Just the name changed.

Mr. Harding: It's with the POA, not the HOA.

Mr. Greenstein: It's the Master Association.

Mr. Flint: They are interchangeable.

Mr. d'Adesky: That's just a term that we used to identify it internally. It doesn't change it.

Mr. Goldstein: It's the same thing, right?

Mr. Greenstein: Technically the POA is more correct because you don't need to have a house there. It could be property. It's raw land that's undeveloped, but most people recognize the HOA.

Mr. d'Adesky: It's an internal reference within the document. It really doesn't matter.

Mr. Greenstein: That was the only thing that I identified.

Mr. Harding: Me too.

Mr. Flint: Obviously it's a two-party agreement. The Master Association agreed with this agreement. We sent it to Egis to review and we will need to circle back with them, but the Board also needs to approve it.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Agreement with Towing Enforcement Agreement with Reunion Resort & Club of Orlando Master Association was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with Towing Company Related to Towing Enforcement**

Mr. d'Adesky: This is the actual agreement with the towing company, Bolton's Towing Service, which is the company that will actually be doing the towing, that is required to comply with the statutory requirements. Many towing companies don't want a super onerous contract, so we tried to keep it fairly simple, but it requires the standard compliance, public records and what not.

Mr. Harding: So we changed that one to the POA as well?

Mr. d'Adesky: This one is directly with the towing company. So there are two separate agreements.

Mr. Greenstein: It's between us, so it's just with the Reunion East CDD. The other document said Reunion East POA.

Ms. Hobbs: I have a quick question under Section 2.

Mr. d'Adesky: I updated that.

Ms. Hobbs: It said they would do a drive by inspection and I didn't think we wanted that.

Mr. d'Adesky: Sometimes when you stare at the computer you put something in twice.

Ms. Hobbs: Okay. Thank you.

Mr. Greenstein: We all reviewed tons of documents in preparation for this meeting and I didn't come up with anything.

Mr. d'Adesky: It's standard and similar to other communities that have towing companies operating within them. We tried to keep it similar so we can show them that this is the same agreement we have in other communities. There aren't a lot of towing companies.

Mr. Harding: I imagine not many towing companies just drive around looking like they are bored.

Mr. d'Adesky: Exactly.

Mr. Greenstein: They are in Winter Haven.

Mr. Flint: There is a statutory requirement that they must have a facility within so many miles of the CDD. They indicated that they do comply with that requirement. I saw that they were in Winter Haven also.

> On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the Agreement with Towing Company Related to Towing Enforcement was approved.

EIGHTH ORDER OF BUSINESS **Discussion Items**

A. Reunion East Irrigation System

B. Procedures for Towing Warnings and Towing

Mr. Flint: Why don't we flip Items A and B since Item B is related to the towing. Tricia, do you want to go over the proposed guidelines that we are working on that we would provide to the HOA and the security company?

Ms. Adams: Sure.

Mr. Flint: I provided a copy of the procedures.

Ms. Adams: This document was sent out to the Board under separate cover from the agenda and is standard for CDDs in Central Florida that adopted parking and towing policies. These guidelines are generally written with enough elasticity to allow security offers discretion, so they have the ability to engage in enforcement opportunities but understanding the direction of the Board for warnings and communication, until there are repeat offenders or egregious situations. I would be happy to go through this section by section. I did get some comments back from the Chairman and it was one of the more substantive notes. When we are looking at specific areas where on-street parking is not permitted, it will be noted in here that it includes cul-de-sacs associated with those streets.

Mr. Dryburgh: So the sign is conflicting.

Mr. Harding: Yes.

Ms. Hobbs: I know this covers the streets where we are going to have one side parking, but in the overall larger document that we looked at in rectifying, there is also a permission to tow cars that are parked on the grass, where they are not supposed to be or on service type streets that go behind houses.

Ms. Adams: This is written to be applicable to the entire rule that the Board adopted regarding parking restrictions and parking enforcement. So this is applicable for any of that illegal parking.

Ms. Hobbs: Okay.

Mr. d'Adesky: Some of those situations we might have been able to tow them already, in the middle of the park or something like that.

Ms. Hobbs: Yes. I don't want to make this into a long document. I just want to make sure that we don't get someone saying, "But it doesn't say in here that I can't park there."

Mr. d'Adesky: Right.

Mr. Flint: We may be able to add a sentence in here that clarifies that it's not just limited to these streets, but there are some general restrictions.

Ms. Hobbs: Perfect.

Mr. Flint: If someone is parked across a sidewalk in the wrong direction, those situations are violations of State Law, whether they are on these streets or not.

Ms. Hobbs: Exactly.

Mr. Flint: That would be something that would be subject to your policy.

Mr. Harding: The police have ticketed for that too.

Mr. Flint: Right. Ideally, they would be the ones that would address those issues.

Mr. d'Adesky: We want the ability to address them.

Mr. Dryburgh: I just want to go on the record so it's very clear what you will and will not tolerate, such as people parking cars that might block driveways even though security needs to update some of their discussions. There is no driveway blockage. No fire hydrant blockage. No parking in the wrong direction.

Mr. Flint: Right.

Mr. Dryburgh: Common sense things, which security is going to make sure that their staff understands they have to enforce.

Ms. Adams: Keep in mind that this is an internal document used to inform the Master Association and security staff about the operating guidelines. This is not something that would be released to residents. As a compatible piece with this, there will be additional communication that goes out to residents, especially once the signs are installed that will generate some interest in these parking policies.

Mr. Dryburgh: So that's going to go out through the HOA.

Mr. Flint: This won't, but the document she is referring to will.

Ms. Adams: This internal operating guideline has been provided to Egis for their feedback. The reason that it is presented to the Board is that staff understands that you had a keen interest in the operating guidelines and wanted to ensure that there was the ability for progressive communication and not a draconian approach to the policy.

Mr. Greenstein: I always interpreted the conditions that John was pointing out on what constitutes improper parking/illegal parking, before we took any action on controlling it further.

Mr. Dryburgh: Yes.

Mr. Greenstein: The Master Association has a sign from Bolton's in the front of every community that basically puts people on notice that if you are towed because you parked illegally, you will be towed by Bolton's and has a phone number to contact.

Mr. Flint: Right.

Mr. Greenstein: So that part is already in place, but now we are extending it to more specific situations where parking will not be allowed.

Mr. Goldstein: I don't see that we put anywhere in here that we are not going to start towing cars the day that signs go up. We need to make it very clear so that everybody doesn't get

freaked out. Like there will be a warning period or something. We discussed that, but I don't see it in any of the documents.

Mr. Flint: We are going to put that in what goes out to the community.

Mr. Goldstein: I just want to make sure that John and those guys aren't going to start towing cars because we'll never hear the end of it.

Mr. Greenstein: They don't work on commission, so you don't have to worry about it.

Mr. Goldstein: I know. So we will discuss that.

Mr. Flint: I don't know that these need to be adopted. It was really a discussion item. If you have any feedback, let us know. Item A, regarding the irrigation system, was added as a discussion item, but I think it's actually an informational item. I don't know that we want to have a lot of discussion on the record at this point.

Mr. Greenstein: No.

Mr. Flint: We provided a letter under District Counsel's signature. Andrew, did you want to present this item?

Mr. d'Adesky: This was an informational update. It seems like there might be some confusion about the status of the irrigation system. Let's be frank, Reunion can be a confusing community sometimes, so we wanted to reach out to Kingwood. I don't think we ever had a fully disclosed letter to them to show the history of the irrigation system. It's a little complicated. It also helps the Board to look through it and see the history of the irrigation system. Certain assets weren't turned over immediately and there were certain access easements and Easement Agreements. We are hoping to have a meeting with them on the current status and get everything set up so we can operate in a way that is productive for everybody in the community, but also complies with State and tax law, because the irrigation system is a CDD system and we have to operate it as a public improvement. That's all I have. Are there any questions? I'm happy to get with the Board Members separately if you want to get the history. It's a long history.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Updating on Auditing Requirements

Mr. d'Adesky: I wanted to provide an update on Senate Bill (SB) 7014. Most of the updates are on things that we were doing anyways, like keeping the audit on the website and certain ways we nominate the Auditing Committee. It now requires that Board Members be on the Auditing Committee. You already do that and already named one of your Board Members as

the Chair. So those provisions aren't problematic. The one thing that I want to make sure everybody knows is if there is a duty to report if the auditor asks you a question, you should always answer, because failure to answer an auditor who is performing a Government audit can be considered a criminal offense. It's usually a question of whether you know of any undisclosed claims. The District typically answers no. If you have any questions or if there is anything that came up regarding the audit, you can always go to George and he would be more than helpful to walk you through that. That's all I had.

B. Engineer

Mr. Flint: Steve, do you have a report for the Board?

Mr. Boyd: Just on the Reunion West items. Do you want me to update the Board on what's happening there?

Mr. Flint: Yes.

Mr. Boyd: I have two items. One, is that I engaged a Landscape Architect to provide the Landscape Plan. This required for the mail kiosk by the County. That's supposed to be put in next week and I'll immediately turn that into the county. I called the developer that's developing the parcel adjacent to it and discovered that the driveway is going away. It does not need to be used. I'm not clear yet and I'm going to clarify if we need to remove it as part of this improvement or they are taking it out or if it's just going to be abandoned. I already revised a plan to show the county that with that driveway going away, the left turn lane goes away and as a result of that, the entire widening operation could be accomplished by re-striping. That plan was revised and I'm going to take that to the county with the Landscape Plan for the mail kiosk and we should have the permits shortly after that. I don't anticipate any problems with the county on the permit being done differently. I have some measurements that I can go over with you. George, I thought I sent you this, but apparently, I didn't. So I'm presenting it to the Board and then I will follow up, but we will need to update them with this change of scope.

Mr. Greenstein: Steve, I just want to stop you because I want to explain to the audience what we are talking about. Before I get to that, let me just ask you this question. We need permits to change striping. I'm looking at Alan now. We created crosswalks and had Fausnight come in, lay it out and put in the proper signage. Now it's coming to light that we did not do any permitting work on that. This issue is the west gate coming around Sinclair Road. On the Reunion West CDD Board, on which I serve on, we believed we could widen the road by taking out the sidewalk and moving it more towards where the Eagle Trace townhouse development is, to allow for traffic

that has access to Reunion residents to the right lane. In other words, we didn't want people in the left lane from getting to the gate because it gets backed up and you end up on Sinclair Road waiting. So what Steve Boyd our Engineer is saying is that we changed our plans because we are changing the roadway, the sidewalks and we had to get a permit. Through that process, it was discovered that there is a neutral area where there is some marking of the roadway that would allow for people to make a left turn, leaving the driveway into the Resort that's currently there. However, that driveway is no longer going to be there, so he basically said another solution for us, rather than tearing up the sidewalk and spending a lot of money, is to re-stripe the lines to move traffic coming into the Resort, more to the left and center, which would allow us to have unfettered access in the right-hand lane. So with all of that being said, why do you think we need permits for that?

Mr. Boyd: We might not, Mark. What's confusing about it is they already have a permit application in hand with plans. So one way or the other, I need to update that plan and let them know what we are doing. Maybe I simply can remove that portion. Both the mail kiosk and the turn lanes are in the same permit application.

Mr. Greenstein: That's a surprise.

Mr. Boyd: I could potentially remove that from the permit application and then we will come back and have Fausnight go out there and do the work.

Mr. Greenstein: That's what I would do. The fact that we killed two birds with one stone with one permit, is fine. It's funny how this has all come around full circle, because the very first thing we talked about was removing improperly marked lines because of the way the use of the area has changed. So the fact that we can basically get what we need fairly quickly is good news. What do you think, Alan?

Mr. Scheerer: I think the driveways are already removed. They already added the curb outside the gate. The only turn lane that we would have out there would be for the lift station, but I don't know that we need a turn lane for access. The only people that should be in the lift station is Toho. I think all of that has already been removed and the new curb has already been installed.

Mr. Greenstein: Good.

Mr. Scheerer: It should be a simple fix if we are allowed to do that.

Mr. Greenstein: That would be great, if we get this problem taken care of with re-striping lines and shifting the traffic more towards the center of the roadway, so that the right lane can go

in. Then we have to get with the Resort to install signage saying, *"Resident Gate to the Right."* We will figure it out.

Mr. Scheerer: We will eventually put something like that or similar onto the asphalt itself.

Mr. Dryburgh: That striping is going to have to go quite a bit down the road.

Mr. Greenstein: Oh yeah. If you look, there are lines that are faint because they are all washed out.

Mr. Scheerer: In the Capital Budget for Reunion West we added a complete re-striping of all of Traditional Boulevard.

Mr. Greenstein: Right.

Mr. Scheerer: So there is already funding in there for the project. It's just a matter of how you want it laid out.

Mr. Goldstein: The sooner we do it the better

Mr. Greenstein: Absolutely.

Mr. Goldstein: Last Friday night, there were 50 cars lined up when I came through the other side and 20 cars lined up to make their turn onto County Road 532. I sat there for 10 minutes and cars were cutting through to go out that they had nothing to do with Reunion. You can tell. I know you guys do your best, but that will help. Get it done.

Mr. Greenstein: So Steve, now everybody is up to speed on what we are talking about. Just so you also know, the mail kiosk on Valhalla Terrace in the back on the West side, had no parking. It was never set up for whatever reason. It was across from the large hotel. So we have a project to create handicapped spots and parking so people can basically get out of the street and like at every other mail kiosk we have in Reunion, get their mail safely and then get back and leave. Right now, they have to basically park in the street because there is no place to park. So what do you think the timeline on that project is going to be?

Mr. Boyd: Like I said, I will provide the Landscape Plan to the county next week. They didn't have any comments other than requiring a Landscape Plan.

Mr. Greenstein: Okay.

Mr. Boyd: So I'm hoping that we will get approval back from the County fairly quickly. I did get three bids on the overall project and I'll read off the numbers. We will just focus on the mail kiosk at this point, but SDC, the contractor doing work on the south side of County Road 532 for another developer bid $120,700, including the turn lane, but the mail kiosk itself was $58,374. The vendor doing the work on the parcel declined to bid on the turn lane, but bid

$51,173.47 on the mail kiosk. The third bidder is a smaller contractor that I have experience with in another CDD that is well suited for this size job, bid $26,339 for the mail kiosk. He has an additional $13,600 in general commissions, which would probably be reduced some, but taking Tradition Boulevard out of his other bid, which I'm not mentioning, brings his total to $61,500.

Mr. Flint: For both.

Mr. Boyd: It is $26,339 for the mail kiosk and $13,600 in general conditions. So that needs to be reduced somewhat.

Mr. Flint: What is the name of the contractor?

Mr. Boyd: Florida Site & Seed. The owner's name is Randy Palmer. He has done a lot of jobs this size for us in the Harmony CDD. He is from St. Cloud.

Mr. Flint: This Board doesn't actually award that contract, but it is a shared cost. The fact is that he is going to have three bids, as long as the Board doesn't have an objection. We don't have a permit yet, but we will have it on the Reunion West agenda for next month.

Mr. Greenstein: That's good.

Mr. Boyd: For the next Board Meeting, I am going to have them update their bids with the landscaping design for the mail kiosk because we do have to add that.

Mr. Flint: So that number doesn't include landscaping?

Mr. Boyd: No, because we didn't have a design for them to bid. They all declined to put an estimate on it.

Mr. Flint: Okay.

Mr. Boyd: Our plans basically said, "Remove and replace what's there," but they didn't want to bid on that. These are all apples-to-apples comparisons. They all filled in the blanks on the same bid form.

Mr. Greenstein: Okay, good. Thank you, Steve.

Resident (Not Identified): That right lane you are talking about, the yahoos that aren't residents go into the right lane by mistake. That's happening now. It takes forever for that to clear. So you might need some divisions in the road.

Mr. Flint: We are going to make sure we have good signage, but you can't do anything to prevent idiots.

Mr. Dryburgh: You can't cure stupidity.

Mr. Harding: We are still going to need a security officer in those lanes to keep them moving in the right place.

Mr. Greenstein: They do a good job. Friday night is especially bad, but they usually have two officers; one working the left lane and one working the right lane. The one on the right hopefully has the easier job, but again, you get people who try to use the right lane who aren't entitled to use it. This is going to improve things greatly because a lot of times, you are at the bottom of the funnel and you just can't get around a car. This is going to push the traffic over so whether they wind up or not in the right place, you will still be able to get around them.

Mr. Dryburgh: So they have to do signs in addition to the striping.

Mr. Greenstein: Absolutely.

Resident (Not Identified): At one point, there was a police officer at the gate. We weren't here, but our son lives here. He was telling us it was great because the police officer was there. What happened with that?

Mr. Harding: That's not a daily occurrence for them. It's not life threatening. They are thinly staffed.

Resident (Not Identified): So it just happened one time?

Mr. Greenstein: Most of the time they are interested in giving out tickets or that's their meeting spot for their afternoon communications. There is an area on Sinclair Road that is the entrance to another project, which hopefully won't see the light of day, that parallels 429. That is my personal option. By the way, an Osceola County sheriff's car sits so I suggest being careful leaving Sinclair Road since you can easily exceed the speed limit if you're not careful.

Resident (Not Identified): Yesterday, I came through the back gate and went onto the right side. I was in line and had to go to the right, when a young lady in front of us, pulled over to the right. I thought maybe she was a resident. We all waited to get up to the gate. She has her paper.

Mr. Greenstein: Exactly.

Resident (Not Identified): Then a gentleman opened the gate because he had no choice and she went through. I'm sure she's going to do the same thing today.

Mr. Dryburgh: You can't cure stupidity. We talked to security about specifically stating what they need to use to be able to use those gates, I don't know if that's happened or not, but you will see people sit and come in the gate when it's not manned and wave at a machine that's not manned and not working. They will sit there for 10 minutes until someone drives up and has an opener.

Mr. Greenstein: This is going to help a lot. Just so you know, the Reunion West CDD meets regularly. They didn't meet this month, but they meet at 12:30 today and Reunion East

meets at 1:00 p.m. So if you want to sit in on a Reunion West meeting to discuss Reunion West issues, that would be the time to do it. Let's proceed.

C. District Manager's Report

i. Action Items List

Mr. Flint: We talked about irrigation. The County Road 532 costs are on hold. We discussed parking. Alan, do you want to give an update on the playground and the dog park?

Mr. Scheerer: Absolutely. The dog park is complete and it's my understanding that it's being used. Mr. Goldstein called me today saying that Lorraine give us permission to relocate one of the park benches and one of the trash cans underneath the tree in the dog park. I set up a meeting with our contractor for Monday. Last week, the engineer for the playground company was onsite to sign the Notice of Commencement and get it notarized. That was done last Tuesday. Like I said, I think it's going to take between 60 and 90 days to get the project completed, once we finish permitting. As I said at the last meeting, they requested engineering drawings for the playground, which were submitted. So we will get through all of the hoops. I think within the next 60 to 90 days before summer, we will have a new playground and shade structure in that location as well.

Mr. Goldstein: So everybody else knows, there is still another bench and trash can in that park for people that don't want to use the dog park.

Mr. Scheerer: It's going to be in great proximity to the playground.

Mr. Greenstein: We will have an appropriate ribbon cutting ceremony when everything is completed.

Mr. Scheerer: It's not on the Action Items List, but Ms. Hobbs asked about the stop sign. That's been relocated. It looks like it's in a good spot so we will have Fausnight come out and put it in a decorative pole. We put in a temporary pole for now. We relocated both speed limit signs. I don't think the one by the water park is hidden and we are limited. So if there are no objections, I know that there was a request at some point to relocate one speed limit sign to Grand Traverse Parkway, between Castle Pines Court and Tradition Boulevard.

Mr. Greenstein: That will be perfect.

Mr. Scheerer: So if there are no objections by the Board, we will choose a location there and relocate that particular speed limit sign.

Mr. Goldstein: Sounds good.

Mr. Greenstein: Yes.

Mr. Flint: Regarding the dog park, I received an email from Mr. Goldstein about a dog park user suggesting that the Board consider implementing a policy that Celebration has for their dog parks. I reviewed that policy and it's really not something that I think is workable in this community. I've never seen a policy like that. We must have somebody in charge of issuing permits to use the dog park and verifying vaccination records.

Mr. d'Adesky: They do that because the HOA runs the dog park.

Mr. Flint: Those parks are run by the Master Association. They have a full-time staff and office. I provided a couple of examples. One is from the Randal Park CDD in the Lake Nona area and the other is from Starkey Ranch, which is similar. It would be a good idea for the District to adopt dog park policies as well as a policy for the use of the pool, playground and some small pocket parks in the community.

Mr. Dryburgh: Are they putting up a sign?

Mr. Flint: That sign was an example. We basically pulled that off of the Internet. At next month's meeting, we will present an amenity policy that will cover everything; pools, dog parks, playground, etc. After you adopt that policy, which doesn't need a rule hearing, it can be done by motion, we will put signage up at the dog park as well.

Mr. Harding: Until we get an official adoption, I think we should install a sign as soon as possible, since people are using it. It's been used for two weeks. We can always make a change. I'm just concerned that it's sitting there without a sign. How much is a sign?

Mr. Scheerer: It depends on what you want on the sign. There are generic signs that we can pick up telling people to please pick up after their pet or leash their pet.

Mr. Harding: This is pretty much the standard.

Mr. Flint: If the Board is okay with what is on this proposed sign, we will post one.

Mr. Scheerer: I can have one posted tomorrow.

Mr. Flint: But this one is kind of specific. It will say, "You Must be at Least 16 years old to Handle a Dog" or "Children Under 13 Years Old Must be Accompanied by an Adult." If the Board is okay with those age delineations, we will post the sign.

Mr. Dryburgh: Lets go ahead and order it. If we want to make a change later, we can.

Mr. Scheerer: Absolutely.

Mr. Dryburgh: Can you find one like that online?

Mr. Scheerer: Yes.

Mr. Flint: We have a sign company that can make them.

Mr. Scheerer: I will go to my sign guy and take samples for an 18' by 24' sign. I will have them made up as quickly as possible. It will probably be the first of the week.

Mr. Dryburgh: Thank you.

Mr. Scheerer: There is one entrance, but there is a double gate in the back for landscaping purposes. So I don't think we need a sign there. That gate will stay locked until it is ready to be mowed. That's not a resident entrance or guest entrance.

ii. Approval of Check Register

Mr. Flint: You have the January Check Register for the General Fund and payroll totaling $715,384.10. The majority is Debt Service assessment revenue that we received from the County that was submitted to the Trustee. Anywhere you see, "Reunion East CDD care of U.S. Bank," that's Debt Service assessment revenue. Are there any questions on the Check Register? Hearing none,

> On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Check Register for the month of January was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through December 31st, which is the first quarter of Fiscal Year 2020. No action is required of the Board, but if you have any questions, we can discuss those.

iv. Status of Direct Bill Assessments

Mr. Flint: There is one small direct bill that has not been paid yet, in the amount of $3,720 for November and one for February in the amount of $1,008.60. I believe that's from the Resort. EHOF and Orlando Health paid their assessments. Are there any questions on the financials? Hearing none,

TENTH ORDER OF BUSINESS Other Business

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda?

Mr. Harding: I just have one item as a follow up. As far as Reunion Village and the access, are there any more expenses that we are incurring?

Mr. d'Adesky: We don't have anything as of this date.

Mr. Harding: Is that something we should have on the Action Item List as far as how we handled it?

Mr. Flint: We can track it. The developer of the parcel agreed that they would interconnect with that bridge and there would be a guard gate, but I haven't seen their plans or any designs showing that.

Mr. d'Adesky: They have to come to us.

Mr. Harding: Do we need to approve it?

Mr. Flint: We would have to accept the roads and the guard houses, so that would be part of what would be conveyed to the District.

Mr. Harding: I think for follow up, we should do that.

Mr. Flint: I can follow up.

Mr. d'Adesky: They have to provide us with those plans.

Mr. Harding: I know. We can even see a proposal.

Mr. d'Adesky: Sure.

Mr. Harding: Why don't we ask them to give us a quarterly update.

Mr. Greenstein: I usually ask. In fact I had a discussion with John Chiste about it. It is something that has to be included in the Development Plan for that parcel. They basically pulled back the one they had originally showed us four or five months ago. So just to be clear, the last item we discussed was access to the bridge, which would be with a resident only gate to not allow pass through traffic.

Mr. Harding: Exactly.

Mr. Greenstein: But you want the residents of Reunion Village as well as residents of other parts of Reunion to be able to go over that bridge, go through or around Reunion Village to get to the hospital and restaurants. There will be a full-blown guard house that looks like the entry gate at the front of the Resort, at the entrance to Reunion Village, which is behind the hospital. So there will actually be two points of access control; one that is a staffed guard house and then a resident only gate similar to what we have at the Liberty Bluff entrance. So hopefully the next plan we see, will incorporate all of those features before we sign off on it.

Mr. Harding: Good.

Mr. Flint: I will add it, so we track it too.

Mr. Greenstein: That's good. I was talking about that before the meeting started.

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

There not being any, the next item as followed.

TWELFTH ORDER OF BUSINESS **Next Meeting Date**

This item was not discussed.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

REUNION EAST AND WEST CDDS
2020 RFP FOR LANDSCAPE MAINTENANCE SERVICES
BID COMPARISON MATRIX

	BRIGHTVIEW		CAPITAL LAND MANAGEMENT		DOWN TO EARTH		FLORIDA COMMERCIAL CARE		MAINSCAPE		MILLENNIUM		YELLOWSTONE	
	RECDD	RWCDD	RECDD	RWCDD	RECDD	RWCDD	RECDD	RWCDD	RECDD	RWCDD	RECDD	RWCDD	RECDD	RWCDD
GENERAL SERVICES Schedule "A"	$ 425,690.00	$ 24,155.00	$ 239,880.00	$ 180,684.00	$ 430,785.00	$ 162,540.00	$ 503,832.00	$ 193,440.00	$ 480,470.00	$ 131,965.00	$ 264,000.00	$ 252,000.00	$ 357,912.00	$ 85,740.00
	Reunion East and West CDDS													
TURF CARE Schedule "B"	$ 62,540.00	$ 14,980.00	$ 139,000.00	$ 8,600.00	$ 86,157.00	$ 32,508.00	$ 96,936.00	$ 40,320.00	$ 116,927.00	$ 19,701.00	$ 21,600.00	$ 14,400.00	$ 54,744.00	$ 13,884.00
TREE/SHRUB CARE Schedule "C"	$ 40,210.00	$ 17,030.00	$ 13,544.00	$ 6,772.00	$ 57,438.00	$ 21,672.00	$ 29,856.00	$ 1,956.00	$ 27,081.00	$ 3,184.00	$ 10,740.00	$ 6,000.00	$ 30,000.00	$ 11,640.00
BEDDING PLANTS Schedule "D"	$ 55,500.00	$ -	$ 55,500.00	$ -	$ 49,500.00	$ -	$ 43,500.00	$ -	$ 55,504.00	$ -	$ 45,000.00	$ -	$ 44,616.00	$ -
	7500 Units Per Rotation	0 Units Per Rotation	7500 Units Per Rotation	0 Units Per Rotation	7500 Units Per Rotation	0 Units Per Rotation	7500 Units Per Rotation	0 Units Per Rotation	7500 Units Per Rotation	0 Units Per Rotation	7500 Units Per Rotation	0 Units Per Rotation	7500 Units Per Rotation	0 Units Per Rotation
BED DRESSING Schedule "D"	$ 62,415.00	$ 1,350.00	$ 62,415.00	$ 1,350.00	$ 62,415.00	$ 1,350.00	$ 42,997.00	$ 1,050.00	$ 66,576.00	$ 1,440.00	$ 58,948.00	$ 1,350.00	$ 62,248.00	$ 1,320.00
	1387 cubic yds.	30 cubic yds.	1387 cubic yds.	30 cubic yds.	1387 cubic yds.	30 cubic yds.	1387 cubic yds.	30 cubic yds.	1387 cubic yds.	30 cubic yds.	1387 cubic yds.	30 cubic yds.	1387 cubic yds.	30 cubic yds.
PALM TRIMMING Schedule "D"	$ 15,960.00	$ 175.00	$ 20,040.00	$ 840.00	$ 22,800.00	$ 475.00	$ 11,240.00	$ 330.00	$ 17,920.00	$ 700.00	$ 14,620.00	$ 430.00	$ 46,070.00	$ 416.00
	43 Q/F, 122 D, 169 W	5 Q/F, 9 S	43 Q/F, 122 D, 169 W	5 Q/F, 9 S	43 Q/F, 122 D, 169 W	5 Q/F, 9 S	43 Q/F, 122 D, 169 W	5 Q/F, 9 S	43 Q/F, 122 D, 169 W	5 Q/F, 9 S	43 Q/F, 122 D, 169 W	5 Q/F, 9 S	43 Q/F, 122 D, 169 W	5 Q/F, 9 S
IRRIGATION MAINTENANCE Schedule "E"	$ 49,140.00	$ 4,752.00	$ 25,200.00	$ 8,400.00	$ 24,660.00	$ 7,920.00	$ 18,084.00	$ 5,808.00	$ 50,243.00	$ 21,533.00	$ 18,960.00	$ 9,600.00	$ 36,000.00	$ 12,000.00
	137 Zones	44 Zones	137 Zones	44 Zones	137 Zones	44 Zones	137 Zones	44 Zones	137 Zones	44 Zones	137 Zones	44 Zones	137 Zones	44 Zones
TOTAL	**$ 711,455.00**	**$ 62,442.00**	**$ 555,579.00**	**$ 206,646.00**	**$ 733,755.00**	**$ 226,465.00**	**$ 746,445.00**	**$ 242,904.00**	**$ 814,721.00**	**$ 178,523.00**	**$ 433,868.00**	**$ 283,780.00**	**$ 631,590.00**	**$ 125,000.00**

RECDD Total	$ 711,455.00
RWCDD Total	$ 62,442.00
Grand Joint Total	**$ 773,897.00**

CAPITAL LAND MANAGEMENT	$ 555,579.00
	$ 206,646.00
	$ 762,225.00

DOWN TO EARTH	$ 733,755.00
	$ 226,465.00
	$ 960,220.00

FLORIDA COMMERCIAL CARE	$ 746,445.00
	$ 242,904.00
	$ 989,349.00

MAINSCAPE	$ 814,722.10
	$ 178,523.90
	$ 993,246.00

MILLENNIUM	$ 433,868.00
	$ 283,780.00
	$ 717,648.00

YELLOWSTONE	$ 631,590.00
	$ 125,000.00
	$ 756,590.00

PREPARED BY GMS
5-Mar-20

SECTION V

MANAGEMENT SERVICES AGREEMENT
(SEVEN EAGLES)

THIS MANAGEMENT SERVICES AGREEMENT (this "Agreement") is entered into this 12th day of March, 2020 and effective retroactively to January 1, 2019 (the "Effective Date"), by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and a local unit of special purpose government (the "CDD"), and **THE REUNION CLUB OF ORLANDO, LLC**, a Georgia limited liability company (the "Management Company").

RECITALS:

A. **WHEREAS**, the CDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and pursuant to Osceola County Ordinance #01-31.

B. **WHEREAS**, the recreational amenity/property commonly referred to as "Seven Eagles", as further defined in the attached Exhibit "A", (the "CDD Facilities") is owned by the CDD.

C. **WHEREAS**, the CDD desires the benefit of the experience and services of the Management Company for the operation and management of the CDD Facilities upon the terms and conditions set forth in this Agreement, and the Management Company is willing to accept such obligations pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of 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 a four-year initial term beginning on the Effective Date and ending on December 31, 2023 (the "Term"). Thereafter, this Agreement shall be automatically extended for one (1) additional two (2) year term unless notice of termination is delivered by either party.

3. Acceptance of Management Responsibility. The CDD hereby retains the Management Company to manage and operate the CDD Facilities in accordance with the standards set forth herein and to further render the Services (as defined below), and the Management Company hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement.

4. Compensation. The Parties agree that no monies or other compensation shall be due from the CDD to the Management Company for the provision of the Services (as defined hereunder). The Management Company will receive all revenues and income derived from the operations of the CDD Facilities and will be responsible for paying all bills and costs associated with the operation and

management of the CDD Facilities as more fully set forth herein, and any balances remaining after payment of such costs will remain the income of the Management Company.

5. Services of Management Company and Operation of CDD Facilities. The Management Company shall act as the manager of the CDD Facilities, including all activities related thereto, and the Management Company shall provide the CDD with the following services, including but not limited to (collectively, the "Services"):

(a) Standards and Operation. The Management Company shall manage and maintain the CDD Facilities as a part of the CDD community and at all times in accordance with that of a high quality public facility, at a level consistent with or better than a similar operation in central Florida. General standards for management and maintenance of the CDD Facilities are set forth in this Agreement, and more specific standards pertaining to the CDD Facilities are set forth in Exhibit "B" attached hereto.

(b) Operational Inventory. The Management Company shall purchase all necessary and recommended inventory and supplies, enter into all necessary contracts for electricity, gas, propane, telephone, general cleaning, window cleaning, refuse disposal, pest control, payroll or staff services, and for any other utilities or services which the Management Company shall consider reasonably necessary or advisable for the operation of the CDD Facilities, and make ordinary repairs and maintenance (as more fully set forth below and subject to the prior approval of the CDD, and the lack of a statutory or regulatory need to bid for such services). Within sixty (60) days after the Management Company has begun to perform its duties under this Agreement, both the Management Company and the CDD shall cooperate to produce an inventory detailing the ownership of all personal property items located at or within the CDD Facilities which are subject to this Agreement.

(c) Emergency Maintenance Service. The Management Company will have a properly qualified person available to handle maintenance emergencies affecting the CDD Facilities, before and after the maintenance emergency event.

(d) Other Services and Conditions.

(i) The Management Company will provide appropriate personnel to manage the CDD Facilities during hours of operation, which hours shall be established by the Management Company from time to time, and which hours shall be subject to review by the CDD. The Management Company shall post appropriate signage indicating the hours of operation and a contact number for the Management Company. The Management Company may elect to permit use of certain areas of the CDD Facility during discrete periods while restricting use of other areas of the CDD Facilities during those same periods. The Management company shall make best efforts to ensure CDD Facilities are only accessed by (a) property owners within the boundaries of either Reunion East or Reunion West community development district ("Property Owner") and the guests of Property Owners (inclusive of guests of the Management Company, as a Property Owner), (b) employees, contractors, subcontractors, and other licensees of the Management Company and (c) individuals who have paid the CDD Non-Resident User Fee. The Management Company shall have discretion regarding implementation of operating

procedures to ensure authorized users follow use and conduct policies established by the Management Company consistent with the mutually acceptable operating and maintenance requirements. The Management Company will secure the CDD Facility during periods of inoperation, and may, in its sole discretion, monitor and surveil the CDD Facilities for compliance. The Management Company shall have the authority to restrict access, deny privileges, and/or apply other appropriate measures to address unauthorized users, authorized users attempting use during periods of inoperation, and authorized users that violate behavioral standards of the Management Company.

(ii) The Management Company hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the CDD Facilities are located, at Management Company's sole cost and expense, except as provided in paragraph 6.(b) herein, and the Management Company will take such action as may be reasonably necessary to comply with any and all notices, orders or other requirements affecting the CDD Facilities issued by any governmental agency having jurisdiction over it, unless specifically instructed by the CDD or the CDD that it intends to contest, at the CDD's cost and expense, such orders or requirements and that the Management Company shall not comply with the same. The Management Company shall provide immediate notice to the CDD of any such orders or requirements upon receipt of same.

(iii) If requested by the CDD, a representative of the Management Company shall attend all CDD Board of Supervisors meetings. Additionally, the Management Company shall attend membership meetings with homeowners and developer representatives upon prior notice by the CDD.

(e) Liquor Licenses and Liability. In the event liquor or any other alcoholic beverage is to be served in or upon any of the CDD Facilities, the Management Company shall be responsible for acquiring and maintaining in good standing any and all licenses required by law which are necessary to legally serve alcoholic beverages. In addition, the Management Company shall comply with all liquor liability insurance requirements as more fully described herein. The CDD shall cooperate with Management Company as may be reasonably required to provide documentation or information to licensing authorities in order for the Management Company to acquire and maintain such licenses.

6. Repair, Maintenance and Utilities.

(a) Except for the CDD's maintenance responsibilities set forth below, Management Company shall maintain the interior, exterior, landscaping and grounds of the CDD Facilities and every part thereof in good repair and condition; damages by causes beyond the control of the Management Company, reasonable use, ordinary decay, wear, and tear excepted. Management Company hereby further covenants at its expense to:

(i) Comply with the requirements of applicable building, housing and health codes specifically applicable to Management Company's use of the CDD Facilities;

(ii) Maintain the ceilings, windows, screens, doors, steps, porches, interior walls, floors, cosmetic features of the exterior of the building(s), paint, landscaping, grounds, parking lots and all other non-structural components in good repair and the plumbing, heating and air conditioning systems in good working condition;

(iii) Provide for the monthly extermination and prevention of rats, mice, roaches, ants and wood-destroying organisms;

(iv) Maintain all locks and keys;

(v) Maintain in a clean and safe condition all areas of the CDD Facilities;

(vi) Provide for garbage removal and outside receptacles therefor; and

(vii) Pay for all utilities provided to the CDD Facilities.

Subject to subsection (b) below, the CDD shall maintain the structure of the building(s) on the grounds of the CDD Facilities, including the integrity (but not the cosmetic condition) of exterior walls, roof and foundation except to the extent that any maintenance or repairs are deemed "minor repairs" (*i.e.*, less than or equal to $2,500), and also to the extent that any maintenance or repairs are required as a result of the negligence or intentional acts of the Management Company, its employees, agents, contractors or guests, in which cases Management Company shall be responsible for said costs and obligations. Notwithstanding the foregoing, the CDD shall have no liability or obligation for said maintenance unless and until it receives written notice from Management Company that maintenance and/or repairs are necessary.

(b) The Management Company shall not be responsible for any "Capital Expense" for any single item of repair or replacement which exceeds Two Thousand, Five Hundred and 00/100 Dollars ($2,500) (unless said repair or replacement is a result of the negligence or intentional acts of the Management Company, its employees, agents, contractors or guests), and shall not incur on behalf of the CDD any Capital Expense unless specifically authorized in writing, in advance, by the CDD, except, however, such emergency repair as may involve a danger to life or property or as may be immediately necessary for the preservation and safety of the CDD Facilities or the members, occupants and livestock, or as may be required to avoid the suspension of any necessary service to the CDD Facilities. A "Capital Expense" is defined as any capital expenditure (not normal operational maintenance and repairs), upgrade or long-term repair that is in excess of $2,500. Capital Expenses shall include, without limitation, building structural repairs, roof replacement, appliance replacement, carpet or flooring replacement and major building systems replacement including, but not limited to, air conditioning and plumbing. Minor operational repairs and maintenance are included in the Fixed Fee, as defined below, and are to be performed at the cost of the Management Company. Without limiting the generality of the foregoing, it is the intent of this paragraph that the Management Company shall be responsible for the expense if it is due to normal wear and tear or part of routine maintenance service, and the CDD shall be responsible for the expense if it is to prolong the life of the facility or component (e.g., painting exterior, refurbishing chairs) or to make modifications to the CDD Facilities as may be required by law.

(c) The Management Company shall be directly responsible for the general operation and management of the CDD Facilities and the associated maintenance necessary for the upkeep of the CDD Facilities and its related amenities according to the standards reasonably acceptable to the CDD, including cleaning and such maintenance and repair work as may be necessary to operate the facility successfully, and as set forth herein. In the event that the Management Company, at any time during the term of this Agreement, fails to so maintain the CDD Facilities, the CDD shall have the right to give written notice to the Management Company, specifying those areas of specific matters in regard to which the Management Company is not meeting the standards of operation (i.e., facility conditions, employee training, failure to operate within the approved CDD rules and regulations as adopted by the CDD from time to time). The Management Company shall have thirty (30) days from the receipt of said notice to cure such failures in their entirety, or in the event that such failures cannot be reasonably cured within that period, a reasonable period shall be established, provided that the Management Company diligently commences and pursues to complete such cure. If such efforts are not made, this Agreement may be terminated at the sole discretion of the CDD.

(d) The CDD Facilities and all furniture and fixtures, machinery, appliances, operating equipment and all personal property used in the operation of the CDD Facilities and owned by the CDD shall be maintained by the Management Company on behalf of the CDD, in a condition that is appropriate for the operation of the CDD Facilities. Title thereto shall remain in the name of the CDD. The Management Company will use reasonable caution and care in performing its Services to protect the equipment and premises of the CDD Facilities now owned or hereafter acquired. An inventory of all property owned by the CDD shall be performed by the CDD (or other individual acceptable to the CDD) and the Management Company prior to the Management Company beginning operations at the CDD Facilities. Annual inventories shall be performed in the same manner. At the termination of this Agreement, the Management Company shall be responsible for leaving all CDD inventory items in good condition and repair, ordinary wear and tear excepted.

7. Insurance. The Management Company shall, at its own expense, secure insurance policies as listed below necessary for the proper maintenance, preservation and operation of the CDD Facilities. 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 CDD. The Management Company shall furnish certificates of insurance to the CDD prior to providing the Services, and each certificate shall clearly indicate that the Management Company has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph.

Management Company shall, throughout the performance of its services pursuant to this Agreement, maintain:

a. Occurrence based comprehensive general liability insurance (including broad form contractual coverage) with minimum limits of $1,000,000 per occurrence and $2,000,000 annual aggregate, protecting it and CDD from claims for bodily injury (including death) and property damage, for incidents occurring on, in or about the CDD premises / facilities, solely which arise from or in connection with the performance of Management Company's services under this Agreement.

b. Business automobile liability insurance covering owned, non-owned and hired automobile exposures, with policy limits not less than $1,000,000 combined single limit.

c. Workers' compensation insurance sufficient to satisfy all applicable statutory requirements, and Employer's liability insurance in amounts not less than:

Bodily Injury by Accident: $1,000,000 each accident
Bodily Injury by Disease: $1,000,000 policy limit
Bodily Injury by Disease: $1,000,000 each employee

d. Liquor liability insurance in an amount not less than $1,000,000 per occurrence and $1,000,000 annual aggregate.

e. Umbrella / Excess liability insurance with a minimum limit of $25,000,000 each occurrence and $25,000,000 annual aggregate.

All such insurance required in this Section 7 shall be with companies and on forms reasonably acceptable to CDD and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to CDD; the insurance required under paragraph 7.a, 7.b, and 7.d shall name the CDD as an additional insured. Certificates of insurance (and copies of all policies, if required by the CDD) shall be furnished to the CDD. In the event of any cancellation or reduction of coverage, Management Company shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to CDD whatsoever. Acceptance by the CDD of any evidence of insurance submitted by the Management Company does not relieve or decrease in any manner the liability of the Management Company for performance of the Services in accordance with the terms and conditions hereof.

All coverage types, limits and deductible amounts as set forth in this Section 7 hereof shall be reviewed by CDD and Management Company from time to time for the purpose of determining the coverage types, limits and deductible amounts then appropriate of properties similar in type and construction to the CDD facilities and for the nature of the business being conducted, and for purposes of complying with the requirements of any mortgagee.

CDD shall, at its own expense, secure insurance policies necessary for the proper maintenance, preservation and operation of the CDD Facilities and shall name the Management Company as an additional insured. Certificates of insurance shall be furnished to the Management Company.

8. Management Company's Employees. The Management Company shall employ, hire, train and supervise all personnel reasonably necessary to operate the CDD Facilities, with all employees' compensation, benefits and labor costs to be paid by the Management Company. The Management Company shall have authority to hire, train and discharge all employees necessary for the operation of the CDD Facilities, and to fix their compensation; such employees shall not be employees or independent contractors of the CDD. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of Management Company or of entities retained by Management Company are the sole responsibility of Management Company. Management Company shall obtain, for each individual Management Company employs at the CDD Facilities at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed provider of

such services, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within Management Company's industry. Management Company shall maintain copies of said background checks on file so long as the subject individual(s) remains in Management Company's employ, and to the extent permissible by law, Management Company shall make all background checks available for CDD's review upon request. Management Company shall use commercially reasonable efforts to enforce strict discipline and good order among its employees while at the CDD Facilities.

9. Licenses, Transfers. The Management Company, at its own expense, shall obtain all licenses and permits necessary to perform the Services. All licenses will be obtained in the name of the Management Company, if possible. In the event the Management Company is in default under this Agreement and/or this Agreement is terminated by the CDD, the Management Company agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the CDD's expense, all permits and licenses, including but not limited to any liquor license(s), which may be held by the Management Company for the CDD Facilities and the operation thereof, to the CDD or, at the CDD's sole option, to the CDD's nominee. The cost and expense of such transfers shall be borne solely by the CDD.

10. Termination. Notwithstanding anything to the contrary contained herein, CDD or Management Company may terminate this Agreement, with or without just cause, upon ninety (90) days' prior written notice to the other party. Except as provided for in Section 6(c), in the case of a material event of default by either party, which default has not been cured within ten (10) days after receipt of written notice thereof from the non-defaulting party, the non-defaulting party may terminate the Agreement upon five days' prior written notice to the defaulting party, provided that, if such default is of a nature that it cannot be cured within such ten (10) day period, then such period shall be extended for such additional period as may be reasonably necessary to remedy the default, but in no event shall such extended remedy period extend beyond ninety (90) days.

11. 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, sent via recognized overnight courier (such as Federal Express), or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

CDD:	Reunion East Community Development District c/o Governmental Management Services 219 East Livingston Street Orlando, FL 32801 Attn.: District Manager
with a copy to:	Latham, Luna, Eden & Beaudine, LLP 111 N. Magnolia Ave., Suite 1400 Orlando, FL 32801 Attn.: Jan Albanese Carpenter, Esq.
Management Company:	Reunion Club of Orlando, LLC 200 Ocean Crest Dr., Suite 31 Palm Coast, FL 32137

Attn.: Legal Dept.

and a copy to: _____

_____

_____

Attn.: _____

12. Indemnification. Management Company agrees to indemnify, save harmless and defend the CDD, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the CDD, 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) Management Company's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Management Company, its agents, employees or sub-contractors in the performance of this Agreement.

13. Compliance with All Laws, Regulations, Rules and Policies.

(a) At all times, Management Company is expected to operate in accordance with all applicable laws, statutes, regulations, ordinances and orders.

(b) Management Company hereby covenants and agrees to comply with all the regulations, ordinances and rules of governmental authorities wherein the CDD's Facilities are located, as said regulations, etc. may specifically relate to Management Company or its services provided hereunder, at Management Company's sole cost and expense except as otherwise provided herein, and Management Company will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Management Company, unless specifically instructed by the CDD that it intends to contest such orders or requirements and that Management Company shall not comply with the same. Management Company shall provide immediate notice to the CDD of any such orders or requirements upon receipt of same. Should such compliance require changes or modifications to the CDD Facilities, Management Company shall provide notice ot the CDD as provided under Section 6.

(c) Management Company shall bear all costs associated with compliance with the Americans with Disabilities Act or any other state or Federal legislation related to its performance of the Services; provided however, that the CDD shall be solely responsible for such compliance in respect of the improvements constituting the CDD Facilities and other assets owned by the CDD.

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

14. Ownership of Books and Records. Any books, documents, records, correspondence or other information kept or obtained by the CDD or furnished by the CDD to Management Company in connection with the services contemplated herein and/or the CDD Facilities and any related records are property of the CDD. Management Company agrees and acknowledges that any and all such books, documents, records, correspondence or other information may be public records under Chapter 119, *Florida Statutes*.

15. Public Records. Management Company agrees to promptly comply with any order of a Court having competent jurisdiction which determines that records pertaining to the management of the CDD Facilities maintained by Management Company are "public records" which must be available to the public.

Management Company agrees and acknowledges that any and all books, documents, records, correspondence or other information related to this Agreement and/or the CDD Facilities may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*. In accordance with applicable Florida law:

a. Management Company shall keep and maintain public records that ordinarily and necessarily would be required by the CDD in order to perform the services provided in this Agreement.

b. Management Company shall provide the public with access to public records on the same term and conditions that the CDD would provide the records and a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.

c. Management Company shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

d. Management Company shall meet all requirements for maintaining public records and transfer, at no cost, to the public agency all public records in possession of Management Company upon termination of this Agreement and shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements, provided that Management Company shall be entitled to retain copies of any records it deems necessary to comply with IRS, Florida Department of Revenue and any other regulatory agencies or necessary for Management Company's defense of any claims by CDD or any third party resulting from Management Company's performance under this Agreement. All records stored electronically shall be provided to the CDD in a format that is compatible with the information technology systems of the CDD so long as Management Company does not incur unreasonable cost or expense in doing so.

If Management Company does not comply with a public records request, such failure to comply shall be considered a default under the terms of this Agreement and applicable law, and the CDD shall enforce the Agreement accordingly.

16. Environmental Covenants.

(a) Management Company shall comply with all environmental laws, rules, regulations, statutes and ordinances, including, without limitation, those applicable to "hazardous substances." Management Company shall unconditionally, absolutely and irrevocably agree to indemnify, defend and hold harmless CDD and its officers, employees, agents, and contractors, from and against and to pay in full on demand by CDD all loss, cost and expense (including, without limitation, attorneys' fees and disbursements and fees of other professionals advising CDD) of whatever nature suffered or incurred by CDD on account of the existence on the CDD Facilities, or the release or discharge from the CDD Facilities, of "hazardous substances" caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, including, without limitation, any claims, costs, losses, liabilities and expenses arising from the violation (or claimed violation) of any environmental laws by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the institution of any action by any party against Management Company, CDD or the property whereon the CDD Facilities are situated based upon nuisance, negligence or other tort theory alleging liability due to the improper generation, storage, disposal, removal, transportation or treatment of hazardous substances by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the imposition of a lien on any part of the Demised Premises under the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq., as amended ("CERCLA"), and the laws of the state where the Demised Premises is located, or any other laws pursuant to which a lien or liability may be imposed on the CDD due to the existence of hazardous substances caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services.

(b) In the event any claims, costs, losses, liabilities or expenses arise from the violation (or claimed violation) of any environmental laws by the CDD or its employees, agents, licensees and subcontractors prior to the commencement of the Services, applicable law shall determine the allocation of any liability or responsibility, if any, between any and all parties involved, provided, however, that in no event shall the Management Company be responsible, in whole or in part, for any such claims, costs, losses, liabilities or expenses.

17. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the CDD 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 CDD.

18. Attorneys' Fees. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its reasonable attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

19. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida, regardless of any conflict-of-interest rules. Any litigation arising under this Agreement shall have venue in a court having jurisdiction over Osceola County, Florida. THE PARTIES

WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT HAVING JURISDICTION OVER OSCEOLA COUNTY, FLORIDA.

20. Independent Contractor Status. At all times hereunder, the Management Company shall undertake all duties, obligations, and responsibilities as an independent contractor, and not as an employee, agent or representative of the CDD. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the CDD and the Management Company. The Management Company has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the CDD.

21. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability beyond any limited waiver 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. Waivers. 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.

23. 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) The Management Company may not assign this Agreement or any of the rights and duties expressed herein except with the CDD prior written consent, which consent may be withheld in the CDD's sole and absolute discretion.

(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 Management Company and the CDD 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, 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, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder.

24. Termination of Conflicting Contracts. The Parties agree that this Agreement shall serve to terminate and replace any other agreements pertaining to the provision of the Services described hereunder, including the Management Services Agreement entered into on May 1, 2015.

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

[SIGNATURE PAGE TO FOLLOW.]

SIGNATURE PAGE TO
MANAGEMENT SERVICES AGREEMENT
(SEVEN EAGLES)

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.

"CDD"

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT
a Florida community development district

ATTEST:

By: _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____
Chairman/Vice-Chairman

"MANAGEMENT COMPANY"

REUNION CLUB OF ORLANDO, LLC,
a Georgia limited liability company

By: _____
Print: _____
Title: _____

WITNESSES:

_____
Print: _____

_____
Print: _____

EXHIBIT "A"

Description of CDD Facilities

[ATTACHED BELOW]

EXHIBIT "B"

SPECIFIC OPERATION AND MAINTENANCE REQUIREMENTS
FOR THE CDD FACILITIES.

The specific requirements for the CDD Facilities listed below shall be in addition to all the management, operational and maintenance requirements set forth in the Agreement. However, this list shall not be deemed to be an exhaustive or all-inclusive list of the Management Company's responsibilities with respect to the CDD facilities. The exact duties performed by the Management Company shall be those duties mutually agreeable to the CDD and the Management Company, and shall include, but not be limited to, the following:

- The Management Company shall be responsible for maintenance of the CDD owned swimming pool complex, commonly referred to as the Seven Eagles Pool Complex, which consists of a swimming pool, a children's recreation center and a fitness center.

- Management Company shall manage and operate the facility as first-rate public swimming pool and recreation facility, and shall keep the pool, the recreation areas and the appurtenant areas in a clean, attractive and safe condition at all times.

- All pool/patio furniture, fitness equipment, recreational equipment, and any other items of personal property owned by the Management Company and listed in the inventory created pursuant to this Agreement, or hereafter acquired by the Management Company, shall continue to be owned and maintained by the Management Company.

- Management Company shall check pool water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report, as required by Chapter 64E-9.004(13), FAC, per site visit.

- Management Company shall conduct necessary tests for proper pool chemicals as required to maintain water quality levels within the requirements of chapter 64E-9.004(d).

- Management Company shall operate the filtration systems and recirculation systems, backwashing as needed. Management Company shall clean all strainers, maintain the pools at proper water levels and maintain filtration rates. Management Company shall check valves for leaks, as well as other components, and maintain in proper condition.

- Management Company shall manually skim, brush and vacuum the pool as necessary. Maintenance shall be performed three days per week year-round. At least one day per week, as necessary, the pool will receive super chlorination and algae treatment.

- Management Company shall advise the CDD of any necessary repairs, cleaning or replacement which is deemed a Capital Expense as defined in the Agreement. Upon approval from the CDD's Board of Supervisors, such repairs shall be completed and billed separately.

SECTION VI

PLEASE RETURN SIGNED CONTRACT TO:
7001 SW 24th Avenue, Gainesville, FL 32607
Phone: 877-529-9908 Fax: 866-733-1115

Infinite Energy

Florida Commercial Natural Gas Sales Agreement

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
Customer ("You"/"Your") Legal Entity Name (Owner's Name if Sole Proprietor)

593754116	482575-446439	05/04/2020
Federal Tax ID / SS #	MPA Code	Effective Date
ALAN SCHEERER	(407) 841-5524	2CSEB030320
Contact Name	Phone Number	Exhibit B Version Number
	ASCHEERER@GMSCFL.COM	
Fax Number	Email Address	

Type of Business: ☐ Proprietorship ☐ Partnership ☐ State Incorporated in: FL ☐ LLC ☒ Government

Nature of Business: DEVELOPMENT DISTRICT Date Established:

Prior Name and Address if established less than two (2) years:

Your Requested Start Date is subject to acceptance by Your Local Distribution Company ("LDC"). In the event the LDC fails, or is unable, to switch You on the desired date for any reason, without limitation, then Infinite Energy shall not be liable for any costs, including any difference in price for the time You remain with Your previous marketer or any Early Termination Fees.

Your Requested Start Date is (check one)

☐ ASAP
☐ During your LDC's Jun 2020 Production Month, as set by your LDC
☒ Upon expiration of your current Infinite Energy rate

FOR NEW CUSTOMERS, You acknowledge, by signing this Agreement, You are hereby selecting Infinite Energy to initiate service and begin enrollment as Your natural gas supplier under the rate plan selected.

FOR EXISTING CUSTOMERS, You acknowledge, by signing this Agreement, You are hereby authorizing Infinite Energy to remain Your natural gas supplier under the rate plan selected.

Your Gas Rate Plan will be *(You must select a rate plan)*:

☒ Variable IFERC Rate: This rate shall be the IFERC FGT ZONE 3 natural gas monthly settle plus $0.0600 per therm plus all pass through costs through the May 2021 Production Month, as billed by your LDC.

For TECO customers, the Load Factor Adjusted Release Rate (NCTS Rider Adder), will be passed through to you without markup. At any time while on any variable rate, You may request to switch all or a portion of Your usage to any of the then effective fixed rate options with Infinite Energy, at no additional fee. The Customer Service Fee is $0.00 per service location per month; there is a $25.00 activation fee per service location for all new customer accounts. A listing of all service locations, which this Agreement shall apply to and be binding upon, is attached hereto as **Exhibit A**. The Terms and Conditions, which are fully incorporated herein by reference, are attached hereto as **Exhibit B**. At any time, upon request, Infinite Energy will provide You with additional copies of Your terms and conditions.

By signing below, You agree to the following:

1. You have read and understand this entire Agreement, including Exhibits A and B;
2. You authorize Infinite Energy to verify Your credit background and Your references to release information directly to Infinite Energy;
3. You are a duly authorized owner or representative of the entity mentioned above;
4. You are 18 years of age or older; and
5. You agree to be bound by all statements, terms and conditions contained in this Agreement, including Exhibits A and B.

Please Sign Name(s) & Date:

Please Print Name(s) & Title(s): ALAN SCHEERER

EXHIBIT A: SERVICE LOCATIONS

Location Name: Heritage Crossing Pool A

Type of Service Needed-- Please check one:

☐ New Service (Meter Set) ☐ New Service (Turn On) ☐ Marketer Switch ☒ Renewal

LDC Account Name: Heritage Crossing Pool A

LDC Account Number: 211010319849 LDC Name: TECO

Service Address: 7693 HERITAGE CROSSING WAY POOL WAY # A, REUNION FL 34747-

Billing Address: 1408 HAMLIN AVE UNIT E, SAINT CLOUD FL 34771-8588

MPA Code: 482575-446439

Location Name: Heritage Crossing Pool B

Type of Service Needed-- Please check one:

☐ New Service (Meter Set) ☐ New Service (Turn On) ☐ Marketer Switch ☒ Renewal

LDC Account Name: Heritage Crossing Pool B

LDC Account Number: 211010400144 LDC Name: TECO

Service Address: 7621 HERITAGE CROSSING WAY POOL WAY # B, REUNION FL 34747-

Billing Address: 1408 HAMLIN AVE UNIT E, SAINT CLOUD FL 34771-8588

MPA Code: 482575-446439

Location Name: Homestead Pool

Type of Service Needed-- Please check one:

☐ New Service (Meter Set) ☐ New Service (Turn On) ☐ Marketer Switch ☒ Renewal

LDC Account Name: Homestead Pool

LDC Account Number: 211010400532 LDC Name: TECO

Service Address: 7475 GATHERING DR, REUNION FL 34747-6702

Billing Address: 1408 HAMLIN AVE UNIT E, SAINT CLOUD FL 34771-8588

MPA Code: 482575-446439

Location Name: Carriage Point Pool

Type of Service Needed-- Please check one:

☐ New Service (Meter Set) ☐ New Service (Turn On) ☐ Marketer Switch ☒ Renewal

LDC Account Name: Carriage Point Pool

LDC Account Number: 211010400342 LDC Name: TECO

Service Address: 7585 ASSEMBLY LN, REUNION FL 34747-6745

Billing Address: 1408 HAMLIN AVE UNIT E, SAINT CLOUD FL 34771-8588

MPA Code: 482575-446439

Exhibit B: General Terms and Conditions

1. REQUIREMENTS – You and Infinite Energy (collectively "the Parties") agree Infinite Energy will sell to You, and You will purchase from Infinite Energy, all of Your natural gas needs on a full requirements (100% swing) basis for the service address(es) specified in this Agreement on Exhibit A.
2. CONTRACT VOLUME – For the purposes of locking in Your price, if You select a Fixed Rate, Infinite Energy shall base Your expected usage, for the term of this Agreement, on either one or a combination of the following methods:
    a. Historical Usage, which is defined as Your previous twelve (12) months usage; or
    b. Estimated Usage, which is defined as an estimate based on similarly situated customers' profiles.
3. CREDIT – You may be required to provide a deposit, a letter of credit, a guaranty of payment from a third party, or some other security, which is satisfactory to Infinite Energy. This Agreement allows Infinite Energy to obtain credit and LDC information including, but not limited to, historical and future usage, meter readings, types of service, and payment information. By signing this Agreement, You are authorizing the release of the above information to Infinite Energy for the duration of this Agreement, and You have the right to rescind the authorization for release of the above information at any time by contacting Infinite Energy. If You rescind Your authorization, Infinite Energy reserves the right to immediately terminate this Agreement with no further notice.
4. BILLING AND PAYMENT – You will be billed by Infinite Energy each month for natural gas supply and other services, if any. You may elect to have a third party receive Your invoices; however, You will be responsible for all payments. Infinite Energy will calculate Your invoices based on meter readings, including Production Month designations, as determined by and received from Your LDC. If no meter or production month data is forwarded to Infinite Energy in a billing month, an estimated invoice will be sent and an adjustment showing the actual usage will follow on your subsequent invoice(s), or you will be invoiced in the month when Your LDC sends the meter reads to Infinite Energy; this may result in multiple reads or production months on one invoice. You can pay your invoice by mailing payment to Infinite Energy Inc-GAS, P.O. Box #71247 Charlotte, NC 28272-1247. Payments will be due on the twentieth day after the invoice date. Late payments or partial payment balances will be subject to the greater of a ten dollar ($10) late fee per month or the maximum rate allowable by law. In addition, invoices not paid by forty-five (45) days past the invoice date are subject to service disconnection. In the event of a cancellation for non-payment, You shall pay any applicable early termination fees and LDC charges as set forth by the CANCELLATION OF AGREEMENT BY CUSTOMER section. You will be billed for all outstanding balances and fees. You will remain responsible for any collection agency fees, attorney's fees (including in-house counsel fees), court costs, and all other costs of collecting such outstanding balances. For the purposes of this agreement, the terms "month," "production month," "meter read period," "service period," and "billing period" will have the same meaning, unless otherwise stated.
5. TITLES AND TAXES – Title to the natural gas sold hereunder shall pass from Infinite Energy to You at the Delivery Point(s). Unless otherwise indicated, the Delivery Point shall be Your LDC's City Gate. Except as provided herein, each Party shall indemnify and hold harmless the other from all taxes, royalties, fees, or other charges incurred with respect to natural gas to which it has title. You shall be responsible for any taxes imposed simultaneously with transfer of title. Before or upon execution of this Agreement, You shall give to Infinite Energy certificates in regard to any tax exemptions applicable to the natural gas to be sold. The rate, at which the natural gas that will be purchased by You pursuant to this Agreement may, in the sole discretion of Infinite Energy, be increased in accordance with any increase in the DDDC factor and tariff rates, as well as any tax, levy and cost associated with obtaining, transporting, delivering and selling the natural gas pursuant to this Agreement. Proof of any such increase will be provided to You upon request.
6. FORCE MAJEURE – Except for any obligation to make payments when due, neither Party shall be liable to the other for any delay or failure to perform caused by an occurrence of Force Majeure. Force Majeure occurrences include events outside the control of the Party claiming Force Majeure (the "claiming Party"), which may include, but shall not be limited to, acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, civil disturbances, explosions, accidents to machinery or lines of pipe, the loss or failure of Infinite Energy's gas supply due to Force Majeure, and actions of any government authority, LDC, or pipeline entity, which result in conditions, limitations, rules, or regulations that materially impair either Party's ability to perform hereunder, or any similar cause beyond the control of the claiming Party. The claiming Party shall give to the other reasonably prompt and detailed notice of the occurrence of any Force Majeure relied upon.

Exhibit B: General Terms and Conditions

7. LIMITATION OF LIABILITY – Infinite Energy's liability in connection with this Agreement shall in no event exceed the difference between the reasonable price of replacing any undelivered natural gas and its price under this Agreement. Notwithstanding the foregoing, Infinite Energy shall not be liable for any losses, special, incidental, indirect, consequential or punitive damages arising from:
    a. the LDC's service, including, without limitation, operations and maintenance of the system, interruption of service, termination of service, and deterioration of service;
    b. from in-home or building damages; and
    c. a breach of this Agreement by either Party.
8. NO WARRANTIES – Except as expressly set forth herein, Infinite Energy makes and You receive no warranty, express, implied or statutory, and INFINITE ENERGY SPECIFICALLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
9. ASSIGNMENT – This Agreement shall extend to and be binding upon the respective successors and assigns of the Parties; provided, however, that You may not assign this Agreement without Infinite Energy's prior written consent and any purported assignment without such consent shall be void. Infinite Energy reserves the right to assign this Agreement or delegate its duties as required by the Public Service Commission ("PSC").
10. VERBAL RECORDINGS – You agree that Infinite Energy may electronically record all telephone conversations with You without any special or further notice. You shall obtain any necessary consent of Your agents or employees to such recording.
11. ENTIRE AGREEMENT AND AMENDMENTS – This Agreement constitutes the entire understanding between the Parties. No modification or amendment of this Agreement shall be binding on either Party unless in writing and signed by both Parties.
12. NO WAIVER – No waiver of any right under this Agreement shall be effective unless it is in writing and signed by an authorized representative of the Party granting such waiver and any such waiver shall be effective only with respect to the particular event expressly referred to in such writing.
13. GOVERNING LAW – This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without recourse to such state's choice of law rules. Venue for resolution of any dispute shall be located in Alachua County, Florida, and You submit to personal jurisdiction of any court of competent jurisdiction located therein. This Agreement is subject to valid and applicable legislation and to all present and future orders, rules, and regulations of authorities having jurisdiction and LDC tariffs on file with the PSC.
14. DISPUTE PROCEDURE– If You dispute an invoice, You must first notify Infinite Energy in writing at Infinite Energy, Attn: Legal Department, 7001 SW 24th Avenue, Gainesville, Florida 32607-3704 within thirty (30) days of the invoice date; if you do not raise Your dispute within this time, You waive all right to do so. After giving written notice, You may withhold payment for the disputed portion <u>only</u>. You shall refrain from taking legal action with regard to the disputed portion of the invoice for a period of fifteen (15) days following receipt of a timely given written notice of the dispute.
15. CONDITIONAL PAYMENTS – Any form of payment You send to Infinite Energy for less than the full balance due that is marked "paid in full" or contains a similar notation, or that You otherwise tender in full satisfaction of a disputed amount, must be sent to the address specified in the DISPUTE PROCEDURE section. Infinite Energy reserves all rights regarding these payments (i.e. it is determined there is no valid dispute or if any such payment is received at any other address, we may accept that payment and You will still owe any remaining balance). Infinite Energy may also refuse to accept any such payment by returning it to You, not cashing it or destroying it. All other payments You make should be sent to the appropriate payment address.
16. CANCELLATION OF AGREEMENT BY CUSTOMER – Within seventy-two (72) hours of signing this Agreement, You have the right to rescind this Agreement, and You will not be assessed any early termination fees. After the initial 72 hour period, You may terminate this Agreement by sending a written notice of cancellation thirty (30) days prior to the desired cancellation date to the address specified in the DISPUTE PROCEDURE section; provided however, termination of gas delivery to You by Infinite Energy will be effective when Your LDC provides Your final meter reading, which may take up to eight (8) weeks. You shall remain responsible for any and all volumes of gas burned through Your last day of service provided by Infinite Energy. If you terminate this Agreement prior to its expiration, such termination will be deemed an early termination.
17. INTELLECTUAL PROPERTY RIGHTS. Intellectual Property rights are defined as any and all tangible and intangible rights, title and interest in and to: (1) works of authorship, including but not limited to

Exhibit B: General Terms and Conditions

copyrights and all derivative works thereof; (2) trademarks and trade names, (3) confidential information, trade secrets and know-how, (4) all intellectual property rights whether arising by operation of law, contract, license, or otherwise, and (5) all registrations, initial applications, renewals, extensions, divisions or reissues thereof now or hereafter in force. Any Intellectual Property right created, made, or originated by Infinite Energy will be the sole and exclusive property of Infinite Energy. Any unauthorized reproduction by You, Your agents, representatives, assigns, employees, owners, and any other person or entity acting on Your behalf, will constitute an infringement of said Intellectual Property right.

18. MATERIAL BREACH – The following events will each be deemed a material breach of this Agreement: non-payment by You; failure to pay a deposit assessed under this Agreement; reduction of Your requirements to zero for a period greater than thirty (30) days; Your early termination of this Agreement; Your infringement of any Infinite Energy Intellectual Property right; and Your insolvency, bankruptcy, or appointment of a receiver. Once a material breach has occurred, Infinite Energy may, in its sole discretion, (a) convert Your price to Infinite Energy's standard variable rate; (b) terminate Your natural gas service; and/or (c) terminate this Agreement. If You commit a material breach of this Agreement, You will pay all outstanding balances and all costs incurred by Infinite Energy as a result of the breach. Costs include, but are not limited to, reasonable attorney's fees and costs (including in-house legal fees), court costs, and any third party collection fees which Infinite Energy incurs in collection of delinquent balances on Your account.
19. LIQUIDATED DAMAGES – You and Infinite Energy agree damages, as a result of Your material breach of this Agreement, would be difficult, if not impossible, to determine; therefore, if a material breach occurs, whether in whole or in part, Infinite Energy may, in its sole discretion, assess, and You agree to pay, Liquidated Damages in an amount equal to Your Average Monthly Invoice plus Damages.
    a. AVERAGE MONTHLY INVOICE. Infinite Energy shall calculate Your Average Monthly Invoice as an amount equal to the sum of one month's average invoice for each account covered under this Agreement.
    b. DAMAGES. If You choose either an Introductory or a Variable Rate, Infinite Energy waives all rights to collect any damages for early termination of this Agreement. If You choose a Fixed Rate, Your damages shall be determined by taking (1) the wholesale price of natural gas on the Effective Date of this Agreement; subtracting (2) the wholesale price of natural gas on Your termination date; and multiplying the difference, if positive, by (3) the Contract Volume not used due to early termination.
20. EXPIRATION/RENEWAL OF AGREEMENT – This Agreement shall automatically renew on a month to month basis, unless cancelled by either Party upon thirty (30) days written notice prior to expiration of this Agreement. The terms of the renewed Agreement shall be the terms disclosed in this Agreement, except that the rate shall be the then effective standard variable rate, unless You and Infinite Energy agree to continue the current rate or negotiate a new rate.
21. PRIVACY INFORMATION / CONFIDENTIALITY – Any information pertaining to You collected by Infinite Energy during the course of providing service shall be kept confidential. The existence of this Agreement and the terms contained herein are deemed to be confidential. Neither Party shall disclose directly or indirectly without the prior written consent of the other Party the terms this Agreement to a third party (other than the employees, lenders, royalty owners, counsel, accountants and other agents of the Party, or prospective purchasers of all or substantially all of a Party's assets or of any rights under this Agreement, provided such persons shall have agreed to keep such terms confidential) except for the following:
    a. In order to comply with any applicable law, order, regulation, or exchange rule, or
    b. To the extent necessary for the enforcement of this Agreement.

    In the event disclosure is required by a governmental body, applicable law, or proceeding, the disclosing Party may disclose such information to the extent so required, but shall use reasonable efforts to prevent or limit the disclosure of any confidential information, and shall cooperate (consistent with the disclosing Party's legal obligations) with the other Party's efforts to obtain protective orders or similar restraints with respect to such disclosure at the expense of the other Party. Subject to the limitations on liability set forth herein, the parties shall be entitled to all remedies available at law or in equity to enforce, or seek relief in connection with this confidentiality obligation. The terms of any transaction hereunder shall be kept confidential by the parties hereto for one year from the expiration of the transaction.
22. JURY WAIVER – Both Parties hereby irrevocably waive all rights to trial by jury.

SECTION VII

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**"Board"**) of the Reunion East Community Development District (**"District"**) prior to June 15, 2020, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (**"Fiscal Year 2020/2021"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 13, 2020
HOUR:	1:00 p.m.
LOCATION:	Heritage Crossing Community Center 7715 Heritage Crossing Way Reunion, FL 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2020.

ATTEST:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Reunion East

Community Development District

Proposed Budget

FY 2021

GMS
Governmental
Management Services

Table of Contents

Reunion East

Community Development District

Proposed Budget

General Fund

Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021	
Revenues						
Special Assessments - Tax Collector	$1,417,679	$1,156,394	$261,285	$1,417,679	$1,417,679	
Special Assessments - Direct	$600,993	$425,472	$175,521	$600,993	$600,993	
Interest	$750	$351	$299	$650	$750	
Miscellaneous Income	$0	$2,456	$26	$2,481	$0	
Total Revenues	**$2,019,422**	**$1,584,672**	**$437,131**	**$2,021,803**	**$2,019,422**	
Expenditures						
Administrative						
Supervisor Pay	$12,000	$5,800	$5,000	$10,800	$12,000	
FICA	$918	$444	$383	$826	$918	
Engineering	$15,000	$1,127	$3,873	$5,000	$15,000	
Attorney	$35,000	$16,459	$18,541	$35,000	$35,000	
Trustee Fees	$17,500	$0	$17,500	$17,500	$17,500	
Arbitrage	$3,600	$0	$3,600	$3,600	$3,600	
Collection Agent	$5,000	$5,000	$0	$5,000	$5,000	
Dissemination	$10,000	$6,000	$5,000	$11,000	$10,000	
Property Appraiser Fee	$1,000	$502	$0	$502	$1,000	
Property Taxes	$400	$295	$0	$295	$400	
Annual Audit	$5,200	$2,578	$3,000	$5,578	$5,600	
District Management Fees	$44,275	$22,137	$22,137	$44,275	$44,275	
Information Technology	$3,400	$1,100	$1,100	$2,200	$2,200	
Telephone	$300	$7	$93	$100	$300	
Postage	$3,500	$332	$368	$700	$1,500	
Printing & Binding	$2,500	$495	$505	$1,000	$1,500	
General Liability Insurance	$14,800	$13,789	$0	$13,789	$15,200	
Legal Advertising	$1,500	$1,670	$830	$2,500	$2,500	
Other Current Charges	$600	$0	$200	$200	$600	
Office Supplies	$500	$97	$103	$200	$500	
Travel Per Diem	$500	$0	$125	$125	$500	
Dues, Licenses & Subscriptions	$175	$175	$0	$175	$175	
Administrative Expenses	**$177,668**	**$78,006**	**$82,358**	**$160,364**	**$175,268**	
Maintenance - Shared Expenses						
Field Maintenance	$39,851	$19,926	$19,926	$39,851	$49,102	1
Management Services Agreement	$0	$0	$13,650	$13,650	$28,031	2
Facility Lease Agreement	$22,884	$11,442	$11,442	$22,884	$28,196	3
Telephone	$4,760	$2,479	$2,532	$5,011	$6,417	4
Electric	$341,600	$156,136	$168,000	$324,136	$420,900	5
Water & Sewer	$44,800	$18,860	$16,800	$35,660	$55,200	6
Gas	$43,120	$14,614	$9,000	$23,614	$53,130	7
Pool & Fountain Maintenance	$100,800	$62,825	$54,000	$116,825	$155,250	8
Environmental	$5,600	$2,153	$2,791	$4,944	$6,900	9
Property Insurance	$25,620	$24,923	$0	$24,923	$34,155	10
Irrigation Repairs & Maintenance	$8,400	$4,429	$3,600	$8,029	$10,350	11
Landscape Contract	$434,722	$229,182	$182,081	$411,263	$535,640	12
Landscape Contingency	$28,000	$9,755	$15,000	$24,755	$34,500	13
Landscape Consulting	$21,840	$10,785	$0	$10,785	$0	14
Gate and Gatehouse Expenses	$17,920	$3,992	$8,400	$12,392	$22,080	15
Roadways/Sidewalks/Bridge	$28,000	$1,431	$8,358	$9,789	$34,500	16
Lighting	$5,600	$1,124	$2,376	$3,500	$6,900	17
Building Repairs & Maintenance	$14,000	$952	$3,360	$4,312	$17,250	18
Pressure Washing	$19,600	$20,020	$0	$20,020	$24,150	19
Maintenance (Inspections)	$980	$250	$578	$828	$1,208	20
Repairs & Maintenance	$11,200	$2,242	$1,271	$3,513	$13,800	21
Pest Control	$406	$0	$0	$0	$500	22
Signage	$4,480	$23,859	$0	$23,859	$17,250	23
Security	$78,400	$39,200	$39,200	$78,400	$96,600	24
Parking Violation Tags	$0	$15	$250	$265	$345	25
Total Maintenance Shared	**$1,302,583**	**$660,593**	**$562,615**	**$1,223,208**	**$1,652,355**	

Reunion East

Community Development District

Proposed Budget

General Fund

Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
Heritage Crossing Community Center					
Landscape Maintenance	$16,000	$5,287	$0	$5,287	$0
Telephone	$1,500	$726	$0	$726	$0
Electric	$25,000	$9,596	$0	$9,596	$0
Water & Sewer	$2,500	$1,023	$0	$1,023	$0
Gas	$350	$141	$0	$141	$0
Contract Cleaning	$10,000	$4,675	$0	$4,675	$0
Maintenance (Inspections)	$1,250	$968	$0	$968	$0
Pest Control	$0	$0	$0	$0	$0
Total HC Community Center Shared	**$56,600**	**$22,416**	**$0**	**$22,416**	**$0**
Maintenance - Direct Expenses					
Irrigation System Operations	$100,000	$0	$0	$0	$100,000
Transfer Out - R&M Fund	$382,571	$382,571	$0	$382,571	$91,800
Total Maintenance Expenses	**$482,571**	**$382,571**	**$0**	**$382,571**	**$191,800**
Total Expenses	**$2,019,422**	**$1,143,587**	**$644,973**	**$1,788,559**	**$2,019,423**
Excess Revenues (Expenditures)	**$0**	**$441,086**	**($207,842)**	**$233,244**	**($0)**

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

Notes:

(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY20. For FY21, the proposed allocation will be 69% of the shared costs for Reunion East with the remaining 31% allocated to Reunion West.

Shared Costs

		FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 69%	Reunion West 31%
1	Field Maintenance	$71,163	$71,163	$71,163	$49,102	$22,061
2	Management Services Agreement	$0	$24,375	$40,625	$28,031	$12,594
3	Facility Lease Agreement	$40,864	$40,864	$40,864	$28,196	$12,668
4	Telephone	$8,500	$8,947	$9,300	$6,417	$2,883
5	Electric	$610,000	$578,536	$610,000	$420,900	$189,100
6	Water & Sewer	$80,000	$63,554	$80,000	$55,200	$24,800
7	Gas	$77,000	$42,141	$77,000	$53,130	$23,870
8	Pool & Fountain Maintenance	$180,000	$208,787	$225,000	$155,250	$69,750
9	Environmental	$10,000	$8,829	$10,000	$6,900	$3,100
10	Property Insurance	$45,750	$44,506	$49,500	$34,155	$15,345
11	Irrigation Repairs & Maintenance	$15,000	$14,359	$15,000	$10,350	$4,650
12	Landscape Contract	$776,290	$734,398	$776,290	$535,640	$240,650
13	Landscape Contingency	$50,000	$44,209	$50,000	$34,500	$15,500
14	Landscape Consulting	$39,000	$19,260	$0	$0	$0
15	Gate and Gatehouse Expenses	$32,000	$22,129	$32,000	$22,080	$9,920
16	Roadways/Sidewalks/Bridge	$50,000	$17,477	$50,000	$34,500	$15,500
17	Lighting	$10,000	$6,251	$10,000	$6,900	$3,100
18	Building Repairs & Maintenance	$25,000	$7,700	$25,000	$17,250	$7,750
19	Pressure Washing	$35,000	$35,750	$35,000	$24,150	$10,850
20	Maintenance (Inspections)	$1,750	$1,479	$1,750	$1,208	$543
21	Repairs & Maintenance	$20,000	$6,275	$20,000	$13,800	$6,200
22	Pest Control	$725	$0	$725	$500	$225
23	Signage	$8,000	$42,605	$25,000	$17,250	$7,750
24	Security	$140,000	$140,000	$140,000	$96,600	$43,400
25	Parking Violation Tags	$0	$474	$500	$345	$155
		$2,326,042	$2,184,066	$2,394,717	$1,652,355	$742,362

FISCAL YEAR 2021

Reunion East Projected EAU Administrative & Maintenance Calculation

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

FISCAL YEAR 2020

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	404	404.00	6.15%	$132,364	$327.63
Hotel/Condo	1.00	404	404.00	6.15%	$132,364	$327.63
Multi-Family	1.50	2809	4213.50	64.09%	$1,380,488	$491.45
Single-Family	2.00	775	1550.00	23.58%	$507,834	$655.27
Golf	1.00	2.90	2.90	0.04%	$950	$327.63
		4,395	6574.40	100.00%	$2,154,001	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2017 Gross Per Unit Assessments	FY2018 Gross Per Unit Assessments	FY2019 Gross Per Unit Assessments	FY2020 Gross Per Unit Assessments	FY2021 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	$327.63	$327.63	$327.63	$423.03	$423.03	$0.00
Hotel/Condo	$327.63	$327.63	$327.63	$423.03	$423.03	$0.00
Multi-Family	$491.45	$491.45	$491.45	$634.55	$634.55	$0.00
Single-Family	$655.27	$655.27	$655.27	$846.07	$846.07	($0.00)
Golf	$327.63	$327.63	$327.63	$423.03	$423.03	$0.00

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

REVENUES:

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

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

Interest
The District generates funds off of invested funds.

EXPENDITURES:

Administrative:

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

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

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

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

Trustee Fees
The District issued Series 2015A, 2015-1, 2015-2 & 2015-3 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Arbitrage
The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A-2, 2005, 2015A, 2015-1, 2015-2 & 2015-3 Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

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

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

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

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

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

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

Information Technology
Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic date requirements.

Telephone
Telephone and fax machine costs incurred by Manager.

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

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

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

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

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

Office Supplies
Miscellaneous office supplies.

Travel Per Diem
Costs for Board Members attendance at meetings.

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

Maintenance:

56% of the maintenance costs are allocated to Reunion East and 44% are allocated to Reunion West during Fiscal Year 2020. The District is proposing an allocation of 69% of the maintenance costs to Reunion East and 31% to Reunion West during Fiscal Year 2021. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

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

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

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

Telephone
This is for service for the pool buildings' and horse stable phone lines.

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Electric

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

Account #	Duke Energy Service Address
05350 66347	7722 Excitement Dr Spkl, Reunion
05481 84194	7500 Mourning Dove Cir Bath (Terraces)
05699 66436	7477 Excitement Dr Spkl
08152 59495	1300 Reunion Blvd, Irrigation
08929 00579	900 Assembly Ct Spkl 900 Blk
09554 73426	7399 Gathering Dr, Irrigation
13564 01487	7475 Gathering Dr, Pool (Homestead Pool)
15026 22032	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
16017 33396	7500 Gathering Dr, Irrigation Timer
17197 83455	1535 Euston Dr Spkl
17349 22403	1400 Titian Ct Spkl
17441 33552	7400 Excitement Dr Security Control
22603 50590	7200 Reunion Blvd, Irr Timer
23752 82252	15221 Fairview Circle Fountain
24612 68522	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
24936 47164	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
29830 75316	7400 Excitement Dr Lite
33595 72430	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
33668 23497	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
33785 01399	7621 Heritage Crossing Way, Pool
33933 31268	7300 Mourning Dove Cir, Irrigation (Terraces)
34570 89532	7700 Osceola Polk Line Rd, Irrg. Timer
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44472 28386	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Account #	Duke Energy Service Address
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd,Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	**000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)**
15627 52104	**84401 Golden Bear Drive Fountain**
30882 19259	**700 Tradition Blvd Guardhouse (Westside Gatehouse)**
33100 16279	**000 Reunion Blvd Par78 (Grand Traverse Pkwy) (69-Westside of RW Streets)**
64824 62462	**7800 Tradition Blvd Irrig Meter B**
92245 38200	**300 Sinclair Rd Irrig Meter A**
97194 91147	**7800 Tradition Blvd Irrig Meter A**

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

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

Account #	Toho Water Authority Service Address
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892560	1590 Reunion Blvd, Stable
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-942780	**700 Tradition Blvd Guardhouse**

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

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

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

Pool & Fountain Maintenance
Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes.

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

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

Irrigation Repairs & Maintenance
Represents the District expense for maintenance of the irrigation system.

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

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

Gate & Gatehouse Expenses
Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Roadways/Sidewalks/Bridge
Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge. A portion of amount is based on proposal from Don Bo, Inc. for sidewalk grinding and replacement.

Lighting
Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance
Repairs for properties covered under the Management Services Agreement.

Pressure Washing
Estimated cost to pressure wash certain buildings and guardhouses owned by the District. Amount is based on a proposal by AB Pressure Washing.

Maintenance (Inspections)
Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen repairs at the Horse Stables.

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

Pest Control
Represents monthly and quarterly pest services as well as quarterly termite services for the Horse Stables.

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

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

Parking Violation Tags
Represents estimated costs for purchase of parking violation tags.

Maintenance – Direct Expenses

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

Transfer Out – R&M Fund
Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East

Community Development District

Proposed Budget

Replacement & Maintenance Fund

Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021	
Revenues						
Transfer In	$382,571	$382,571	$0	$382,571	$91,800	
Interest	$25,000	$24,592	$10,408	$35,000	$25,000	
Total Revenues	**$407,571**	**$407,163**	**$10,408**	**$417,571**	**$116,800**	
Expenditures						
Building Improvements	$117,600	$0	$143,689	$143,689	$144,900	1
Fountain Improvements	$14,000	$0	$0	$0	$17,250	2
Gate/Gatehouse Improvements	$5,600	$0	$0	$0	$69,000	3
Monument Inprovements	$14,000	$21,661	$0	$21,661	$17,250	4
Pool Furniture	$8,400	$7,918	$0	$7,918	$17,250	5
Pool Repair & Replacements	$47,600	$4,644	$25,537	$30,181	$58,650	6
Lighting Improvements	$4,480	$0	$0	$0	$5,520	7
Landscape Improvements	$140,000	$22,782	$56,750	$79,532	$138,000	8
Roadway Improvements	$8,680	$2,033	$8,548	$10,581	$17,250	9
Signage	$28,000	$0	$19,130	$19,130	$69,000	10
Contingency	$0	$30,105	$0	$30,105	$34,500	11
Total Expenditures	**$388,360**	**$89,142**	**$253,654**	**$342,797**	**$588,570**	
Excess Revenues/(Expenditures)	**$19,211**	**$318,021**	**($243,246)**	**$74,774**	**($471,770)**	
Fund Balance - Beginning	**$2,934,206**	**$3,183,567**	**$0**	**$3,183,567**	**$3,258,341**	
Fund Balance - Ending	**$2,953,417**	**$3,501,588**	**($243,246)**	**$3,258,341**	**$2,786,571**	

Notes:

(1 thru 11) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY20. For FY21, the proposed allocation will be 69% of the shared costs for Reunion East with the remaining 31% allocated to Reunion West.

Shared Costs

		FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 69%	Reunion West 31%
1	Building Improvements	$210,000	$256,588	$210,000	$144,900	$65,100
2	Fountain Improvements	$25,000	$0	$25,000	$17,250	$7,750
3	Gate/Gatehouse Improvements	$10,000	$0	$100,000	$69,000	$31,000
4	Monuments Improvements	$25,000	$38,680	$25,000	$17,250	$7,750
5	Pool Furniture	$15,000	$14,140	$25,000	$17,250	$7,750
6	Pool Repair & Replacements	$85,000	$53,894	$85,000	$58,650	$26,350
7	Lighting Improvements	$8,000	$0	$8,000	$5,520	$2,480
8	Landscape Improvements	$250,000	$142,019	$200,000	$138,000	$62,000
9	Roadway Improvements	$15,500	$18,895	$25,000	$17,250	$7,750
10	Signage	$50,000	$34,160	$100,000	$69,000	$31,000
11	Contingency	$0	$53,774	$50,000	$34,500	$15,500
		$693,500	$612,150	$853,000	$588,570	$264,430

Reunion East

Community Development District

Proposed Budget

Replacement & Maintenance Fund

Fiscal Year 2021

FY2020 Proposed Expenses (Updated)		Amount
	Building Improvements	
Kingwood Orlando Reunion Resort	Interior/Exterior Painting - Horse Stables	$42,000
Kingwood Orlando Reunion Resort	Exterior Painting - Heritage Crossing Community Center	$17,000
	HCCC Kitchen Renovations	$40,000
	Roof Replacement - Heritage Crossing Way	$157,588
		$256,588
	Landscape Improvements	
Enviro Tree Service	Hardwood Pruning - Tree Removal	$9,775
Enviro Tree Service	Hardwood Pruning - Tree Removal	$14,200
Yellowstone Landscaping	Excitement Drive Elm Removals	$8,032
Yellowstone Landscaping	Gathering Drive/Linear Park Roadway Plant Upgrade	$31,878
Yellowstone Landscaping	Heritage Crossing Plant Upgrade	$38,056
Yellowstone Landscaping	Homestead Jasmine Replacement	$2,055
Yellowstone Landscaping	Main Entrance Palm Replacement	$12,476
Yellowstone Landscaping	Reunion Blvd & 532 Juniper Replacement	$7,268
Yellowstone Landscaping	Reunion Traffic Circle Jasmine Replacement	$3,628
Yellowstone Landscaping	Terraces Pool Plant Upgrades	$6,459
		$133,826
	Pool Furniture	
JNJ Home Services	30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	$14,040
		$14,040
	Pool Repair & Replacement	
Spies Pool	Seven Eagles 2 Spas Pool Resurfacing	$10,000
Spies Pool	Heritage Crossing B Spa Resurfacing	$6,587
Spies Pool	2 Pool Heaters - $4,152 per Heater	$8,304
Spies Pool	Heritage Crossing B Pool Resurfacing	$29,015
		$53,906
	Signage	
	Purchase & Installation of 44 Street Signs	$34,160
		$34,160

Reunion East

Community Development District

Proposed Budget

Replacement & Maintenance Fund

Fiscal Year 2021

	FY2021 Proposed Expenses	Amount
	Building Improvements	
Heritage Service Solutions LLC	Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	$9,245
Heritage Service Solutions LLC	Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	$8,450
Heritage Service Solutions LLC	Carriage Pointe Pool - Pressure Wash, Paint, Stucco	$7,895
Heritage Service Solutions LLC	Heritage Pool "A" - Pressure Wash, Paint, Stucco	$8,245
Heritage Service Solutions LLC	Heritage Pool "B" - Pressure Wash, Paint, Stucco	$8,245
Heritage Service Solutions LLC	Homestead Pool - Pressure Wash, Paint Stucco	$7,895
Heritage Service Solutions LLC	Repair/Rebuild Two Roadway Arbors	$9,390
		$59,365
	Gate/Gatehouse Improvements	
Access Control Technologies	Upgradge Access Control System	$75,485
		$75,485
	Landscape Improvements	
Yellowstone Landscaping	Main Entrance Gatehouse Front & Large Island Back of Gatehouse	$9,680
Yellowstone Landscaping	Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	$2,720
Yellowstone Landscaping	Homestead Monument Sign Island Bed - Ligustrum Trees	$1,040
Yellowstone Landscaping	Spine Rd Island Beds	$9,134
Yellowstone Landscaping	Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	$2,685
		$25,259
	Pool Furniture	
JNJ Home Services	60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	$23,220
		$23,220
	Pool Repair & Replacement	
Spies Pool	Heritage Crossing A Wading Pool Resurfacing	$5,295
Spies Pool	2 Pool Heaters - $4,152 per Heater	$8,304
Spies Pool	Heritage Crossing A Pool Resurfacing	$30,882
		$44,481
	Signage	
Fausnight Stripe & Line	190 No Parking Signs	$60,800
		$60,800

Reunion East
Community Development District
Proposed Budget
Series 2015A Debt Service
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments	$2,568,595	$2,093,112	$475,483	$2,568,595	$2,568,595
Interest Income	$1,000	$8,801	$1,199	$10,000	$1,000
Carry Forward Surplus	$891,203	$910,621	$0	$910,621	$887,167
Total Revenue	$3,460,798	$3,012,535	$476,682	$3,489,217	$3,456,762
Expenditures					
Interest Expense 11/01	$641,025	$641,025	$0	$641,025	$614,625
Principal Expense 05/01	$1,320,000	$0	$1,320,000	$1,320,000	$1,375,000
Interest Expense 05/01	$641,025	$0	$641,025	$641,025	$614,625
Total Expenses	$2,602,050	$641,025	$1,961,025	$2,602,050	$2,604,250
EXCESS REVENUES	$858,748	$2,371,510	($1,484,343)	$887,167	$852,512
				11/1/2021 Interest	$580,250
				Net Assessments	$2,568,595
				Add: Discounts & Collections	$163,953
				Gross Assessments	$2,732,548

Reunion East Projected EAU Calculation 2015A

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	$24,600,000.00	$0	$ 614,625.00	$614,625
05/01/21	$24,600,000.00	$1,375,000	$ 614,625.00	
11/01/21	$23,225,000.00	$0	$ 580,250.00	$ 2,569,875.00
05/01/22	$23,225,000.00	$1,450,000	$ 580,250.00	
11/01/22	$21,775,000.00	$0	$ 544,000.00	$ 2,574,250.00
05/01/23	$21,775,000.00	$1,525,000	$ 544,000.00	
11/01/23	$20,250,000.00	$0	$ 505,875.00	$ 2,574,875.00
05/01/24	$20,250,000.00	$1,600,000	$ 505,875.00	
11/01/24	$18,650,000.00	$0	$ 465,875.00	$ 2,571,750.00
05/01/25	$18,650,000.00	$1,685,000	$ 465,875.00	
11/01/25	$16,965,000.00	$0	$ 423,750.00	$ 2,574,625.00
05/01/26	$16,965,000.00	$1,765,000	$ 423,750.00	
11/01/26	$15,200,000.00	$0	$ 379,625.00	$ 2,568,375.00
05/01/27	$15,200,000.00	$1,855,000	$ 379,625.00	
11/01/27	$13,345,000.00	$0	$ 333,250.00	$ 2,567,875.00
05/01/28	$13,345,000.00	$1,955,000	$ 333,250.00	
11/01/28	$11,390,000.00	$0	$ 284,375.00	$ 2,572,625.00
05/01/29	$11,390,000.00	$2,055,000	$ 284,375.00	
11/01/29	$9,335,000.00	$0	$ 233,000.00	$ 2,572,375.00
05/01/30	$9,335,000.00	$2,160,000	$ 233,000.00	
11/01/30	$7,175,000.00	$0	$ 179,000.00	$ 2,572,000.00
05/01/31	$7,175,000.00	$2,270,000	$ 179,000.00	
11/01/31	$4,905,000.00	$0	$ 122,250.00	$ 2,571,250.00
05/01/32	$4,905,000.00	$2,385,000	$ 122,250.00	
11/01/32	$2,520,000.00	$0	$ 62,625.00	$ 2,569,875.00
05/01/33	$2,520,000.00	$2,505,000	$ 62,625.00	$ 2,567,625.00
		$24,585,000	**$ 9,457,000.00**	**$34,042,000**

Reunion East

Community Development District

Proposed Budget

Series 2015-1 Debt Service

Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments	$225,370	$122,026	$103,344	$225,370	$228,765
Interest	$1,000	$14,863	$2,137	$17,000	$1,000
Carry Forward Surplus	$4,470,778	$4,472,055	$0	$4,472,055	$203,165
Total Revenue	$4,697,148	$4,608,943	$105,481	$4,714,425	$432,930
Expenditures					
Special Call 11/01	$4,150,000	$4,150,000	$0	$4,150,000	$0
Interest Expense 11/01	$204,105	$204,105	$0	$204,105	$64,185
Principal Expense 05/01	$90,000	$0	$90,000	$90,000	$100,000
Interest Expense 05/01	$67,155	$0	$67,155	$67,155	$64,185
Total Expenses	$4,511,260	$4,354,105	$157,155	$4,511,260	$228,370
Excess Revenues (Expenditures)	$185,888	$254,838	($51,674)	$203,165	$204,560
				11/1/2021 Interest	$60,885

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

Reunion East

Community Development District

Series 2015-1 Special Assessment Refunding Bonds

Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	$1,945,000.00	6.600%	$0.00	$64,185.00	$64,185.00
05/01/21	$1,945,000.00	6.600%	$100,000.00	$64,185.00	
11/01/21	$1,845,000.00	6.600%	$0.00	$60,885.00	$225,070.00
05/01/22	$1,845,000.00	6.600%	$105,000.00	$60,885.00	
11/01/22	$1,740,000.00	6.600%	$0.00	$57,420.00	$223,305.00
05/01/23	$1,740,000.00	6.600%	$110,000.00	$57,420.00	
11/01/23	$1,630,000.00	6.600%	$0.00	$53,790.00	$221,210.00
05/01/24	$1,630,000.00	6.600%	$120,000.00	$53,790.00	
11/01/24	$1,510,000.00	6.600%	$0.00	$49,830.00	$223,620.00
05/01/25	$1,510,000.00	6.600%	$130,000.00	$49,830.00	
11/01/25	$1,380,000.00	6.600%	$0.00	$45,540.00	$225,370.00
05/01/26	$1,380,000.00	6.600%	$135,000.00	$45,540.00	
11/01/26	$1,245,000.00	6.600%	$0.00	$41,085.00	$221,625.00
05/01/27	$1,245,000.00	6.600%	$145,000.00	$41,085.00	
11/01/27	$1,100,000.00	6.600%	$0.00	$36,300.00	$222,385.00
05/01/28	$1,100,000.00	6.600%	$155,000.00	$36,300.00	
11/01/28	$945,000.00	6.600%	$0.00	$31,185.00	$222,485.00
05/01/29	$945,000.00	6.600%	$165,000.00	$31,185.00	
11/01/29	$780,000.00	6.600%	$0.00	$25,740.00	$221,925.00
05/01/30	$780,000.00	6.600%	$175,000.00	$25,740.00	
11/01/30	$605,000.00	6.600%	$0.00	$19,965.00	$220,705.00
05/01/31	$605,000.00	6.600%	$190,000.00	$19,965.00	
11/01/31	$415,000.00	6.600%	$0.00	$13,695.00	$223,660.00
05/01/32	$415,000.00	6.600%	$200,000.00	$13,695.00	
11/01/32	$215,000.00	6.600%	$0.00	$7,095.00	$220,790.00
05/01/33	$215,000.00	6.600%	$215,000.00	$7,095.00	$222,095.00
			$1,945,000.00	**$1,013,430.00**	**$2,958,430.00**

Reunion East

Community Development District

Proposed Budget

Series 2015-2 Debt Service

Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments	$593,440	$387,824	$205,616	$593,440	$593,525
Interest	$1,000	$7,754	$2,246	$10,000	$1,000
Carry Forward Surplus	$1,825,115	$1,826,957	$0	$1,826,957	$230,607
Total Revenue	$2,419,555	$2,222,535	$207,862	$2,430,397	$825,132
Expenditures					
Special Call 11/01	$1,550,000	$1,550,000	$0	$1,550,000	$0
Interest Expense 11/01	$250,470	$250,470	$0	$250,470	$192,720
Principal Expense 05/01	$200,000	$0	$200,000	$200,000	$215,000
Interest Expense 05/01	$199,320	$0	$199,320	$199,320	$192,720
Total Expenses	$2,199,790	$1,800,470	$399,320	$2,199,790	$600,440
Excess Revenues (Expenditures)	$219,765	$422,065	($191,458)	$230,607	$224,692
				11/1/2021 Interest	$185,625

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	$5,840,000.00	6.600%	$0.00	$192,720.00	$192,720.00
05/01/21	$5,840,000.00	6.600%	$215,000.00	$192,720.00	
11/01/21	$5,625,000.00	6.600%	$0.00	$185,625.00	$593,345.00
05/01/22	$5,625,000.00	6.600%	$225,000.00	$185,625.00	
11/01/22	$5,400,000.00	6.600%	$0.00	$178,200.00	$588,825.00
05/01/23	$5,400,000.00	6.600%	$245,000.00	$178,200.00	
11/01/23	$5,155,000.00	6.600%	$0.00	$170,115.00	$593,315.00
05/01/24	$5,155,000.00	6.600%	$260,000.00	$170,115.00	
11/01/24	$4,895,000.00	6.600%	$0.00	$161,535.00	$591,650.00
05/01/25	$4,895,000.00	6.600%	$275,000.00	$161,535.00	
11/01/25	$4,620,000.00	6.600%	$0.00	$152,460.00	$588,995.00
05/01/26	$4,620,000.00	6.600%	$295,000.00	$152,460.00	
11/01/26	$4,325,000.00	6.600%	$0.00	$142,725.00	$590,185.00
05/01/27	$4,325,000.00	6.600%	$315,000.00	$142,725.00	
11/01/27	$4,010,000.00	6.600%	$0.00	$132,330.00	$590,055.00
05/01/28	$4,010,000.00	6.600%	$340,000.00	$132,330.00	
11/01/28	$3,670,000.00	6.600%	$0.00	$121,110.00	$593,440.00
05/01/29	$3,670,000.00	6.600%	$360,000.00	$121,110.00	
11/01/29	$3,310,000.00	6.600%	$0.00	$109,230.00	$590,340.00
05/01/30	$3,310,000.00	6.600%	$385,000.00	$109,230.00	
11/01/30	$2,925,000.00	6.600%	$0.00	$96,525.00	$590,755.00
05/01/31	$2,925,000.00	6.600%	$410,000.00	$96,525.00	
11/01/31	$2,515,000.00	6.600%	$0.00	$82,995.00	$589,520.00
05/01/32	$2,515,000.00	6.600%	$440,000.00	$82,995.00	
11/01/32	$2,075,000.00	6.600%	$0.00	$68,475.00	$591,470.00
05/01/33	$2,075,000.00	6.600%	$470,000.00	$68,475.00	
11/01/33	$1,605,000.00	6.600%	$0.00	$52,965.00	$591,440.00
05/01/34	$1,605,000.00	6.600%	$500,000.00	$52,965.00	
11/01/34	$1,105,000.00	6.600%	$0.00	$36,465.00	$589,430.00
05/01/35	$1,105,000.00	6.600%	$535,000.00	$36,465.00	
11/01/35	$570,000.00	6.600%	$0.00	$18,810.00	$590,275.00
05/01/36	$570,000.00	6.600%	$570,000.00	$18,810.00	$588,810.00
			$5,840,000.00	**$3,804,570.00**	**$9,644,570.00**

Reunion East

Community Development District

Proposed Budget

Series 2015-3 Debt Service

Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments	$336,265	$225,014	$111,251	$336,265	$329,496
Interest	$500	$439	$211	$650	$500
Carry Forward Surplus	$104,353	$104,541	$0	$104,541	$105,487
Total Revenue	$441,118	$329,995	$111,462	$441,457	$435,483
Expenditures					
Interest Expense 11/01	$100,485	$100,485	$0	$100,485	$96,030
Principal Expense 05/01	$135,000	$0	$135,000	$135,000	$145,000
Interest Expense 05/01	$100,485	$0	$100,485	$100,485	$96,030
Total Expenses	$335,970	$100,485	$235,485	$335,970	$337,060
Excess Revenues (Expenditures)	$105,148	$229,510	($124,023)	$105,487	$98,423
				11/1/2021 Interest	$91,245

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	$2,910,000.00	6.600%	$0.00	$96,030.00	$96,030.00
05/01/21	$2,910,000.00	6.600%	$145,000.00	$96,030.00	
11/01/21	$2,765,000.00	6.600%	$0.00	$91,245.00	$332,275.00
05/01/22	$2,765,000.00	6.600%	$155,000.00	$91,245.00	
11/01/22	$2,610,000.00	6.600%	$0.00	$86,130.00	$332,375.00
05/01/23	$2,610,000.00	6.600%	$165,000.00	$86,130.00	
11/01/23	$2,445,000.00	6.600%	$0.00	$80,685.00	$331,815.00
05/01/24	$2,445,000.00	6.600%	$180,000.00	$80,685.00	
11/01/24	$2,265,000.00	6.600%	$0.00	$74,745.00	$335,430.00
05/01/25	$2,265,000.00	6.600%	$190,000.00	$74,745.00	
11/01/25	$2,075,000.00	6.600%	$0.00	$68,475.00	$333,220.00
05/01/26	$2,075,000.00	6.600%	$205,000.00	$68,475.00	
11/01/26	$1,870,000.00	6.600%	$0.00	$61,710.00	$335,185.00
05/01/27	$1,870,000.00	6.600%	$215,000.00	$61,710.00	
11/01/27	$1,655,000.00	6.600%	$0.00	$54,615.00	$331,325.00
05/01/28	$1,655,000.00	6.600%	$230,000.00	$54,615.00	
11/01/28	$1,425,000.00	6.600%	$0.00	$47,025.00	$331,640.00
05/01/29	$1,425,000.00	6.600%	$250,000.00	$47,025.00	
11/01/29	$1,175,000.00	6.600%	$0.00	$38,775.00	$335,800.00
05/01/30	$1,175,000.00	6.600%	$265,000.00	$38,775.00	
11/01/30	$910,000.00	6.600%	$0.00	$30,030.00	$333,805.00
05/01/31	$910,000.00	6.600%	$285,000.00	$30,030.00	
11/01/31	$625,000.00	6.600%	$0.00	$20,625.00	$335,655.00
05/01/32	$625,000.00	6.600%	$300,000.00	$20,625.00	
11/01/32	$325,000.00	6.600%	$0.00	$10,725.00	$331,350.00
05/01/33	$325,000.00	6.600%	$325,000.00	$10,725.00	$335,725.00
			$2,910,000.00	**$1,521,630.00**	**$4,431,630.00**

SECTION VIII

SECTION A

MEMORANDUM

TO: RECDD BOARD OF SUPERVISORS & DISTRICT MANAGER

FROM: TRICIA ADAMS

SUBJECT: STATUS OF PARKING ENFORCEMENT AT RECDD

DATE: MAY 2020

RECDD has successfully implemented parking policies adopted December 19, 2019. Here are a few highlights:

- All of the No Parking signs were installed and correct placement verified.
- The parking enforcement agreement with the POA and towing enforcement agreement with Bolton's Towing are executed and in place.
- The POA and the Security Team have been provided with operating guidelines for enforcing the No Parking zones.
- The Security Team was provided with an inventory of RECDD Parking Warnings that are issued to vehicles that violate parking guidelines.
- The Security Team initiated a plan to track warnings and to notify District staff of the number of warnings issued (results are noted below).
- Communication has gone out via POA e mail notifying residents of No Parking zones and warnings on several occassions.
- The Security Team is actively issuing warnings which started February 25, 2020. Here is an overview of the number of warnings issued from February 25 to April 27 at RECDD streets where parking policies are in place: **Corolla Ct** 19 warnings; **Euston Dr** 1 warning; **Excitement Dr** 15 warnings; **Gathering Ct** 15 warnings; **Oconee St** 0 warnings; **Titian Ct** 6 warnings.
- The final step to fully implement the parking policies is towing enforcement.
- May 1 RECDD is issuing another letter to be distributed via POA e mail blast regarding towing enforcement.
- Staring Monday, May 4 towing enforcement was fully implemented using the approved guidelines.
- RWCDD will be considering parking policies at an upcoming BOS meeting scheduled May 14, 2020.

SECTION C

Reunion East Community Development District

Amenity Policies & Fees

May 14, 2020

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524 GFlint@gmscfl.com

Table of Contents

Definitions

"Amenity Facilities" or "Amenity" shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, multi-purpose fields and dog parks, together with their appurtenant facilities and areas.

"Amenity Facilities Policies" or "Policies" shall mean these Amenity Facilities Policies of the Reunion East Community Development District, as amended from time to time.

"Amenity Manager" shall mean the District Manager or that person or firm so designated by the District's Board of Supervisor.

"Annual User Fee" shall mean the fee established by the District or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" shall mean the Reunion East Community Development District's Board of Supervisors.

"Guest" shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

"District" shall mean the Reunion East Community Development District.

"District Manager" shall mean the professional management company with which the District has contracted to provide management services to the District.

"Non-Resident User" shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Patron" or "Patrons" shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

"Property Owner" shall mean that person or persons having fee simple ownership of land within the Reunion East Community Development District.

"Renter" shall mean any tenant residing in a Property Owner's home pursuant to a valid rental or lease agreement.

"Resident" shall mean any person or persons residing in a home within the Reunion East Community Development District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

Introduction & Welcome

We are pleased to welcome you to the Reunion community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards of excellence and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the Reunion East Community Development District's facilities. The usage guidelines provided in this packet have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

The Reunion Resort community is split into two sections for CDD purposes. These are the Reunion East and Reunion West CDDs. Even though the community is split into two Districts, certain assets and amenities are accessible and maintained by both Districts in accordance with the Interlocal Agreement between the Districts.

Our community provides residents with the following amenities:

- Seven Eagles: Pool, Spas, Fitness Center, Game Room and Linear Park
- Homestead: Pool, Wading Pool and Spa
- Carriage Point: Pool and Spa
- Heritage Crossings: Community Center, Pools, Wading Pool and Spa
- The Terraces: Pool, Spa, Gazebo and Pavilion
- Liberty Bluff: Dog Park and Playground

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 or through gflint@gmscfl.com

Sincerely,

George Flint, District Manager
Reunion East Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone or in writing (as per Florida Statute 119).

Amenity Management

Reunion Resort manages amenities owned by the Reunion East Community Development District. For questions or concerns regarding usage of your facilities, please contact Reunion Resort membership office at (855) 420-9177 or you can email them at rrmembership@reunionresort.com.

Reunion Resort's Office
7593 Gathering Drive
Kissimmee, FL 34747
Phone: (407) 662-1089
Anthony Carll, Resort General Manager acarll@reunionresort.com

Security Office

Dial 911 in an emergency.
Reunion Security Offices can be reached by calling (407) 396-3130.

District Management Offices

Reunion East Community Development District
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
www.reunioneastcdd.com

George Flint, District Manager, gflint@gmscfl.com
Tricia L. Adams, Assistant District Manager, tadams@gmscfl.com
Alan Scheerer, Field Operations Manager, ascheerer@gmscfl.com

1. Facility Access Cards

1. Access Cards may be issued to all members (aged 18 and older) of each Resident's household and/or Non-Resident Members. There is a $10 charge per Access Card to replace lost or stolen cards and/or for additional cards above two. Renters will be charged $10 per Access Card.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons and Guests may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

2. Non-Resident Annual User Fee

1. The Annual User Fee for any Non-Resident is $3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

3. Guest Policies

1. All guests, regardless of age, must register with the office of the Amenity Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. All guests under the age of 18 must be accompanied by an adult aged 18 or older.
2. All guests over the age of 18 must sign a waiver of liability upon registration at the Amenity Manager's office.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
4. Each household/dwelling unit will be permitted to bring up to four (4) guests per day to the aquatic facilities. The number of guests per household/dwelling unit cannot exceed four (4) per day unless approved by the Amenity Manager.

4. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to obtain an ID/access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
    a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All residents and guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of bona fide Service Animal(s) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

    If the Service Animal is out of control and the handler does not take effective measures to control it;

    If the Service Animal is not housebroken; or,

    If the Service Animal's behavior poses a direct threat to the health and safety of others.

    The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

    In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.
5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to §316.212 of Florida Statutes.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards, ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or Access Cards should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.

11. Smoking is not permitted at any of the RECDD facilities except within designated smoking areas. This includes entrances to facilities and within parks.
12. No alcohol may be sold or served on any District Property at any time unless provided by the designated Amenity Manager as part of catering services.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
14. Aquatic facility rules that are posted in appropriate areas must be observed.
15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes and/or vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Children must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at any time.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on reunioneastcdd.org) for guidelines regarding parking on District roadways.

6. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron and each Guest assume sole responsibility for his or her property. The District and its

contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.

2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries must be reported to the Amenity Manager Anthony Carll, Resort General Manager Email: acarll@reunionresort.com Phone: (407) 662-1089 who will notify the District Manager when appropriate. If during normal business hours, please notify District staff at Phone: (407) 841-5524.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.

8. Aquatic Facilities Rules

No lifeguard on duty – swim at your own risk.

Reunion East features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

Usage Guidelines

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Seven Eagles Pool is open Dawn to Dusk.
3. Other District Pools are open 8 am to 11 pm.
4. Children must be three years old to enter the pool.
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren without specific supervision from a person 18 years and older.
6. Children under the age of 10 must be directly supervised by a person 18 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
7. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 18 years of age or older.
8. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
9. To prevent accidental loss or damage, we recommend that personal pool toys be left at home.
10. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck.
11. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
12. Alcohol, glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 3 feet of the pool.
13. All swimmers must shower before initially entering the pool.
14. Persons with open cuts, wounds, sores or blisters may not use the pool.
15. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
16. Appropriate swimming attire (swimsuits) must be worn at all times.
17. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
18. Animals are not permitted in the pool areas.
19. Sitting on or hanging from pool ladders is not allowed.
20. No diving is permitted.
21. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
22. Radios and other devices for music or broadcast are only allowed with personal listening devices such as earphones.
23. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
24. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
25. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
26. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.

27. All swim instructors must be approved, certified and employed by the Amenity Manager.
28. All other general facility rules apply.

9. Seven Eagles Fitness Center

1. Maximum Fitness Center capacity is 17 persons.
2. Children aged 12 and under are not permitted in the Fitness Center at any time. This applies to a restricting all strollers, baby carriers and children from sitting on the floor while a parent or guardian is exercising.
3. Teens aged 13 to 17 may use the fitness room equipment when supervised by an adult
4. Rubber soled shoes that cover the entire foot are required to be worn at all times when using the Fitness Center.
5. Shirts must be worn at all times when using the Fitness Center.
6. Bathing suits and jeans are not permitted in the Fitness Center.
7. Food is not permitted in the Fitness Center. Plastic beverage containers are allowed.
8. Please be considerate of other users. Wipe down equipment using the sanitary wipes provided by the Amenity Manager after each use. Return weight plates and dumbbells to the appropriate rack provided.
9. Circuit training has priority, please allow others to work in/share the circuit equipment between sets.
10. Cardiovascular equipment is limited to a maximum 30 minutes when people are waiting.
11. Using a spotter when lifting weights is recommended. The Fitness center is not supervised and you are exercising at your own risk.
12. Neither Reunion East Community Development District nor Reunion Resort and Club is responsible for personal belongings lost or stolen in the facility.
13. Please limit conversations and cell phone use as a courtesy to other users.
14. Restrict floor exercises to the back area of the exercise room which leaves the main fitness floor area clear of personal items.
15. Please report any equipment problems to the Reunion Resort's Office, 7593 Gathering Drive Kissimmee, FL 34747, Phone: (407) 662-1089, Anthony Carll, Resort General Manager acarll@reunionresort.com.

10. Seven Eagles Game Room

1. Children and teens may use the Game Room when supervised by an adult.
2. Neither Reunion East Community Development District nor Reunion Resort and Club is responsible for personal belongings lost or stolen in the facility.

11. Liberty Bluff Playground, Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

The outdoor areas of Reunion East Community Development District are maintained for the usage of residents of the community. The policies below adhere to all outdoor spaces including the playground, pavilion, gazebo, and other outdoor spaces.

The Terraces Gazebo and Pavilion event lawn and patio areas are available for use by residents and their guests only on a first come, first serve basis.

1. Private rentals may be reserved through the District Manager's office per the

Reunion East Special Events Policies adopted February 2019. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager. Please see Section 15 and 16 for additional details.

2. A schedule of activities will be posted in each area and updated by the staff.
3. Residents on a first-come, first-served basis may utilize the Gazebo and Pavilion.
4. No alcohol may be sold or served at any District amenity including outdoor spaces unless provided by the designated amenity manager as a part of contracted catering services.
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 18 years or older.
6. Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
7. No chalking or marking any outdoor areas.
8. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
9. Profanity, fighting or disruptive behavior will not be tolerated.
10. Smoking is not permitted in public spaces.
11. Residents are responsible for bringing their own equipment.
12. All instructors must be approved, certified and employed by the Amenity Manager.
13. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the Amenity Manger.
14. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
15. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
16. Removal of furniture or equipment is prohibited.
17. All other general facility rules apply.

12. Dog Parks

Dog parks are available within Reunion, for the enjoyment of residents and their four-legged friends.

1. Use of Dog Park is at your own risk.
2. Owners are legally responsible for the behavior of their dogs at all times.
3. Dogs must be leashed while entering and exiting the park.
4. Dog waste must be cleaned up by their owners immediately.
5. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
6. Owners must be within the dog park and supervising their dog with leash readily available.
7. Dog handlers must be at least 16 years of age.
8. Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
9. Aggressive dogs must be removed immediately.
10. Dogs should be under voice control.
11. Human food is prohibited at the dog park.
12. Dog food and treats are prohibited at the dog park.
13. Glass containers are prohibited at the dog park.
14. Female dogs in heat are prohibited at the dog park.
15. Puppies under four months are prohibited at the dog park
16. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.

17. All other general facility rules apply.

13. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the enjoyment of our community.

"Catch and release" fishing is permitted in District-managed bodies of water, however residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone taking part in activity in or near said water bodies are doing so at their own risk. District waterbodies may be deep and those participating in recreational activities in District waterbodies do so at their own risk. District recommends use of appropriate safety equipment during any such activities.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

14. Wildlife and Contacts

In the event of an emergency situation, please call 911.

For situations involving wildlife that may be encroaching property, please contact the Amenity Manager's office: Anthony Carll, Resort General Manager Email: acarll@reunionresort.com Phone: (407) 662-1089 and action, when deemed appropriate, will be taken.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.

15. Amenity Rental Procedures

Staff will take reservations in advance for the Amenity Facilities, as per District approval. Reservations are on a first-come, first-served basis and can be made in person at the Amenity Manager's office by filling out a reservation form. Reservations should be made at least thirty (30) days in advance. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District. Please speak to the Amenity Manager's office for further information regarding rental procedures and to file an application for rental.

There are no personal recurring reservations allowed for the District amenities.

Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

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

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

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

No alcohol may be sold or served by an Amenity Renter on any District Property at any time. Alcohol service can be provided as part of catering service arranged with the Amenity Manager.

The Amenity Manager is entitled to exclusive catering privileges for all rentals at Reunion East Community Development District.

Special Events may not include the sales of any goods or services on any District Property unless the Applicant is a non-profit entity organized and in good standing under Section 501(c)(3) of the United States Internal Revenue Code (or similar non-taxable provisions of the said code) and the sales must be incidental to the purpose of the Special Event. Evidence satisfactory to the District of such organization and good standing must be submitted with the Event Use Application.

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

The Amenity Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

16. Rental Fees for Amenity Facilities

Outdoor – Minimum rental of 2 hours

Area and Location	Description	Fees

Terraces Pavilion *This does not include usage of the dog parks, playgrounds or other common spaces. This is strictly for Pavilion/Event Lawn. Staff will provide boundary map if requested.*	• Maximum attendees recommended at 25	$
Heritage Crossings Community Center	• Maximum attendees recommended is XXX.	$ 1000.00 Full Ballroom $ 500.00 Half Ballroom $ deposit
The Stables	• Maximum attendees recommended is XX. additional pavilion.	$750.00

Rental fees do not include additional fees that may be charged as direct result of additional staffing, catering expenses, security fees, or equipment fees required by Amenity Manager.

Non profit 401(c)(3) charity organizations may rent Heritage Crossings Community Center for a reduced fee on a case-by-case basis through the Amenity Manager's office, for co-sponsored District events. The Amenity Manager has the right to approve or deny these rentals, based upon the needs of the community and Amenity event calendar

SECTION D

This item will be provided under separate cover

SECTION IX

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date 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	Legal		**On Hold**	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Corolla Court Parking Issue; Evaluation of Addition of Street Parking Towaway Zones	Williams/Cruz/ Scheerer		**First phase of parking rules implemented**	A status update has been provided to the BOS with the agenda packet for 05/14/2020.
4	4/11/19	Creating Dog Parks/Playground	Goldstein		**Partially Complete**	Dog Park Complete; Playground permit issued; Playground installation to take place May 2020.
	2/13/20	Acess to Reunion Village/Davenport Creek bridge	Flint		**In Process**	Encore agreed to have a gate at the entrance to the residential portion of Reunion Village and then another resident only gate before crossing the Davenport Creek bridge going into Reunion proper. Plats, constructions plans, etc. requested 02/28/20.

Reunion West Community Development District

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments

revised 2/6/2020

Item #	Date Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		**In Process**	Currently in Permitting. A landscape architect has been engaged. Florida Site and Seed is the low bidder for the project.
2	2/21/19	Traffic Lane Modifications for Sinclair Road Gate	Boyd		**Completed**	Due to the removal of a driveway, the project scope was painting only.

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 grown	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		On Hold

SECTION 2

Reunion East
Community Development District

Summary of Check Register

February 1, 2020 to February 29, 2020

Fund	Date	Check No.'s		Amount
General Fund	2/5/20	4530-4535	$	19,516.51
	2/6/20	4536-4540	$	653,372.52
	2/7/20	4541	$	8,160.62
	2/10/20	4542-4549	$	124,401.01
	2/14/20	4550-4553	$	124,026.87
	2/19/20	4554-4562	$	26,020.09
	2/24/20	4563-4571	$	4,569.47
			$	960,067.09
Replacement & Maintenance	2/10/20	87-88	$	20,142.52
	2/14/20	89	$	8,975.00
			$	29,117.52
Payroll	February 2020			
	Donald Harding	50528	$	184.70
	John Dryburgh	50529	$	184.70
	Mark Greenstein	50530	$	184.70
	Steven Goldstein	50531	$	184.70
	Trudy Hobbs	50532	$	184.70
			$	923.50
			$	**990,108.11**

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
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	#
2/05/20	00074	1/31/20	183167	202001	320	53800-47000				*	72.24		
			AQUATIC PLANT MGMT JAN20										
		1/31/20	183167	202001	300	13100-10100				*	56.76		
			AQUATIC PLANT MGMT JAN20										
									APPLIED AQUATIC MANAGEMENT, INC.			129.00	004530
2/05/20	00042	1/13/20	1761232	202001	320	53800-46200				*	84.00		
			RPR PHONE LINE-HOMESTEAD										
		1/13/20	1761232	202001	300	13100-10100				*	66.00		
			RPR PHONE LINE-HOMESTEAD										
									KINGS III OF AMERICA, INC.			150.00	004531
2/05/20	00163	1/24/20	1614	202001	320	53800-47500				*	1,775.20		
			PRS.WSH-GRANDE TRAVERSE P										
		1/24/20	1614	202001	300	13100-10100				*	1,394.80		
			PRS.WSH-GRANDE TRAVERSE P										
									PRESSURE WASH THIS			3,170.00	004532
2/05/20	00054	2/03/20	2020FEB	202002	320	53800-34500				*	6,533.33		
			SECURITY SERVICES-FEB20										
		2/03/20	2020FEB	202002	300	13100-10100				*	5,133.33		
			SECURITY SERVICES-FEB20										
									REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	004533
2/05/20	00060	1/09/20	347782	202001	320	53800-46200				*	149.80		
			HC A-INST.HEATER LOCKBOX										
		1/09/20	347782	202001	300	13100-10100				*	117.70		
			HC A-INST.HEATER LOCKBOX										
		1/11/20	347800	202001	320	53800-46200				*	120.65		
			CP POOL-INST.SPA TIMER										
		1/11/20	347800	202001	300	13100-10100				*	94.80		
			CP POOL-INST.SPA TIMER										
		1/11/20	347801	202001	320	53800-46200				*	277.42		
			HS-RPLC HOUSING/PMP RINGS										
		1/11/20	347801	202001	300	13100-10100				*	217.98		
			HS-RPLC HOUSING/PMP RINGS										
		1/13/20	347807	202001	320	53800-46200				*	96.60		
			HS-RPR SPA PUMP LEAK/TEST										
		1/13/20	347807	202001	300	13100-10100				*	75.90		
			HS-RPR SPA PUMP LEAK/TEST										
									SPIES POOL LLC			1,150.85	004534
2/05/20	00154	2/04/20	8442	202002	320	53800-48000				*	1,820.00		
			LANDSCAPE CONSULTING FEB										
		2/04/20	8442	202002	300	13100-10100				*	1,430.00		
			LANDSCAPE CONSULTING FEB										
									SUNSCAPE CONSULTING			3,250.00	004535

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
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	#
2/06/20	00101	2/06/20	02062020	202002	300-20700-10100		*	16,441.52		
			EXP DUE TO RW NOV19-DEC19							
						REUNION WEST CDD			16,441.52	004536
2/06/20	00150	2/06/20	02062020	202002	320-58100-10000		*	382,571.00		
			FY20 R&M BUDGET AMOUNT							
						REUNION EAST CDD C/O STATE BOARD OF			382,571.00	004537
2/06/20	00103	2/06/20	02062020	202002	300-20700-10500		*	95,773.00		
			FY20 EHOF II SER 2015-1							
						REUNION EAST CDD C/O USBANK			95,773.00	004538
2/06/20	00103	2/06/20	02062020	202002	300-20700-10600		*	109,675.00		
			FY20 EHOF II SER 2015-2							
						REUNION EAST CDD C/O USBANK			109,675.00	004539
2/06/20	00103	2/06/20	02062020	202002	300-20700-10700		*	48,912.00		
			FY20 EHOF II SER 2015-3							
						REUNION EAST CDD C/O USBANK			48,912.00	004540
2/07/20	00049	2/01/20	483	202002	310-51300-34000		*	3,689.58		
			MANAGEMENT FEES-FEB20							
		2/01/20	483	202002	310-51300-35100		*	183.33		
			INFORMATION TECH-FEB20							
		2/01/20	483	202002	310-51300-31300		*	833.33		
			DISSEMINATION FEE-FEB20							
		2/01/20	483	202002	310-51300-51000		*	16.56		
			OFFICE SUPPLIES							
		2/01/20	483	202002	310-51300-42000		*	33.95		
			POSTAGE							
		2/01/20	483	202002	310-51300-42500		*	82.95		
			COPIES							
		2/01/20	484	202002	320-53800-12000		*	3,320.92		
			FIELD MANAGEMENT-FEB20							
						GOVERNMENTAL MANAGEMENT SERVICES			8,160.62	004541
2/10/20	00095	1/30/20	S114121	202001	320-53800-57400		*	400.99		
			RPLC SHEER/MOTOR/SWITCH							
		1/30/20	S114121	202001	300-13100-10100		*	315.06		
			RPLC SHEER/MOTOR/SWITCH							
						ACCESS CONTROL TECHNOLOGIES, INC.			716.05	004542
2/10/20	00129	1/29/20	4661	202001	320-53800-53200		*	352.80		
			RMV/RELOCATE TRAFFIC SIGN							
		1/29/20	4661	202001	300-13100-10100		*	277.20		
			RMV/RELOCATE TRAFFIC SIGN							
						BERRY CONSTRUCTION INC.			630.00	004543

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
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	#
2/10/20	00134	2/05/20	2556	202001	310-51300-31100		*	323.86		
			ATTEND CDD MTG/MILEAGE							
						BOYD CIVIL ENGINEERING			323.86	004544
2/10/20	00161	2/01/20	1835	202002	320-53800-47700		*	130.86		
			SVC CALL-RPLC 8LITE BULBS							
		2/01/20	1835	202002	300-13100-10100		*	102.82		
			SVC CALL-RPLC 8LITE BULBS							
		2/01/20	1836	202002	320-53800-53200		*	30.80		
			SVC CALL-RPLC SIGN/BOLTS							
		2/01/20	1836	202002	300-13100-10100		*	24.20		
			SVC CALL-RPLC SIGN/BOLTS							
		2/03/20	1845	202002	320-53800-46200		*	212.42		
			TER-RMV/RPLC BALLAST KITS							
		2/03/20	1845	202002	300-13100-10100		*	166.90		
			TER-RMV/RPLC BALLAST KITS							
						HERITAGE SERVICE SOLUTIONS LLC			668.00	004545
2/10/20	00171	12/06/19	9636	201912	320-53800-47400		*	1,120.00		
			GRIND TREES DOWN AT POND							
		12/06/19	9636	201912	300-13100-10100		*	880.00		
			GRIND TREES DOWN AT POND							
						JARVIS'S GRADING & TRACTOR SERV,LLC			2,000.00	004546
2/10/20	00163	1/30/20	1616	202001	320-53800-47500		*	2,072.00		
			PRS.WSH-COM.AREA I-4 BRDG							
		1/30/20	1616	202001	300-13100-10100		*	1,628.00		
			PRS.WSH-COM.AREA I-4 BRDG							
						PRESSURE WASH THIS			3,700.00	004547
2/10/20	00060	1/09/20	347859	202001	320-53800-46200		*	2,325.12		
			HC B-INST.NEW POOL HEATER							
		1/09/20	347859	202001	300-13100-10100		*	1,826.88		
			HC B-INST.NEW POOL HEATER							
		1/15/20	347904	202001	320-53800-46200		*	120.65		
			HC A-RPLC/TEST SPA TIMER							
		1/15/20	347904	202001	300-13100-10100		*	94.80		
			HC A-RPLC/TEST SPA TIMER							
		1/17/20	347931	202001	320-53800-46200		*	120.37		
			HS-INSTALL VACUUM GAUGE							
		1/17/20	347931	202001	300-13100-10100		*	94.58		
			HS-INSTALL VACUUM GAUGE							
		1/21/20	347968	202001	320-53800-46200		*	469.64		
			TER POOL-RPLC CTRL BOARD							
		1/21/20	347968	202001	300-13100-10100		*	369.01		
			TER POOL-RPLC CTRL BOARD							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		1/24/20	348026	202001	320	53800-46200				*	291.09		
			HS-REBUILD VALVE/BASIN										
		1/24/20	348026	202001	300	13100-10100				*	228.71		
			HS-REBUILD VALVE/BASIN										
		1/27/20	348040	202001	320	53800-46200				*	155.82		
			HS-DRAIN SPA/RPLC FLOOR										
		1/27/20	348040	202001	300	13100-10100				*	122.43		
			HS-DRAIN SPA/RPLC FLOOR										
									SPIES POOL LLC			6,219.10	004548
2/10/20	00030	1/31/20	REU 8493	202001	330	53800-47300				*	881.15		
			MTHLY LNDSCP MAINT JAN20										
		1/31/20	REU 8493	202001	320	53800-47300				*	30,346.88		
			MTHLY LNDSCP MAINT JAN20										
		1/31/20	REU 8493	202001	300	13100-10100				*	23,843.97		
			MTHLY LNDSCP MAINT JAN20										
		2/01/20	REU 8687	202002	330	53800-47300				*	881.15		
			MTHLY LNDSCP MAINT FEB20										
		2/01/20	REU 8687	202002	320	53800-47300				*	30,346.88		
			MTHLY LNDSCP MAINT FEB20										
		2/01/20	REU 8687	202002	300	13100-10100				*	23,843.97		
			MTHLY LNDSCP MAINT FEB20										
									YELLOWSTONE LANDSCAPE			110,144.00	004549
2/14/20	00103	2/13/20	02132020	202002	300	20700-10000				*	122,053.77		
			FY20 DEBT SERV SER2015A										
									REUNION EAST CDD C/O USBANK			122,053.77	004550
2/14/20	00103	2/13/20	02132020	202002	300	20700-10500				*	1,530.85		
			FY20 DEBT SERV SER2015-1										
									REUNION EAST CDD C/O USBANK			1,530.85	004551
2/14/20	00103	2/13/20	02132020	202002	300	20700-10600				*	306.09		
			FY20 DEBT SERV SER2015-2										
									REUNION EAST CDD C/O USBANK			306.09	004552
2/14/20	00103	2/13/20	02132020	202002	300	20700-10700				*	136.16		
			FY20 DEBT SERV SER2015-3										
									REUNION EAST CDD C/O USBANK			136.16	004553
2/19/20	00095	1/31/20	S114272	202001	320	53800-57400				*	688.87		
			RPLC/RETIGHTEN GATE ARM										
		1/31/20	S114272	202001	300	13100-10100				*	541.25		
			RPLC/RETIGHTEN GATE ARM										
		2/13/20	S114465	202002	320	53800-57400				*	74.69		
			REINST.ARM/COUNTERWEIGHT										

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/13/20	S114465	202002	300-13100-10100		*	58.69		
			REINST.ARM/COUNTERWEIGHT							
						ACCESS CONTROL TECHNOLOGIES, INC.			1,363.50	004554
2/19/20	00160	2/05/20	11210	202001	320-53800-12200		*	1,906.97		
			FACILITIES BLDG RENT JAN							
		2/05/20	11210	202001	300-13100-10100		*	1,498.33		
			FACILITIES BLDG RENT JAN							
		2/05/20	11210A	202002	320-53800-12200		*	1,906.97		
			FACILITIES BLDG RENT FEB							
		2/05/20	11210A	202002	300-13100-10100		*	1,498.33		
			FACILITIES BLDG RENT FEB							
						CITICOMMUNITIES LLC			6,810.60	004555
2/19/20	00161	2/10/20	1858	202002	320-53800-53000		*	277.20		
			FILL WASH OUT/HOLE-ASPHLT							
		2/10/20	1858	202002	300-13100-10100		*	217.80		
			FILL WASH OUT/HOLE-ASPHLT							
						HERITAGE SERVICE SOLUTIONS LLC			495.00	004556
2/19/20	00002	11/30/19	13138648	201911	310-51300-48000		*	121.25		
			NOT.RULE DEVELOP 11/04/19							
		11/30/19	13138648	201911	310-51300-48000		*	260.00		
			NOT.RULEMAKING-ESTAB.CH3							
		1/31/20	15782647	202001	310-51300-48000		*	128.75		
			NOT.RULE DEVELOP 01/14/20							
		1/31/20	15782647	202001	310-51300-48000		*	271.25		
			NOT.RULEMAKING-ESTAB.CH3							
		1/31/20	15782647	202001	310-51300-48000		*	152.50		
			NOT.SOLICIT.RFP-LNSCP MNT							
		1/31/20	15782647	202001	300-13100-10100		*	152.50		
			NOT.SOLICIT.RFP-LNSCP MNT							
						ORLANDO SENTINEL COMMUNICATION			1,086.25	004557
2/19/20	00163	2/07/20	1620	202002	320-53800-47500		*	1,752.80		
			PRS.WSH-COM.AREA SPINE RD							
		2/07/20	1620	202002	300-13100-10100		*	1,377.20		
			PRS.WSH-COM.AREA SPINE RD							
						PRESSURE WASH THIS			3,130.00	004558
2/19/20	00092	1/16/20	011620	202001	320-53800-41000		*	33.84		
			HC PHONE LINE 4574 JAN20							
		1/16/20	011620	202001	300-13100-10100		*	26.58		
			HC PHONE LINE 4574 JAN20							
		1/16/20	011620	202001	330-53800-41000		*	60.42		
			HC PHONE LINE 9758 JAN20							

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
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	#
		1/16/20	011620	202001	330	53800-41000				*	60.42		
			HC PHONE LINE 9867 JAN20										
		1/29/20	012920	202001	330	53800-43300				*	750.00		
			BALLROOM CLEANING JAN20										
									REUNION RESORT			931.26	004559
2/19/20	00060	1/31/20	348192	202001	320	53800-46200				*	98.00		
			BACKFLUSH POOL/SPA LINES										
		1/31/20	348192	202001	300	13100-10100				*	77.00		
			BACKFLUSH POOL/SPA LINES										
									SPIES POOL LLC			175.00	004560
2/19/20	00030	1/31/20	REU 8493	201912	320	53800-46500				*	520.63		
			FIX HEADS/NOZZ/ZONE LINES										
		1/31/20	REU 8493	201912	300	13100-10100				*	409.06		
			FIX HEADS/NOZZ/ZONE LINES										
		2/01/20	REU 8686	202002	320	53800-46200				*	3,456.32		
			AQUATIC SERVICES-FEB20										
		2/01/20	REU 8686	202002	300	13100-10100				*	2,715.68		
			AQUATIC SERVICES-FEB20										
									YELLOWSTONE LANDSCAPE			7,101.69	004561
2/19/20	00092	1/16/20	DUKE-DUK	201912	320	53800-43000				*	676.54		
			DUKE ENERGY #12715 05144										
		1/16/20	DUKE-DUK	201912	320	53800-43000				*	248.81		
			DUKE ENERGY #31537 19104										
		1/16/20	011620A	202001	320	53800-41000				*	33.84		
			HC PHONE LINE 2365 JAN20										
		1/16/20	011620A	202001	300	13100-10100				*	26.58		
			HC PHONE LINE 2365 JAN20										
		1/16/20	011620A	202001	320	53800-41000				*	33.84		
			HS PHONE LINE 9325 JAN20										
		1/16/20	011620A	202001	300	13100-10100				*	26.58		
			HS PHONE LINE 9325 JAN20										
		1/16/20	011620A	202001	320	53800-41000				*	33.84		
			HS PHONE LINE 9385 JAN20										
		1/16/20	011620A	202001	300	13100-10100				*	26.58		
			HS PHONE LINE 9385 JAN20										
		1/29/20	RECDDREE	202001	320	53800-46200				*	1,848.00		
			POOL CLEANING SERVS JAN20										
		1/29/20	RECDDREE	202001	300	13100-10100				*	1,452.00		
			POOL CLEANING SERVS JAN20										
		1/29/20	TOHO-TOH	201912	320	53800-43100				*	520.18		
			TOHO METER#62644093 DEC19										
									REUNION RESORT			4,926.79	004562

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
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	#
2/24/20	00129	2/18/20	4663	202002	320-53800-46200		*	243.60		
			INST/RPLC UMBRELLAS/TABLE							
		2/18/20	4663	202002	300-13100-10100		*	191.40		
			INST/RPLC UMBRELLAS/TABLE							
						BERRY CONSTRUCTION INC.			435.00	004563
2/24/20	00010	2/19/20	6-930-90	202002	310-51300-42000		*	31.67		
			DELIVERY 02/12/20							
						FEDEX			31.67	004564
2/24/20	00166	2/13/20	325529ES	202001	320-53800-43200		*	498.02		
			GAS CHARGE 01/08-02/06/20							
		2/13/20	325529ES	202001	300-13100-10100		*	391.31		
			GAS CHARGE 01/08-02/06/20							
						FLORIDA NATURAL GAS			889.33	004565
2/24/20	00042	2/06/20	1773461	202002	320-53800-46200		*	84.00		
			RPR PHONE WIRE-HOMESTEAD							
		2/06/20	1773461	202002	300-13100-10100		*	66.00		
			RPR PHONE WIRE-HOMESTEAD							
		2/06/20	1773462	202002	320-53800-46200		*	84.00		
			RPR DEAD LINE-HER.CROSS B							
		2/06/20	1773462	202002	300-13100-10100		*	66.00		
			RPR DEAD LINE-HER.CROSS B							
						KINGS III OF AMERICA, INC.			300.00	004566
2/24/20	00119	2/20/20	89929	202001	310-51300-31500		*	2,085.95		
			MTG/LRA DEED/REV.CONTRACT							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,085.95	004567
2/24/20	00172	2/21/20	2417	202002	320-53800-57500		*	15.10		
			300 PARKING VIOLATIONS							
		2/21/20	2417	202002	300-13100-10100		*	11.87		
			300 PARKING VIOLATIONS							
						NEW CHAPTER DIGITAL CORP.			26.97	004568
2/24/20	00163	2/18/20	1623	202002	320-53800-47500		*	282.80		
			PRS.WSH-HOMESTEAD POOL							
		2/18/20	1623	202002	300-13100-10100		*	222.20		
			PRS.WSH-HOMESTEAD POOL							
						PRESSURE WASH THIS			505.00	004569
2/24/20	00060	1/13/20	347875	202001	320-53800-46200		*	112.00		
			REPLACE BULB/LENS GASKET							
		1/13/20	347875	202001	300-13100-10100		*	88.00		
			REPLACE BULB/LENS GASKET							
						SPIES POOL LLC			200.00	004570

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
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	#
2/24/20	00142	2/21/20	72745	202001	320-53800-47800			*	53.51		
			ANNUAL FIRE EXT. INSPECTN								
		2/21/20	72745	202001	300-13100-10100			*	42.04		
			ANNUAL FIRE EXT. INSPECTN								
							UNITED FIRE PROTECTION, INC.			95.55	004571

TOTAL FOR BANK A 960,067.09

TOTAL FOR REGISTER 960,067.09

*** CHECK DATES 02/01/2020 - 02/29/2020 ***
REUNION EAST-R&M
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/10/20	00008	1/20/20	961	202001	320-53800-47300		*	2,016.00		
			RMV TREE/GRIND STUMP/MOW							
		1/20/20	961	202001	300-13100-10100		*	1,584.00		
			RMV TREE/GRIND STUMP/MOW							
						ENVIRO TREE SERVICE LLC			3,600.00	000087
2/10/20	00013	2/03/20	1847	202002	320-53800-60000		*	9,263.81		
			INST.FENCE/GATES/CONCRETE							
		2/03/20	1847	202002	300-13100-10100		*	7,278.71		
			INST.FENCE/GATES/CONCRETE							
						HERITAGE SERVICE SOLUTIONS LLC			16,542.52	000088
2/14/20	00008	12/16/19	752	201912	320-53800-47300		*	5,026.00		
			PRNE TREE/RMV STUMP/ELVAT							
		12/16/19	752	201912	300-13100-10100		*	3,949.00		
			PRNE TREE/RMV STUMP/ELVAT							
						ENVIRO TREE SERVICE LLC			8,975.00	000089

TOTAL FOR BANK C 29,117.52

TOTAL FOR REGISTER 29,117.52

Reunion East
Community Development District

Summary of Check Register

March 1, 2020 to April 30, 2020

Fund	Date	Check No.'s		Amount
General Fund	3/2/20	4572-4577	$	45,918.79
	3/6/20	4578-4579	$	8,181.28
	3/13/20	4580-4590	$	100,084.52
	3/16/20	4591	$	192.50
	3/17/20	4592-4597	$	238,230.69
	3/20/20	4598-4600	$	10,313.84
	3/24/20	4601-4602	$	2,130.11
	3/28/20	4603-4610	$	17,238.70
	3/30/20	4611-4614	$	4,812.93
	4/1/20	4615	$	8,027.16
	4/6/20	4616-4622	$	72,675.34
	4/9/20	4623	$	53.44
	4/15/20	4624-4629	$	19,985.77
	4/17/20	4630-4635	$	5,811.98
	4/18/20	4636-4639	$	127,387.38
	4/19/20	4640-4642	$	132,233.00
	4/28/20	4643-4647	$	4,773.14
			$	798,050.57
Replacement & Maintenance	3/13/20	90-91	$	10,645.00
	3/28/20	92	$	13,907.00
	4/6/20	93	$	6,223.00
	4/17/20	94	$	15,265.00
			$	46,040.00
Payroll	**February 2020**			
	Donald Harding	50528	$	184.70
	John Dryburgh	50529	$	184.70
	Mark Greenstein	50530	$	184.70
	Steven Goldstein	50531	$	184.70
	Trudy Hobbs	50532	$	184.70
			$	923.50
			$	**845,014.07**

*** CHECK DATES 03/01/2020 - 04/30/2020 ***
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	#
3/02/20	00072	2/27/20	31055	202002	320-53800-53200		*	13,630.40		
			INSTALL NO PARKING SIGNS							
		2/27/20	31055	202002	300-13100-10100		*	10,709.60		
			INSTALL NO PARKING SIGNS							
						FAUSNIGHT STRIPE & LINE INC			24,340.00	004572
3/02/20	00106	2/25/20	332-4643	202002	320-53800-53200		*	66.64		
			JAC- DOG PARK RULES SIGN							
		2/25/20	332-4643	202002	300-13100-10100		*	52.36		
			JAC- DOG PARK RULES SIGN							
						FASTSIGNS SOUTH ORLANDO			119.00	004573
3/02/20	00163	2/24/20	1622	202002	320-53800-47500		*	2,660.00		
			PRS.WSH-REUNION BLVD							
		2/24/20	1622	202002	300-13100-10100		*	2,090.00		
			PRS.WSH-REUNION BLVD							
		2/28/20	1624	202002	320-53800-47500		*	414.40		
			PRS.WSH-SPRKLG CT-ANNIKAS							
		2/28/20	1624	202002	300-13100-10100		*	325.60		
			PRS.WSH-SPRKLG CT-ANNIKAS							
						PRESSURE WASH THIS			5,490.00	004574
3/02/20	00054	3/02/20	2020MAR	202003	320-53800-34500		*	6,533.33		
			SECURITY SERVICES-MAR20							
		3/02/20	2020MAR	202003	300-13100-10100		*	5,133.33		
			SECURITY SERVICES-MAR20							
						REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	004575
3/02/20	99999	3/02/20	VOID	202003	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	004576
3/02/20	00060	2/03/20	348754	202002	320-53800-46200		*	109.20		
			ADJ.SPA VALVES/RMV DEBRIS							
		2/03/20	348754	202002	300-13100-10100		*	85.80		
			ADJ.SPA VALVES/RMV DEBRIS							
		2/03/20	348843	202002	320-53800-46200		*	157.89		
			RPLC/FLUSH SPA JET/RESTRT							
		2/03/20	348843	202002	300-13100-10100		*	124.06		
			RPLC/FLUSH SPA JET/RESTRT							
		2/04/20	348761	202002	320-53800-46200		*	164.25		
			INSPCT.HNDRAIL/RPLC GUTTR							
		2/04/20	348761	202002	300-13100-10100		*	129.05		
			INSPCT.HNDRAIL/RPLC GUTTR							
		2/06/20	348805	202002	320-53800-46200		*	271.01		
			REPLUMB VALVES/PIPES/FITT							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/06/20	348805	202002	300-13100-10100		*	212.94		
			REPLUMB VALVES/PIPES/FITT							
		2/06/20	348839	202002	320-53800-46200		*	101.36		
			RPLC O-RING/CLN SPA FILTR							
		2/06/20	348839	202002	300-13100-10100		*	79.64		
			RPLC O-RING/CLN SPA FILTR							
		2/10/20	348904	202002	320-53800-46200		*	492.72		
			RPLC MOTOR/SEAL/GASKET							
		2/10/20	348904	202002	300-13100-10100		*	387.13		
			RPLC MOTOR/SEAL/GASKET							
		2/10/20	348905	202002	320-53800-46200		*	159.85		
			ADJUST/INSTALL SPA VALVES							
		2/10/20	348905	202002	300-13100-10100		*	125.60		
			ADJUST/INSTALL SPA VALVES							
		2/10/20	348906	202002	320-53800-46200		*	101.22		
			INSPCT.LADDER/GRATES/LIDS							
		2/10/20	348906	202002	300-13100-10100		*	79.53		
			INSPCT.LADDER/GRATES/LIDS							
		2/21/20	349073	202002	320-53800-46200		*	390.06		
			WASH FINISH/INST.FILTER							
		2/21/20	349073	202002	300-13100-10100		*	306.47		
			WASH FINISH/INST.FILTER							
		2/21/20	349074	202002	320-53800-46200		*	114.77		
			INSPCT.RAILS/RPLC SKIMMER							
		2/21/20	349074	202002	300-13100-10100		*	90.18		
			INSPCT.RAILS/RPLC SKIMMER							
		2/22/20	349079	202002	320-53800-46200		*	129.05		
			RPLC BROKEN LADDER STEP							
		2/22/20	349079	202002	300-13100-10100		*	101.40		
			RPLC BROKEN LADDER STEP							
		2/24/20	349094	202002	320-53800-46200		*	109.17		
			RPLC BROKEN GREASE CUP							
		2/24/20	349094	202002	300-13100-10100		*	85.78		
			RPLC BROKEN GREASE CUP							
		2/24/20	349096	202002	320-53800-46200		*	109.20		
			INSPCT.RAILS/LADDR/GRATES							
		2/24/20	349096	202002	300-13100-10100		*	85.80		
			INSPCT.RAILS/LADDR/GRATES							
						SPIES POOL LLC			4,303.13	004577
3/06/20	00049	3/01/20	485	202003	310-51300-34000		*	3,689.58		
			MANAGEMENT FEES-MAR20							
		3/01/20	485	202003	310-51300-35100		*	183.33		
			INFORMATION TECH-MAR20							
		3/01/20	485	202003	310-51300-31300		*	833.33		
			DISSEMINATION FEE-MAR20							

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REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

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		3/01/20	485	202003	310-51300-51000		*	16.47		
			OFFICE SUPPLIES							
		3/01/20	485	202003	310-51300-42000		*	39.10		
			POSTAGE							
		3/01/20	485	202003	310-51300-42500		*	98.55		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			4,860.36	004578
3/06/20	00049	3/01/20	486	202003	320-53800-12000		*	3,320.92		
			FIELD MANAGEMENT-MAR20							
						GOVERNMENTAL MANAGEMENT SERVICES			3,320.92	004579
3/13/20	00074	2/29/20	183821	202002	320-53800-47000		*	72.24		
			AQUATIC PLANT MGMT FEB20							
		2/29/20	183821	202002	300-13100-10100		*	56.76		
			AQUATIC PLANT MGMT FEB20							
						APPLIED AQUATIC MANAGEMENT, INC.			129.00	004580
3/13/20	00129	2/29/20	4667	202002	320-53800-46200		*	924.00		
			COMM.POOL PAVER REPAIRS							
		2/29/20	4667	202002	300-13100-10100		*	726.00		
			COMM.POOL PAVER REPAIRS							
						BERRY CONSTRUCTION INC.			1,650.00	004581
3/13/20	00134	3/03/20	2585	202002	310-51300-31100		*	150.00		
			CALL INTO CDD MEETING							
						BOYD CIVIL ENGINEERING			150.00	004582
3/13/20	00010	2/25/20	6-937-79	202002	310-51300-42000		*	39.27		
			DELIVERY 02/20/20							
						FEDEX			39.27	004583
3/13/20	00072	12/17/19	30803	201912	320-53800-53200		*	6,888.00		
			CROSSWALKS/STOP BAR/SIGNS							
		12/17/19	30803	201912	300-13100-10100		*	5,412.00		
			CROSSWALKS/STOP BAR/SIGNS							
						FAUSNIGHT STRIPE & LINE INC			12,300.00	004584
3/13/20	00011	3/03/20	19253	202002	310-51300-32200		*	1,000.00		
			FY19 AUDIT THRU 03/03/20							
						GRAU & ASSOCIATES			1,000.00	004585
3/13/20	00042	1/01/20	1745659	202001	320-53800-46200		*	284.93		
			EMERG PHONE HER.CROSS A							
		1/01/20	1745659	202001	300-13100-10100		*	223.87		
			EMERG PHONE HER.CROSS A							
						KINGS III OF AMERICA, INC.			508.80	004586

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3/13/20	00163	2/28/20	1630	202002	320-53800-47500		*	224.00		
			PRS.WSH-WATSON COURT							
		2/28/20	1630	202002	300-13100-10100		*	176.00		
			PRS.WSH-WATSON COURT							
		3/06/20	1628	202003	320-53800-47500		*	2,772.00		
			PRS.WSH-GATH.DR-SPRKLN CT							
		3/06/20	1628	202003	300-13100-10100		*	2,178.00		
			PRS.WSH-GATH.DR-SPRKLN CT							
						PRESSURE WASH THIS			5,350.00	004587
3/13/20	00060	2/04/20	349328	202002	320-53800-46200		*	110.29		
			INSPCT.LADDERS/RAILS/RPR							
		2/04/20	349328	202002	300-13100-10100		*	86.66		
			INSPCT.LADDERS/RAILS/RPR							
		2/28/20	349235	202002	320-53800-46200		*	98.00		
			INSPCT.FNTN LITE/RMV WIRE							
		2/28/20	349235	202002	300-13100-10100		*	77.00		
			INSPCT.FNTN LITE/RMV WIRE							
						SPIES POOL LLC			371.95	004588
3/13/20	00075	3/05/20	66000105	202002	320-53800-47000		*	638.12		
			PESTICIDE/HERBICIDE/MERPH							
		3/05/20	66000105	202002	300-13100-10100		*	501.38		
			PESTICIDE/HERBICIDE/MERPH							
						TEST AMERICA LABORATORIES, INC.			1,139.50	004589
3/13/20	00030	3/01/20	REU 9090	202003	320-53800-46200		*	3,456.32		
			AQUATIC SERVICES-MAR20							
		3/01/20	REU 9090	202003	300-13100-10100		*	2,715.68		
			AQUATIC SERVICES-MAR20							
		3/01/20	REU 9091	202003	330-53800-47300		*	881.15		
			MTHLY LNDSCP MAINT MAR20							
		3/01/20	REU 9091	202003	320-53800-47300		*	30,346.88		
			MTHLY LNDSCP MAINT MAR20							
		3/01/20	REU 9091	202003	300-13100-10100		*	23,843.97		
			MTHLY LNDSCP MAINT MAR20							
		3/01/20	REU 9091	202003	320-53800-47300		*	5,019.84		
			BEDDING PLANTS							
		3/01/20	REU 9091	202003	300-13100-10100		*	3,944.16		
			BEDDING PLANTS							
		3/01/20	REU 9091	202003	320-53800-47300		*	3,217.76		
			PALM TRIMMING							
		3/01/20	REU 9091	202003	300-13100-10100		*	2,528.24		
			PALM TRIMMING							
		3/02/20	REU 9234	202003	320-53800-46500		*	835.52		
			REPAIR 6" MAINLINE							

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		3/02/20	REU 9234	202003	300	-13100-10100				*	656.48		
			REPAIR 6" MAINLINE										
									YELLOWSTONE LANDSCAPE			77,446.00	004590
3/16/20	00002	2/29/20	16984632	202002	310	-51300-48000				*	192.50		
			NOT.OF MEETING 02/13/20										
									ORLANDO SENTINEL COMMUNICATION			192.50	004591
3/17/20	00103	3/17/20	03172020	202003	300	-20700-10000				*	87,923.89		
			FY20 DEBT SERV SER 2015A										
									REUNION EAST CDD C/O USBANK			87,923.89	004592
3/17/20	00103	3/17/20	03172020	202003	300	-20700-10500				*	1,102.78		
			FY20 DEBT SERV SER 2015-1										
									REUNION EAST CDD C/O USBANK			1,102.78	004593
3/17/20	00103	3/17/20	03172020	202003	300	-20700-10600				*	220.50		
			FY20 DEBT SERV SER 2015-2										
									REUNION EAST CDD C/O USBANK			220.50	004594
3/17/20	00103	3/17/20	03172020	202003	300	-20700-10600				*	90,966.25		
			FY20 EHOF II SPEC 2015-2										
									REUNION EAST CDD C/O USBANK			90,966.25	004595
3/17/20	00103	3/17/20	03172020	202003	300	-20700-10700				*	99.52		
			FY20 DEBT SERV SER 2015-3										
									REUNION EAST CDD C/O USBANK			99.52	004596
3/17/20	00103	3/17/20	03172020	202003	300	-20700-10700				*	57,917.75		
			FY20 EHOF II SPEC 2015-3										
									REUNION EAST CDD C/O USBANK			57,917.75	004597
3/20/20	00119	3/17/20	90445	202002	310	-51300-31500				*	4,403.31		
			MTG/LRA/REV.AGREE/DRAFT										
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			4,403.31	004598
3/20/20	00092	2/24/20	022420	202002	320	-53800-41000				*	33.28		
			HC PHONE LINE 4574 FEB20										
		2/24/20	022420	202002	300	-13100-10100				*	26.14		
			HC PHONE LINE 4574 FEB20										
		2/24/20	022420	202002	330	-53800-41000				*	59.42		
			HC PHONE LINE 9758 FEB20										
		2/24/20	022420	202002	330	-53800-41000				*	59.42		
			HC PHONE LINE 9867 FEB20										
		2/28/20	022820	202002	330	-53800-43300				*	700.00		
			BALLROOM CLEANING FEB20										
									REUNION RESORT			878.26	004599

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3/20/20	00092	2/11/20	DUKE-DUK	202001	320	53800	43000			*	740.15		
			DUKE ENERGY #12715 05144										
		2/11/20	DUKE-DUK	202001	320	53800	43000			*	215.04		
			DUKE ENERGY #31537 19104										
		2/19/20	RECDDREE	202002	320	53800	46200			*	1,848.00		
			POOL CLEANING SERVS FEB20										
		2/19/20	RECDDREE	202002	300	13100	10100			*	1,452.00		
			POOL CLEANING SERVS FEB20										
		2/19/20	TOHO-TOH	202001	320	53800	43100			*	598.82		
			TOHO METER#62644093 JAN20										
		2/24/20	022420A	202002	320	53800	41000			*	33.28		
			HC PHONE LINE 2365 FEB20										
		2/24/20	022420A	202002	300	13100	10100			*	26.14		
			HC PHONE LINE 2365 FEB20										
		2/24/20	022420A	202002	320	53800	41000			*	33.28		
			HS PHONE LINE 9325 FEB20										
		2/24/20	022420A	202002	300	13100	10100			*	26.14		
			HS PHONE LINE 9325 FEB20										
		2/24/20	022420A	202002	320	53800	41000			*	33.28		
			HS PHONE LINE 9385 FEB20										
		2/24/20	022420A	202002	300	13100	10100			*	26.14		
			HS PHONE LINE 9385 FEB20										
									REUNION RESORT			5,032.27	004600
3/24/20	00166	3/13/20	329928ES	202002	320	53800	43200			*	408.86		
			GAS CHARGE 02/06-03/06/20										
		3/13/20	329928ES	202002	300	13100	10100			*	321.25		
			GAS CHARGE 02/06-03/06/20										
									FLORIDA NATURAL GAS			730.11	004601
3/24/20	00049	3/24/20	487	202003	320	53800	46200			*	784.00		
			POOL FRNTR RMV/CLN STABLE										
		3/24/20	487	202003	300	13100	10100			*	616.00		
			POOL FRNTR RMV/CLN STABLE										
									GOVERNMENTAL MANAGEMENT SERVICES			1,400.00	004602
3/28/20	00095	3/23/20	S114908	202003	320	53800	57400			*	200.69		
			REINST.GATE ARM/TEST/RPRS										
		3/23/20	S114908	202003	300	13100	10100			*	157.69		
			REINST.GATE ARM/TEST/RPRS										
		3/24/20	S114880	202003	320	53800	57400			*	738.37		
			RPLC BOARD-MASTER OPER.										
		3/24/20	S114880	202003	300	13100	10100			*	580.15		
			RPLC BOARD-MASTER OPER.										
									ACCESS CONTROL TECHNOLOGIES, INC.			1,676.90	004603

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3/28/20	00129	3/23/20	4674	202003	320-53800-46200		*	406.00		
			RPLC 1 UMBRELLA/2 CHAIRS							
		3/23/20	4674	202003	300-13100-10100		*	319.00		
			RPLC 1 UMBRELLA/2 CHAIRS							
						BERRY CONSTRUCTION INC.			725.00	004604
3/28/20	99999	3/28/20	VOID	202003	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	004605
3/28/20	00161	3/13/20	1996	202003	320-53800-57400		*	180.08		
			REPAIR EXHAUST FAN/LIGHT							
		3/13/20	1996	202003	300-13100-10100		*	141.50		
			REPAIR EXHAUST FAN/LIGHT							
		3/15/20	2018	202003	320-53800-46200		*	406.00		
			PATCH LEAKING ROOF-7EAGLE							
		3/15/20	2018	202003	300-13100-10100		*	319.00		
			PATCH LEAKING ROOF-7EAGLE							
		3/16/20	2035	202003	320-53800-46200		*	906.64		
			REPLC 2 PARK GRILLS-TERR.							
		3/16/20	2035	202003	300-13100-10100		*	712.36		
			REPLC 2 PARK GRILLS-TERR.							
		3/16/20	2044	202003	320-53800-53000		*	280.00		
			CONCRETE REPAIRS-TERRACES							
		3/16/20	2044	202003	300-13100-10100		*	220.00		
			CONCRETE REPAIRS-TERRACES							
		3/16/20	2046	202003	320-53800-48100		*	448.00		
			INSTALL CONCRETE PAD							
		3/16/20	2046	202003	300-13100-10100		*	352.00		
			INSTALL CONCRETE PAD							
		3/17/20	2061	202003	320-53800-46200		*	64.40		
			REPORT WATER FOUNTAIN							
		3/17/20	2061	202003	300-13100-10100		*	50.60		
			REPORT WATER FOUNTAIN							
		3/17/20	2074	202003	320-53800-47200		*	1,124.34		
			REPR WALKWAY LIGHT FIXTUR							
		3/17/20	2074	202003	300-13100-10100		*	883.41		
			REPR WALKWAY LIGHT FIXTUR							
		3/20/20	2106	202003	320-53800-57400		*	238.00		
			SERVICE CALL-GUARDHOUSE							
		3/20/20	2106	202003	300-13100-10100		*	187.00		
			SERVICE CALL-GUARDHOUSE							
		3/24/20	2122	202003	320-53800-46200		*	114.80		
			INSTALL NEW CONTROL HNDLS							
		3/24/20	2122	202003	300-13100-10100		*	90.20		
			INSTALL NEW CONTROL HNDLS							
						HERITAGE SERVICE SOLUTIONS LLC			6,718.33	004606

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REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

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3/28/20	00078	3/20/20	2018354	202003	310-51300-49300		*	501.61		
			2019 TAX ROLL ADMIN FEE							
						OSCEOLA COUNTY PROPERTY APPRAISER			501.61	004607
3/28/20	00163	3/22/20	1633	202003	320-53800-47500		*	324.80		
			PRS.WSH-PATRIOT LNDNG PND							
		3/22/20	1633	202003	300-13100-10100		*	255.20		
			PRS.WSH-PATRIOT LNDNG PND							
		3/22/20	1634	202003	320-53800-47500		*	2,128.00		
			PRS.WSH-EXCITMNT-OLD LAKE							
		3/22/20	1634	202003	300-13100-10100		*	1,672.00		
			PRS.WSH-EXCITMNT-OLD LAKE							
						PRESSURE WASH THIS			4,380.00	004608
3/28/20	00060	3/09/20	350006	202003	320-53800-46200		*	113.65		
			CP POOL-INSP/RPLC GTR GRT							
		3/09/20	350006	202003	300-13100-10100		*	89.30		
			CP POOL-INSP/RPLC GTR GRT							
		3/09/20	350007	202003	320-53800-46200		*	315.25		
			HC B-RPLC MOTR/SEAL/ORING							
		3/09/20	350007	202003	300-13100-10100		*	247.70		
			HC B-RPLC MOTR/SEAL/ORING							
		3/12/20	350050	202003	320-53800-46200		*	160.97		
			HS POOL-RPLC VLV/SUCT.LK							
		3/12/20	350050	202003	300-13100-10100		*	126.48		
			HS POOL-RPLC VLV/SUCT.LK							
		3/12/20	350051	202003	320-53800-46200		*	160.97		
			HC B-RPLC VALV/SUCTION LK							
		3/12/20	350051	202003	300-13100-10100		*	126.48		
			HC B-RPLC VALV/SUCTION LK							
		3/12/20	350077	202003	320-53800-46200		*	131.24		
			HC POOLA-INST CLAMP/LEAKS							
		3/12/20	350077	202003	300-13100-10100		*	103.11		
			HC POOLA-INST CLAMP/LEAKS							
						SPIES POOL LLC			1,575.15	004609
3/28/20	00030	10/31/19	REU 6137	201910	320-53800-46500		*	380.42		
			IRRIGATION REPAIRS SEPT19							
		10/31/19	REU 6137	201910	300-13100-10100		*	298.91		
			IRRIGATION REPAIRS SEPT19							
		3/13/20	REU 9694	202001	320-53800-46500		*	550.13		
			IRRIGATION REPAIRS JAN20							
		3/13/20	REU 9694	202001	300-13100-10100		*	432.25		
			IRRIGATION REPAIRS JAN20							
						YELLOWSTONE LANDSCAPE			1,661.71	004610

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3/30/20	00095	3/26/20	S115113	202003	320	53800-57400				*	185.19		
			EXCITEMENT DR GATE-BELT										
		3/26/20	S115113	202003	300	13100-10100				*	145.51		
			EXCITEMENT DR GATE-BELT										
		3/30/20	S115146	202003	320	53800-57400				*	332.00		
			EXCITE.-REPLC PCB BOARD										
		3/30/20	S115146	202003	300	13100-10100				*	260.86		
			EXCITE.-REPLC PCB BOARD										
		3/30/20	S115184	202003	320	53800-57400				*	118.72		
			EXCITE.DR GATE-3 PICKETS										
		3/30/20	S115184	202003	300	13100-10100				*	93.28		
			EXCITE.DR GATE-3 PICKETS										
									ACCESS CONTROL TECHNOLOGIES, INC.			1,135.56	004611
3/30/20	00010	3/24/20	6-966-77	202003	310	51300-48000				*	158.62		
			DELIVERY 3/13/20										
									FEDEX			158.62	004612
3/30/20	00163	3/26/20	1635	202003	320	53800-47500				*	840.00		
			PRESSURE WASH-7 EAGLES PK										
		3/26/20	1635	202003	300	13100-10100				*	660.00		
			PRESSURE WASH-7 EAGLES PK										
		3/26/20	1636	202003	320	53800-47500				*	406.00		
			PRESS.WASH-TERR.POOL SDWK										
		3/26/20	1636	202003	300	13100-10100				*	319.00		
			PRESS.WASH-TERR.POOL SDWK										
		3/26/20	1637	202003	320	53800-47500				*	168.00		
			PRESS.WASH-CAROLINA WREN										
		3/26/20	1637	202003	300	13100-10100				*	132.00		
			PRESS.WASH-CAROLINA WREN										
									PRESSURE WASH THIS			2,525.00	004613
3/30/20	00060	3/17/20	350258	202003	320	53800-46200				*	133.25		
			REPLACE TORO VALVE-TERR.										
		3/17/20	350258	202003	300	13100-10100				*	104.70		
			REPLACE TORO VALVE-TERR.										
		3/17/20	350259	202003	320	53800-46200				*	133.25		
			BLED STATIC LINE-HER.CRSG										
		3/17/20	350259	202003	300	13100-10100				*	104.70		
			BLED STATIC LINE-HER.CRSG										
		3/19/20	350273	202003	320	53800-46200				*	192.00		
			REPAIR SPA BYPASS VALVE										
		3/19/20	350273	202003	300	13100-10100				*	150.85		
			REPAIR SPA BYPASS VALVE										
		3/26/20	350282	202003	320	53800-46200				*	98.00		
			REPAIR POOL B SHOWER LEAK										

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/26/20	350282	202003	300-13100-10100		*	77.00		
			REPAIR POOL B SHOWER LEAK							
						SPIES POOL LLC			993.75	004614
4/01/20	00049	4/01/20	488	202004	310-51300-34000		*	3,689.58		
			MANAGEMENT FEES APR20							
		4/01/20	488	202004	310-51300-35100		*	183.33		
			INFORMATION TECH APR20							
		4/01/20	488	202004	310-51300-31300		*	833.33		
			DISSEMINATION FEES APR20							
		4/01/20	489	202004	320-53800-12000		*	3,320.92		
			FIELD MANAGEMENT APR20							
						GOVERNMENTAL MANAGEMENT SERVICES			8,027.16	004615
4/06/20	00095	3/31/20	S115226	202003	320-53800-53000		*	414.28		
			REPLC BBU-VISITOR GATE							
		3/31/20	S115226	202003	300-13100-10100		*	325.50		
			REPLC BBU-VISITOR GATE							
						ACCESS CONTROL TECHNOLOGIES, INC.			739.78	004616
4/06/20	00129	4/02/20	4678	202004	320-53800-53000		*	1,008.00		
			REMOVE CONCRETE/TREE ROOT							
		4/02/20	4678	202004	300-13100-10100		*	792.00		
			REMOVE CONCRETE/TREE ROOT							
		4/02/20	4679	202004	320-53800-46200		*	151.20		
			INSTALL COMBINATION LOCKS							
		4/02/20	4679	202004	300-13100-10100		*	118.80		
			INSTALL COMBINATION LOCKS							
						BERRY CONSTRUCTION INC.			2,070.00	004617
4/06/20	00049	4/03/20	490	202004	320-53800-47700		*	560.00		
			STBLE GUTTERS/HC AIR FLTR							
		4/03/20	490	202004	300-13100-10100		*	440.00		
			STBLE GUTTERS/HC AIR FLTR							
						GOVERNMENTAL MANAGEMENT SERVICES			1,000.00	004618
4/06/20	00054	4/01/20	2020APR	202004	320-53800-34500		*	6,533.33		
			SECURITY SERVICES-APR20							
		4/01/20	2020APR	202004	300-13100-10100		*	5,133.33		
			SECURITY SERVICES-APR20							
						REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	004619
4/06/20	00060	3/24/20	350303	202003	320-53800-46200		*	173.26		
			REPLUMB SPA HEATER-TERR.							
		3/24/20	350303	202003	300-13100-10100		*	136.14		
			REPLUMB SPA HEATER-TERR.							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/25/20	350314	202003	320-53800-46200		*	1,988.00		
			NEW C-R266A-EN C ASME HTR							
		3/25/20	350314	202003	300-13100-10100		*	1,562.00		
			NEW C-R266A-EN C ASME HTR							
		3/25/20	350315	202003	320-53800-46200		*	124.60		
			BACKFLUSH TANK DRAIN LINE							
		3/25/20	350315	202003	300-13100-10100		*	97.90		
			BACKFLUSH TANK DRAIN LINE							
		3/27/20	350421	202003	320-53800-46200		*	117.60		
			INSTALL SHOWER HEAD-HMSTD							
		3/27/20	350421	202003	300-13100-10100		*	92.40		
			INSTALL SHOWER HEAD-HMSTD							
						SPIES POOL LLC			4,291.90	004620
4/06/20	00142	4/01/20	74633	202003	330-53800-47800		*	65.00		
			QTRLY.SPRINKLER INSPECT.							
		4/01/20	74634	202003	320-53800-47800		*	36.40		
			QTRLY.SPRINKLER INSPECT.							
		4/01/20	74634	202003	300-13100-10100		*	28.60		
			QTRLY.SPRINKLER INSPECT.							
						UNITED FIRE PROTECTION, INC.			130.00	004621
4/06/20	00030	4/01/20	REU 9922	202004	320-53800-47300		*	29,555.12		
			MTHLY LANDSCAPE MAINT APR							
		4/01/20	REU 9922	202004	300-13100-10100		*	23,221.88		
			MTHLY LANDSCAPE MAINT APR							
						YELLOWSTONE LANDSCAPE			52,777.00	004622
4/09/20	00049	4/01/20	491	202004	310-51300-51000		*	16.08		
			OFFICE SUPPLIES APR20							
		4/01/20	491	202004	310-51300-42000		*	22.81		
			POSTAGE APR20							
		4/01/20	491	202004	310-51300-42500		*	14.55		
			COPIES APR20							
						GOVERNMENTAL MANAGEMENT SERVICES			53.44	004623
4/15/20	00074	3/31/20	184466	202003	320-53800-47000		*	72.24		
			AQUATIC PLANT MGMT MAR20							
		3/31/20	184466	202003	300-13100-10100		*	56.76		
			AQUATIC PLANT MGMT MAR20							
						APPLIED AQUATIC MANAGEMENT, INC.			129.00	004624
4/15/20	00160	3/31/20	11211	202003	320-53800-12200		*	1,906.97		
			FACILITIES BLDG RENT MAR							
		3/31/20	11211	202003	300-13100-10100		*	1,498.33		
			FACILITIES BLDG RENT MAR							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/31/20	11212	202004	320-53800-12200		*	1,906.97		
			FACILITIES BLDG RENT APR							
		3/31/20	11212	202004	300-13100-10100		*	1,498.33		
			FACILITIES BLDG RENT APR							
						CITICOMMUNITIES LLC			6,810.60	004625
4/15/20	00092	3/30/20	033020	202003	330-53800-43300		*	825.00		
			BALLROOM CLEANING MAR20							
		3/31/20	033120	202003	320-53800-41000		*	34.78		
			HC PHONE LINE 4574 MAR20							
		3/31/20	033120	202003	300-13100-10100		*	27.32		
			HC PHONE LINE 4574 MAR20							
		3/31/20	033120	202003	330-53800-41000		*	62.10		
			HC PHONE LINE 9758 MAR20							
		3/31/20	033120	202003	330-53800-41000		*	62.10		
			HC PHONE LINE 9867 MAR20							
						REUNION RESORT			1,011.30	004626
4/15/20	00173	7/29/19	1319	201907	310-51300-35200		*	1,106.00		
			ADA COMP/UPDATE SITE/CVRT							
		7/29/19	1319	201907	300-13100-10100		*	869.00		
			ADA COMP/UPDATE SITE/CVRT							
						NEWAGETUTORS LLC DBA VGLOBALTECH			1,975.00	004627
4/15/20	00030	4/01/20	REU 9922	202004	320-53800-46200		*	3,456.32		
			AQUATIC SERVICES-APR20							
		4/01/20	REU 9922	202004	300-13100-10100		*	2,715.68		
			AQUATIC SERVICES-APR20							
						YELLOWSTONE LANDSCAPE			6,172.00	004628
4/15/20	00092	3/31/20	RECDDREE	202003	320-53800-46200		*	1,848.00		
			POOL CLEANING SERVS MAR20							
		3/31/20	RECDDREE	202003	300-13100-10100		*	1,452.00		
			POOL CLEANING SERVS MAR20							
		3/31/20	033120A	202003	320-53800-41000		*	34.78		
			HC PHONE LINE 2365 MAR20							
		3/31/20	033120A	202003	300-13100-10100		*	27.32		
			HC PHONE LINE 2365 MAR20							
		3/31/20	033120A	202003	320-53800-41000		*	34.78		
			HS PHONE LINE 9325 MAR20							
		3/31/20	033120A	202003	300-13100-10100		*	27.32		
			HS PHONE LINE 9325 MAR20							
		3/31/20	033120A	202003	320-53800-41000		*	34.78		
			HS PHONE LINE 9385 MAR20							
		3/31/20	033120A	202003	300-13100-10100		*	27.32		
			HS PHONE LINE 9385 MAR20							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/10/20	TOHO-TOH	202002	320-53800-43100					*	401.57		
			TOHO METER#62644093 FEB20										
									REUNION RESORT			3,887.87	004629
4/17/20	00049	4/15/20	492	202004	320-53800-48100					*	20.55		
			REMOVE DAMAGE POOL CHAIRS										
									GOVERNMENTAL MANAGEMENT SERVICES			20.55	004630
4/17/20	00129	4/09/20	4681	202004	320-53800-53000					*	1,750.00		
			INSPCT/GRD DWN 125 SDWALK										
		4/09/20	4681	202004	300-13100-10100					*	1,375.00		
			INSPCT/GRD DWN 125 SDWALK										
		4/12/20	4682	202004	320-53800-53200					*	210.00		
			RELOCAT.SPEED SIGN TRADTN										
		4/12/20	4682	202004	300-13100-10100					*	165.00		
			RELOCAT.SPEED SIGN TRADTN										
									BERRY CONSTRUCTION INC.			3,500.00	004631
4/17/20	00144	4/14/20	14369019	202004	320-53800-57400					*	96.32		
			CLN BLOWR MOTOR/EVAP COIL										
		4/14/20	14369019	202004	300-13100-10100					*	75.68		
			CLN BLOWR MOTOR/EVAP COIL										
									FRANK'S AIR CONDITIONING, INC.			172.00	004632
4/17/20	00161	3/09/20	1942	202003	320-53800-53000					*	75.60		
			BROKEN IRG/WASHOUT IN MED										
		3/09/20	1942	202003	300-13100-10100					*	56.40		
			BROKEN IRG/WASHOUT IN MED										
									HERITAGE SERVICE SOLUTIONS LLC			132.00	004633
4/17/20	00092	3/10/20	DUKE-DUK	202002	320-53800-43000					*	243.07		
			DUKE ENERGY #43303 35141										
		3/10/20	DUKE-DUK	202002	320-53800-43000					*	751.90		
			DUKE ENERGY #40845 34210										
									REUNION RESORT			994.97	004634
4/17/20	00030	4/07/20	REU 1035	202002	320-53800-46500					*	555.78		
			IRRIGATION REPAIRS FEB20										
		4/07/20	REU 1035	202002	300-13100-10100					*	436.68		
			IRRIGATION REPAIRS FEB20										
									YELLOWSTONE LANDSCAPE			992.46	004635
4/18/20	00103	4/18/20	04182020	202004	300-20700-10000					*	125,359.97		
			FY20 DEBT SERV SER2015A										
									REUNION EAST CDD C/O USBANK			125,359.97	004636

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/18/20	00103	4/18/20	04182020	202004	300	-20700-10500				*	1,572.32		
			FY20 DEBT SERV SER2015-1										
									REUNION EAST CDD C/O USBANK			1,572.32	004637
4/18/20	00103	4/18/20	04182020	202004	300	-20700-10600				*	314.39		
			FY20 DEBT SERV SER2015-2										
									REUNION EAST CDD C/O USBANK			314.39	004638
4/18/20	00103	4/18/20	04182020	202004	300	-20700-10700				*	140.70		
			FY20 DEBT SERV SER2015-3										
									REUNION EAST CDD C/O USBANK			140.70	004639
4/19/20	00103	4/19/20	04192020	202004	300	-20700-10500				*	52,939.50		
			FY20 ORD SERIES 2015-1										
									REUNION EAST CDD C/O USBANK			52,939.50	004640
4/19/20	00103	4/19/20	04192020	202004	300	-20700-10600				*	54,837.50		
			FY20 ORD SERIES 2015-2										
									REUNION EAST CDD C/O USBANK			54,837.50	004641
4/19/20	00103	4/19/20	04192020	202004	300	-20700-10700				*	24,456.00		
			FY20 ORD SERIES 2015-3										
									REUNION EAST CDD C/O USBANK			24,456.00	004642
4/28/20	00129	4/20/20	4685	202004	320	-53800-57400				*	126.00		
			RMV TRSH/PAINT/SHNGL/PIPE										
		4/20/20	4685	202004	300	-13100-10100				*	99.00		
			RMV TRSH/PAINT/SHNGL/PIPE										
									BERRY CONSTRUCTION INC.			225.00	004643
4/28/20	00144	4/28/20	14547904	202004	320	-53800-57400				*	258.62		
			CLN WHEEL/CAGE/INS.CAPCTR										
		4/28/20	14547904	202004	300	-13100-10100				*	203.21		
			CLN WHEEL/CAGE/INS.CAPCTR										
									FRANK'S AIR CONDITIONING, INC.			461.83	004644
4/28/20	00166	4/14/20	334369ES	202003	320	-53800-43200				*	223.89		
			GAS CHARGE 03/06-04/06/20										
		4/14/20	334369ES	202003	300	-13100-10100				*	175.92		
			GAS CHARGE 03/06-04/06/20										
									FLORIDA NATURAL GAS			399.81	004645
4/28/20	00119	4/22/20	91037	202003	310	-51300-31500				*	3,486.50		
			LRA IRRG/COVID19 ISS/TOHO										
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			3,486.50	004646

*** CHECK DATES 03/01/2020 - 04/30/2020 ***
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	#
4/28/20	00002	3/10/20	18472331	202003	310	-51300-48000				*	200.00		
			NOT.OF MEETING 03/19/20										
									ORLANDO SENTINEL COMMUNICATION			200.00	004647

TOTAL FOR BANK A 798,050.57

TOTAL FOR REGISTER 798,050.57

*** CHECK DATES 03/01/2020 - 04/30/2020 *** REUNION EAST-R&M
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/13/20	00022	3/05/20	20-120	202003	320-53800-60000		*	5,457.20		
			SAPORO AMATERASU/AIR WALL							
		3/05/20	20-120	202003	300-13100-10100		*	4,287.80		
			SAPORO AMATERASU/AIR WALL							
						COMPLETE PARTITIONS & EQUIPMENT LLC			9,745.00	000090
3/13/20	00013	3/09/20	1973	202003	320-53800-53000		*	504.00		
			RPR/INST.CONCRETE SIDEWLK							
		3/09/20	1973	202003	300-13100-10100		*	396.00		
			RPR/INST.CONCRETE SIDEWLK							
						HERITAGE SERVICE SOLUTIONS LLC			900.00	000091
3/28/20	00007	11/15/19	REU 6579	201911	320-53800-47300		*	921.20		
			REMOVE PINE TREES-VALHALA							
		11/15/19	REU 6579	201911	300-13100-10100		*	723.80		
			REMOVE PINE TREES-VALHALA							
		11/30/19	REU 7025	201910	320-53800-47300		*	3,379.04		
			PLANT INSTALL-TERRACES PL							
		11/30/19	REU 7025	201910	300-13100-10100		*	2,654.96		
			PLANT INSTALL-TERRACES PL							
		11/30/19	REU 7030	201911	320-53800-47300		*	2,782.08		
			REPLC FLAX LILY-LINEAR PK							
		11/30/19	REU 7030	201911	300-13100-10100		*	2,185.92		
			REPLC FLAX LILY-LINEAR PK							
		11/30/19	REU 7030	201911	320-53800-47300		*	705.60		
			REPLC JASMINE-HOMESTEAD							
		11/30/19	REU 7030	201911	300-13100-10100		*	554.40		
			REPLC JASMINE-HOMESTEAD							
						YELLOWSTONE LANDSCAPE			13,907.00	000092
4/06/20	00020	12/26/19	11190310	201912	320-53800-60000		*	3,006.64		
			PLAYSCAPE/SAFETY SIGN							
		12/26/19	11190310	201912	300-13100-10100		*	2,362.36		
			PLAYSCAPE/SAFETY SIGN							
		1/13/20	12190316	202001	320-53800-60000		*	478.24		
			PLAYGROUND ENG. DRAWINGS							
		1/13/20	12190316	202001	300-13100-10100		*	375.76		
			PLAYGROUND ENG. DRAWINGS							
						PLAYCORE WISCONSIN INC.			6,223.00	000093
4/17/20	00023	4/15/20	31206	202004	320-53800-53000		*	8,548.40		
			INST.2INBND LN/REFURBISH							
		4/15/20	31206	202004	300-13100-10100		*	6,716.60		
			INST.2INBND LN/REFURBISH							
						FAUSNIGHT STRIPE & LINE INC.			15,265.00	000094
						TOTAL FOR BANK C		46,040.00		

*** CHECK DATES 03/01/2020 - 04/30/2020 ***
REUNION EAST-R&M
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		46,040.00		

SECTION 3

Reunion East
Community Development District

Unaudited Financial Reporting

March 31, 2020

Table of Contents

Reunion East

COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
March 31, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
ASSETS:					
CASH	$1,482,294	$422,631	---	---	$1,904,925
CUSTODY ACCOUNT	$463,225	---	---	---	$463,225
STATE BOARD OF ADMINISTRATION	---	$3,058,827	---	---	$3,058,827
DUE FROM GENERAL FUND	---	---	$5,000	---	$5,000
DUE FROM REUNION WEST	$223,713	$26,353	---	---	$250,066
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	$3	---	$3
Revenue	---	---	$100,765	---	$100,765
SERIES 2005					
Reserve	---	---	$4	---	$4
Revenue	---	---	$214,037	---	$214,037
Construction	---	---	---	$10	$10
SERIES 2015A					
Reserve	---	---	$175,000	---	$175,000
Revenue	---	---	$2,366,487	---	$2,366,487
Prepayment	---	---	$24	---	$24
SERIES 2015-1					
Reserve	---	---	$345,275	---	$345,275
Revenue	---	---	$254,838	---	$254,838
SERIES 2015-2					
Reserve	---	---	$374,013	---	$374,013
Revenue	---	---	$422,065	---	$422,065
SERIES 2015-3					
Revenue	---	---	$229,510	---	$229,510
TOTAL ASSETS	**$2,169,232**	**$3,507,811**	**$4,487,019**	**$10**	**$10,164,071**
LIABILITIES:					
ACCOUNTS PAYABLE	$22,345	$6,223	---	---	$28,568
CONTRACTS PAYABLE	$1,323	---	---	---	$1,323
DUE TO DEBT 2015A	$5,000	---	---	---	$5,000
DUE TO DEBT 2015-1	$5,053	---	---	---	$5,053
DUE TO REUNION WEST	$22,335	---	---	---	$22,335
ACCRUED INTEREST PAYABLE 2002A-2	---	---	$2,386,164	---	$2,386,164
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	$2,545,000	---	$2,545,000
ACCRUED INTEREST PAYABLE 2005	---	---	$1,762,040	---	$1,762,040
ACCRUED PRINCIPAL PAYABLE 2005	---	---	$2,045,000	---	$2,045,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	$242,752	$3,501,588	---	---	$3,744,340
UNASSIGNED	$1,870,424	---	---	---	$1,870,424
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	($4,830,396)	---	($4,830,396)
RESTRICTED FOR DEBT SERVICE 2005	---	---	($3,592,999)	---	($3,592,999)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	$2,546,510	---	$2,546,510
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	$600,113	---	$600,113
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	$796,077	---	$796,077
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	$229,510	---	$229,510
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	$10	$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	**$2,169,232**	**$3,507,811**	**$4,487,019**	**$10**	**$10,164,071**

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	$1,417,679	$1,156,394	$1,156,394	$0
Special Assessments - Direct	$600,993	$450,745	$425,472	($25,273)
Interest	$750	$375	$351	($24)
Miscellaneous Income	$0	$0	$2,456	$2,456
TOTAL REVENUES	$2,019,422	$1,607,513	$1,584,672	($22,841)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	$12,000	$6,000	$5,800	$200
FICA	$918	$459	$444	$15
Engineering	$15,000	$7,500	$1,127	$6,373
Attorney	$35,000	$17,500	$16,459	$1,041
Trustee Fees	$17,500	$0	$0	$0
Arbitrage	$3,600	$1,800	$0	$1,800
Collection Agent	$5,000	$5,000	$5,000	$0
Dissemination	$10,000	$5,000	$6,000	($1,000)
Property Appraiser Fee	$1,000	$502	$502	$0
Property Taxes	$400	$400	$295	$105
Annual Audit	$5,200	$2,578	$2,578	$0
District Management Fees	$44,275	$22,138	$22,137	$0
Information Technology	$3,400	$1,700	$1,100	$600
Telephone	$300	$150	$7	$144
Postage	$3,500	$1,750	$332	$1,418
Printing & Binding	$2,500	$1,250	$495	$755
Insurance	$14,800	$14,800	$13,789	$1,011
Legal Advertising	$1,500	$750	$1,670	($920)
Other Current Charges	$600	$300	$0	$300
Office Supplies	$500	$250	$97	$153
Travel Per Diem	$500	$250	$0	$250
Dues, Licenses & Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE	$177,668	$90,251	$78,006	$12,245
MAINTENANCE-SHARED EXPENSES:				
Field Management	$39,851	$19,926	$19,926	$0
Facility Lease Agreement	$22,884	$11,442	$11,442	$0
Telephone	$4,760	$2,380	$2,479	($99)
Electric	$341,600	$170,800	$156,136	$14,664
Water & Sewer	$44,800	$22,400	$18,860	$3,540
Gas	$43,120	$21,560	$14,614	$6,946
Pool & Fountain Maintenance	$100,800	$50,400	$62,825	($12,425)
Environmental	$5,600	$2,800	$2,153	$647
Property Insurance	$25,620	$25,620	$24,923	$697
Irrigation Repairs	$8,400	$4,200	$4,429	($229)
Landscape Contract	$434,722	$217,361	$229,182	($11,821)
Landscape Contingency	$28,000	$14,000	$9,755	$4,245
Landscape Consulting	$21,840	$10,920	$10,785	$135
Gate and Gatehouse Expenses	$17,920	$8,960	$3,992	$4,968
Roadways/Sidewalks	$28,000	$14,000	$1,431	$12,569
Lighting	$5,600	$2,800	$1,124	$1,676
MSA Building Repairs	$14,000	$7,000	$952	$6,048
Pressure Washing	$19,600	$9,800	$20,020	($10,220)
Maintenance (Inspections)	$980	$490	$250	$240
Repairs & Maintenance	$11,200	$5,600	$2,242	$3,359
Pest Control	$406	$203	$0	$203
Signage	$4,480	$2,240	$23,859	($21,619)
Security	$78,400	$39,200	$39,200	$0
Parking Violation Tags	$0	$0	$15	($15)
COMMUNITY CENTER:				
Landscape	$16,000	$8,000	$5,287	$2,713
Telephone	$1,500	$750	$726	$24
Electric	$25,000	$12,500	$9,596	$2,904
Water & Sewer	$2,500	$1,250	$1,023	$227
Gas	$350	$175	$141	$34
Contract Cleaning	$10,000	$5,000	$4,675	$325
Maintenance (Inspections)	$1,250	$625	$968	($343)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	$100,000	$50,000	$0	$50,000
Contingency	$0	$0	$0	$0
Transfer Out	$382,571	$382,571	$382,571	$0
TOTAL MAINTENANCE	$1,841,754	$1,124,973	$1,065,581	$59,392
TOTAL EXPENDITURES	$2,019,422	$1,215,224	$1,143,587	$71,637
EXCESS REVENUES (EXPENDITURES)	$0		$441,086	
FUND BALANCE - Beginning	$0		$1,672,090	
FUND BALANCE - Ending	$0		$2,113,176	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Transfer In	$382,571	$382,571	$382,571	$0
Interest	$25,000	$12,500	$24,592	$12,092
TOTAL REVENUES	$407,571	$395,071	$407,163	$12,092
EXPENDITURES:				
Building Improvements	$117,600	$58,800	$0	$58,800
Fountain Improvements	$14,000	$7,000	$0	$7,000
Gate/Gatehouse Improvements	$5,600	$2,800	$0	$2,800
Landscape Improvements	$140,000	$70,000	$22,782	$47,218
Lighting Improvements	$4,480	$2,240	$0	$2,240
Monument Improvements	$14,000	$7,000	$21,661	($14,661)
Pool Furniture	$8,400	$4,200	$7,918	($3,718)
Pool Repair & Replacements	$47,600	$23,800	$4,644	$19,156
Roadways/Sidewalks Improvement	$8,680	$4,340	$2,033	$2,307
Signage	$28,000	$14,000	$0	$14,000
Contingency	$0	$0	$30,105	($30,105)
TOTAL EXPENDITURES	$388,360	$194,180	$89,142	$105,038
EXCESS REVENUES (EXPENDITURES)	$19,211		$318,021	
FUND BALANCE - Beginning	$2,934,206		$3,183,567	
FUND BALANCE - Ending	$2,953,417		$3,501,588	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Special Assessments	$0	$0	$0	$0
Interest	$0	$0	$771	$771
TOTAL REVENUES	$0	$0	$771	$771
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
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	$0	$0	$0	$0
Other Debt Service Costs	$0	$0	($4,514)	($4,514)
TOTAL OTHER	$0	$0	($4,514)	($4,514)
EXCESS REVENUES (EXPENDITURES)	$0		($3,743)	
FUND BALANCE - Beginning	$0		($4,826,653)	
FUND BALANCE - Ending	$0		($4,830,396)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Special Assessments	$0	$0	$0	$0
Interest	$0	$0	$1,621	$1,621
TOTAL REVENUES	$0	$0	$1,621	$1,621
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
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	$0	$0	$0	$0
Other Debt Service Costs	$0	$0	($8,710)	($8,710)
TOTAL OTHER	$0	$0	($8,710)	($8,710)
EXCESS REVENUES (EXPENDITURES)	$0		($7,089)	
FUND BALANCE - Beginning	$0		($3,585,911)	
FUND BALANCE - Ending	$0		($3,592,999)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Special Assessments	$2,568,595	$2,093,112	$2,093,112	$0
Interest	$1,000	$500	$8,801	$8,301
TOTAL REVENUES	$2,569,595	$2,093,612	$2,101,914	$8,301
EXPENDITURES:				
Interest Expense 11/01	$641,025	$641,025	$641,025	$0
Principal Expense 05/01	$1,320,000	$0	$0	$0
Interest Expense 05/01	$641,025	$0	$0	$0
TOTAL EXPENDITURES	$2,602,050	$641,025	$641,025	$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)	($32,455)		$1,460,889	
FUND BALANCE - Beginning	$891,203		$1,085,621	
FUND BALANCE - Ending	$858,748		$2,546,510	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	$28,771	$26,253	$26,253	$0
Special Assessments - Direct Billed	$196,599	$147,449	$95,773	($51,676)
Interest	$1,000	$500	$14,863	$14,363
TOTAL REVENUES	$226,370	$174,202	$136,889	($37,313)
EXPENDITURES:				
Special Call 11/01	$4,150,000	$4,150,000	$4,150,000	$0
Interest Expense 11/01	$204,105	$204,105	$204,105	$0
Principal Expense 05/01	$90,000	$0	$0	$0
Interest Expense 05/01	$67,155	$0	$0	$0
TOTAL EXPENDITURES	$4,511,260	$4,354,105	$4,354,105	$0
EXCESS REVENUES (EXPENDITURES)	($4,284,890)		($4,217,216)	
FUND BALANCE - Beginning	$4,470,778		$4,817,330	
FUND BALANCE - Ending	$185,888		$600,113	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	$10,225	$5,249	$5,249	$0
Special Assessments - Direct Billed	$583,215	$437,411	$382,574	($54,837)
Interest	$1,000	$500	$7,754	$7,254
TOTAL REVENUES	$594,440	$443,161	$395,578	($47,583)
EXPENDITURES:				
Special Call 11/01	$1,550,000	$1,550,000	$1,550,000	$0
Interest Expense 11/01	$250,470	$250,470	$250,470	$0
Principal Expense 05/01	$200,000	$0	$0	$0
Interest Expense 05/01	$199,320	$0	$0	$0
TOTAL EXPENDITURES	$2,199,790	$1,800,470	$1,800,470	$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)	($1,605,350)		($1,404,892)	
FUND BALANCE - Beginning	$1,825,115		$2,200,970	
FUND BALANCE - Ending	$219,765		$796,077	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	$6,769	$2,349	$2,349	$0
Special Assessments - Direct Billed	$329,496	$247,122	$222,665	($24,457)
Interest	$500	$250	$439	$189
TOTAL REVENUES	$336,765	$249,721	$225,453	($24,268)
EXPENDITURES:				
Interest Expense 11/01	$100,485	$100,485	$100,485	$0
Principal Expense 05/01	$135,000	$0	$0	$0
Interest Expense 05/01	$100,485	$0	$0	$0
TOTAL EXPENDITURES	$335,970	$100,485	$100,485	$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)	$795		$124,968	
FUND BALANCE - Beginning	$104,353		$104,541	
FUND BALANCE - Ending	$105,148		$229,510	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED THRU 3/31/20	ACTUAL THRU 3/31/20	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
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	$0	$0	$0	$0
TOTAL OTHER	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$0	
FUND BALANCE - Beginning	$0		$10	
FUND BALANCE - Ending	$0		$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	$0	$178,323	$761,743	$100,320	$67,432	$48,576	$0	$0	$0	$0	$0	$0	$1,156,394
Special Assessments - Direct	$0	$113,330	$125,764	$64,445	$119,547	$2,386	$0	$0	$0	$0	$0	$0	$425,472
Interest	$68	$59	$57	$59	$59	$49	$0	$0	$0	$0	$0	$0	$351
Miscellaneous Income	$0	$2,400	$0	$0	$56	$0	$0	$0	$0	$0	$0	$0	$2,456
Total Revenues	**$68**	**$294,112**	**$887,564**	**$164,824**	**$187,093**	**$51,011**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,584,672**
Expenditures													
Administrative													
Supervisor Fees	$1,000	$1,000	$2,000	$800	$1,000	$0	$0	$0	$0	$0	$0	$0	$5,800
FICA	$77	$77	$153	$61	$77	$0	$0	$0	$0	$0	$0	$0	$444
Engineering	$252	$150	$252	$324	$150	$0	$0	$0	$0	$0	$0	$0	$1,127
Attorney	$2,913	$1,406	$2,164	$2,086	$4,403	$3,487	$0	$0	$0	$0	$0	$0	$16,459
Trustee Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Arbitrage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Collection Agent	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
Dissemination	$1,833	$833	$833	$833	$833	$833	$0	$0	$0	$0	$0	$0	$6,000
Property Appraiser Fee	$0	$0	$0	$0	$0	$502	$0	$0	$0	$0	$0	$0	$502
Property Taxes	$0	$295	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$295
Annual Audit	$1,500	$78	$0	$0	$1,000	$0	$0	$0	$0	$0	$0	$0	$2,578
District Management Fees	$3,690	$3,690	$3,690	$3,690	$3,690	$3,690	$0	$0	$0	$0	$0	$0	$22,137
Information Technology	$183	$183	$183	$183	$183	$183	$0	$0	$0	$0	$0	$0	$1,100
Telephone	$7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7
Postage	$108	$44	$16	$20	$105	$39	$0	$0	$0	$0	$0	$0	$332
Printing & Binding	$53	$76	$76	$109	$83	$99	$0	$0	$0	$0	$0	$0	$495
Insurance	$13,789	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,789
Legal Advertising	$0	$381	$185	$553	$193	$359	$0	$0	$0	$0	$0	$0	$1,670
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Supplies	$16	$16	$16	$16	$17	$16	$0	$0	$0	$0	$0	$0	$97
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
	$30,595	**$8,230**	**$9,567**	**$8,674**	**$11,733**	**$9,207**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$78,006**

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	$0	$0	$0	$0	$0	$0	$19,926
Facility Lease Agreement	$1,907	$1,907	$1,907	$1,907	$1,907	$1,907	$0	$0	$0	$0	$0	$0	$11,442
Telephone	$407	$416	$413	$413	$410	$422	$0	$0	$0	$0	$0	$0	$2,479
Electric	$29,216	$28,533	$24,925	$23,804	$25,017	$24,640	$0	$0	$0	$0	$0	$0	$156,136
Water & Sewer	$3,157	$2,553	$6,559	$2,437	$2,246	$1,908	$0	$0	$0	$0	$0	$0	$18,860
Gas	$524	$1,161	$1,659	$3,945	$3,799	$3,526	$0	$0	$0	$0	$0	$0	$14,614
Pool & Fountain Maintenance	$7,844	$8,492	$10,037	$14,927	$9,470	$12,054	$0	$0	$0	$0	$0	$0	$62,825
Environmental	$146	$146	$784	$146	$784	$146	$0	$0	$0	$0	$0	$0	$2,153
Property Insurance	$24,054	$870	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,923
Irrigation	$1,967	$0	$521	$550	$556	$836	$0	$0	$0	$0	$0	$0	$4,429
Landscape Contract	$30,347	$60,501	$39,056	$30,347	$30,347	$38,584	$0	$0	$0	$0	$0	$0	$229,182
Landscape Contingency	$6,787	$0	$2,968	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,755
Landscape Consulting	$1,820	$2,496	$2,402	$2,247	$1,820	$0	$0	$0	$0	$0	$0	$0	$10,785
Gatehouse and Gatehouse Expens	$277	$371	$0	$1,184	$75	$2,085	$0	$0	$0	$0	$0	$0	$3,992
Roadways/Sidewalks	$384	$0	$0	$0	$277	$770	$0	$0	$0	$0	$0	$0	$1,431
Lighting	$0	$0	$0	$0	$0	$1,124	$0	$0	$0	$0	$0	$0	$1,124
MSA Building Repairs	$282	$64	$475	$0	$131	$0	$0	$0	$0	$0	$0	$0	$952
Pressure Washing	$196	$0	$0	$7,851	$5,334	$6,639	$0	$0	$0	$0	$0	$0	$20,020
Maintenance (Inspections)	$87	$0	$73	$54	$0	$36	$0	$0	$0	$0	$0	$0	$250
Repairs & Maintenance	$425	$0	$1,263	$106	$0	$448	$0	$0	$0	$0	$0	$0	$2,242
Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Signage	$2,386	$504	$6,888	$353	$13,728	$0	$0	$0	$0	$0	$0	$0	$23,859
Security	$6,533	$6,533	$6,533	$6,533	$6,533	$6,533	$0	$0	$0	$0	$0	$0	$39,200
Parking Violation Tags	$0	$0	$0	$0	$15	$0	$0	$0	$0	$0	$0	$0	$15
Community Center													
Landscape	$881	$881	$881	$881	$881	$881	$0	$0	$0	$0	$0	$0	$5,287
Telephone	$118	$123	$121	$121	$119	$124	$0	$0	$0	$0	$0	$0	$726
Electric	$2,363	$1,947	$1,535	$1,470	$987	$1,295	$0	$0	$0	$0	$0	$0	$9,596
Water & Sewer	$165	$157	$171	$188	$171	$171	$0	$0	$0	$0	$0	$0	$1,023
Gas	$24	$24	$24	$22	$24	$24	$0	$0	$0	$0	$0	$0	$141
Contract Cleaning	$875	$700	$825	$750	$700	$825	$0	$0	$0	$0	$0	$0	$4,675
Maintenance (Inspections)	$155	$618	$130	$0	$0	$65	$0	$0	$0	$0	$0	$0	$968
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	$382,571	$0	$0	$0	$0	$0	$0	$0	$382,571
	$126,646	$122,319	$113,471	$103,557	$491,223	$108,366	$0	$0	$0	$0	$0	$0	$1,065,581
Total Expenditures	$157,241	$130,548	$123,038	$112,231	$502,956	$117,573	$0	$0	$0	$0	$0	$0	$1,143,587
Excess Revenues (Expenditures)	($157,173)	$163,563	$764,526	$52,594	($315,862)	($66,562)	$0	$0	$0	$0	$0	$0	$441,086

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

					Gross Assessments	$ 4,279,742	$ 1,507,319	$ 2,728,299	$ 34,219	$ 6,842	$ 3,062	
					Net Assessments	$ 4,022,957	$ 1,416,880	$ 2,564,601	$ 32,166	$ 6,432	$ 2,878	
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 35.22%	2015A Debt Svc Fund 63.75%	2015-1 Debt Svc Fund 0.80%	2015-2 Debt Svc Fund 0.16%	2015-3 Debt Svc Fund 0.07%	Total 100%
11/12/19	ACH	$ 39,708.50	$ 2,108.96	$ 751.99	$ -	$ 36,847.55	$ 12,977.65	$ 23,490.00	$ 294.62	$ 58.91	$ 26.36	$ 36,847.55
11/22/19	ACH	$ 499,006.54	$ 19,959.97	$ 9,580.92	$ -	$ 469,465.65	$ 165,345.12	$ 299,280.36	$ 3,753.70	$ 750.57	$ 335.90	$ 469,465.65
12/6/19	ACH	$ 2,027,772.44	$ 81,110.22	$ 38,933.25	$ -	$ 1,907,728.97	$ 671,899.35	$ 1,216,161.01	$ 15,253.61	$ 3,050.01	$ 1,364.99	$ 1,907,728.97
12/9/19	ACH	$ 3,622.47	$ 40.97	$ 71.63	$ -	$ 3,509.87	$ 1,236.17	$ 2,237.51	$ 28.06	$ 5.61	$ 2.51	$ 3,509.87
12/23/19	ACH	$ 266,757.29	$ 10,038.63	$ 5,134.36	$ -	$ 251,584.30	$ 88,607.62	$ 160,382.85	$ 2,011.59	$ 402.22	$ 180.01	$ 251,584.30
1/10/20	ACH	$ 271,480.47	$ 8,180.47	$ 5,266.02	$ -	$ 258,033.98	$ 90,879.19	$ 164,494.47	$ 2,063.16	$ 412.54	$ 184.62	$ 258,033.98
1/13/20	ACH	$ 27,057.18	$ 629.41	$ 528.55	$ -	$ 25,899.22	$ 9,121.67	$ 16,510.53	$ 207.08	$ 41.41	$ 18.53	$ 25,899.22
1/21/20	ACH	$ -	$ -	$ -	$ 906.81	$ 906.81	$ 319.38	$ 578.08	$ 7.25	$ 1.45	$ 0.65	$ 906.81
2/12/20	ACH	$ 1,226.94	$ 36.81	$ 23.81	$ -	$ 1,166.32	$ 410.78	$ 743.52	$ 9.33	$ 1.86	$ 0.83	$ 1,166.32
2/12/20	ACH	$ 198,243.80	$ 4,067.16	$ 3,883.51	$ -	$ 190,293.13	$ 67,020.96	$ 121,310.25	$ 1,521.52	$ 304.23	$ 136.16	$ 190,293.13
3/9/20	ACH	$ 140,368.26	$ 1,451.56	$ 2,778.34	$ -	$ 136,138.36	$ 47,947.73	$ 86,787.05	$ 1,088.52	$ 217.65	$ 97.41	$ 136,138.36
3/9/20	ACH	$ 1,819.70	$ -	$ 36.40	$ -	$ 1,783.30	$ 628.08	$ 1,136.84	$ 14.26	$ 2.85	$ 1.28	$ 1,783.30
4/13/20	ACH	$ 183,157.11	$ 60.00	$ 3,661.94	$ -	$ 179,435.17	$ 63,196.80	$ 114,388.40	$ 1,434.71	$ 286.87	$ 128.39	$ 179,435.17
4/13/20	ACH	$ 17,561.76	$ -	$ 351.23	$ -	$ 17,210.53	$ 6,061.52	$ 10,971.57	$ 137.61	$ 27.52	$ 12.31	$ 17,210.53
4/20/20	ACH	$ -	$ -	$ -	$ 241.37	$ 241.37	$ 85.01	$ 153.87	$ 1.93	$ 0.39	$ 0.17	$ 241.37
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -	$ -	$ -	$ -
Totals		$ 3,677,782.46	$ 127,684.16	$ 71,001.95	$ 1,148.18	$ 3,480,244.53	$ 1,225,737.04	$ 2,218,626.32	$ 27,826.95	$ 5,564.09	$ 2,490.13	$ 3,480,244.53

Ehof II - Spectrum LLC $626,425.00 $117,704.00 $191,546.00 $219,350.00 $97,825.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/6/20	11/1/19	WIRE	$ 313,212.00	$ 313,212.00	$ 58,852.00	$ 95,773.00	$ 109,675.00	$ 48,912.00
4/8/20	2/1/20	WIRE	$ 156,606.00	$ 156,606.00	$ 29,426.00	$ 47,886.50	$ 54,837.50	$ 24,456.00
	5/1/20		$ 156,606.00	$ -	$ -	$ -	$ -	$ -
			$ 626,424.00	$ 469,818.00	$ 88,278.00	$ 143,659.50	$ 164,512.50	$ 73,368.00

Ehof II - Spectrum LLC $815,040.00 $219,504.00 $363,865.00 $231,671.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-2	SERIES 2015-3
12/13/19	11/1/19	WIRE	$ 407,520.00	$ 407,520.00	$ 109,752.00	$ 181,933.00	$ 115,835.00
2/18/20	2/1/20	1108	$ 203,760.00	$ 203,760.00	$ 54,876.00	$ 90,966.25	$ 57,917.75
	5/1/20		$ 203,760.00	$ -	$ -	$ -	$ -
			$ 815,040.00	$ 611,280.00	$ 164,628.00	$ 272,899.25	$ 173,752.75

Orlando Reunion Development LLC $7,439.00 $2,386.00 $5,053.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
3/28/20	11/1/19	128256	$ 3,720.00	$ 3,720.00	$ 1,193.00	$ 2,527.00
3/28/20	2/1/20	128256	$ 1,859.50	$ 1,859.50	$ 596.50	$ 1,263.00
3/28/20	5/1/20	128256	$ 1,859.50	$ 1,859.50	$ 596.50	$ 1,263.00
			$ 7,439.00	$ 7,439.00	$ 2,386.00	$ 5,053.00

EHOF Acquisitions II, LLC $32,024.00 $32,024.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/13/19	11/1/19	WIRE	$ 16,012.00	$ 16,012.00	$ 16,012.00
2/18/20	2/1/20	1108	$ 8,006.00	$ 8,006.00	$ 8,006.00
	5/1/20		$ 8,006.00	$ -	$ -
			$ 32,024.00	$ 24,018.00	$ 24,018.00

EHOF Acquisitions II, LLC $11,186.00 $11,186.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/6/20	11/1/19	WIRE	$ 5,593.00	$ 5,593.00	$ 5,593.00
4/8/20	2/1/20	WIRE	$ 2,797.00	$ 2,797.00	$ 2,797.00
	5/1/20		$ 2,797.00	$ -	$ -
			$ 11,187.00	$ 8,390.00	$ 8,390.00

Orlando Health Inc $226,660.00 $226,660.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
11/27/19	11/1/19	1001300346	$ 113,330.00	$ 113,330.00	$ 113,330.00
2/10/20	2/1/20	1001313042	$ 56,665.00	$ 56,665.00	$ 56,665.00
	5/1/20		$ 56,665.00	$ -	$ -
			$ 226,660.00	$ 169,995.00	$ 169,995.00

SUMMARY

	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	$609,464.00	$196,599.00	$583,215.00	$329,496.00
TOTAL RECEIVED	$ 457,695.00	$ 148,712.50	$ 437,411.75	$ 247,120.75
VARIANCE	$ (151,769.00)	$ (47,886.50)	$ (145,803.25)	$ (82,375.25)

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2020

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion East										
	Orlando Health					Nov	$113,330	$0	$113,330	Paid 11/27/19
	34-25-27-4936-0001-0040					Feb	$56,665	$0	$56,665	Paid 2/10/20
			$226,659	$0	$226,659	May	$56,665	$0	$56,665	
	Totals		$226,659	$0	$226,659	Total	$226,659	$0	$226,659	
							O & M	Debt	Total	
	Orlando Reunion Development LLC		$2,386	$5,053	$7,439	Nov	$1,193	$2,527	$3,720	Paid 3/29/20
	35-25-27-4885-PRCL-0C30	4 MF				Feb	$597	$1,263	$1,860	Paid 3/29/20
						May	$597	$1,263	$1,860	Paid 3/29/20
						Total	$2,386	$5,053	$7,439	
	EHOF/SPECTRUM						O & M	Debt	Total	Paid
	11-1-15 Interest									
	27-25-27-2985-TRAC-FD20/FD30	296 Condos	$117,704	$504,490	$622,194	Nov	$191,231	$550,009	$741,240	Paid
	34-25-27-4936-0001FD10	276 SF	$219,504	$595,527	$815,031	Feb	$95,616	$275,004	$370,620	Paid
	34-25-27-4936-0001-0010/0020/0050/0031	Commercial	$45,254	$0	$45,254	May	$95,616	$275,004	$370,620	
			$382,462	$1,100,017	$1,482,479	Total	$382,462	$1,100,017	$1,482,479	

District	Landowner	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion West	Reunion West Dev. Partners								
	27-25-27-4927-0001-WC10	$133,920	$392,813	$526,733	Dec	$66,960	$196,407	$263,367	Paid 10/31/19
	27-25-27-3160-000A-0030				March	$33,480	$98,203	$131,683	Paid 1/23/20
	27-25-27-4927-0001-SF20				June	$33,480	$98,203	$131,683	
		$133,920.00	$392,813.00	$526,733.00	Total	$133,920	$392,813	$526,733	

SECTION 5

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 22, 2020

Ms. Stacie Vanderbilt
Recording Secretary
Reunion East Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Reunion East Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 14, 2020 requesting confirmation of the number of registered voters within the Reunion East Community Development District as of April 15, 2020.

The number of registered voters within the Reunion East CDD is 477 as of April 15, 2020.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

M. Arrington

Mary Jane Arrington
Supervisor of Elections

RECEIVED
APR 29 2020
BY:_____

Vote Osceola

2509 East Irlo Bronson Hwy. • Kissimmee, FL 34744
407.742.6000 • Fax: 407.742.6001 • www.voteosceola.com

SECTION 6

2020 SPECIAL DISTRICTS QUALIFYING PROCEDURE

(Dates are subject to change)

Florida Statute 99.061

All special district candidates shall qualify by paying a filing fee of $25.00 or by the petition process pursuant to Florida Statute 99.095. Notwithstanding Florida Statute 106.021, a Special District candidate who does not collect contributions and whose only expense is the filing fee or signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.

Candidates who WILL NOT incur election expenses or contributions will do the following:

1. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district. ***Petitions must be submitted by Noon on May 11, 2020.***

2. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):

    - Form 1 – Statement of Financial Interest
    - Loyalty Oath/Oath of Candidate
    - The amount of $25.00 for your qualifying fee.
    - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

Candidates who WILL incur election expenses or contributions will do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This may be completed at any time prior to qualifying, but MUST be completed by the time you qualify.

2. Read Chapter 106 of the Florida Statutes, and submit a Statement of Candidate.

3. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district. Form DS-DE9 Appointment of Campaign Treasurer Designation of Campaign Depository must be filed prior to collecting petitions. ***Petitions must be submitted by Noon on May 11, 2020.***

4. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):

    - Form 1 – Statement of Financial Interest
    - Loyalty Oath/Oath of Candidate
    - The amount of $25.00 for your qualifying fee.
    - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.