

*Reunion East Community  
Development District*

*Agenda*

*June 11, 2020*

# AGENDA

# *Reunion East*

## *Community Development District*

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

June 4, 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, June 11, 2020 at 1:00 p.m. via Zoom: <https://zoom.us/j/95221050196>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the May 14, 2020 Meeting
4. Review of Landscape Review Committee Recommendation and Selection of Landscape Firm
5. Consideration of Management Services Agreement for Seven Eagles
6. Consideration of Resolution 2020-07 Setting a Public Hearing for the Proposed Revisions to the Parking and Towing Rules
7. Review and Consideration of Revised Proposed Fiscal Year 2021 Budget
8. Discussion of Proposed Amenity Facility Policies
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items Lists
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Status of Direct Bill Assessments
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 May 14, 2020 meeting. The minutes are enclosed for your review.

The fourth order is the review of the Landscape Review Committee recommendation and selection of a landscape firm. Any back-up material will be 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 consideration of Resolution 2020-07 setting a public hearing for the proposed changes to the parking and towing rules. A copy of the Resolution and proposed rules are enclosed for your review.

The seventh order of business is the review and consideration of the revised Fiscal Year 2021 budget. A copy of the revised budget is enclosed for your review.

The eighth order is the discussion of proposed amenity policies. The proposed policies are enclosed for your review.

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 check register 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.

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, May 14, 2020 at 1:00 p.m. via Zoom Teleconference.

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
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
John Cruz	CWS Security
Tricia Adams	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. All Supervisors were in attendance via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Any members of the public that have input on agenda items or non-agenda items can do that at this time.

Resident (Britney): I emailed in and I think we'll get it, but I wanted to raise the topic of using the pools and other amenities since CDC guidance seems to say it's okay and also the water park has been opened. I wanted to hear more of the thought process if that's going to be a no, as to why.

Mr. Flint: We will get to that. My recommendation to the Board would be to discuss that item earlier in the agenda. I think there might be a number of people on the Zoom call that are interested in that item.

Resident (Lauren): I'm raising an issue, we just finished our Board meeting for Seven Eagles and one of the members was mentioning that we've had a homeless couple sleeping in the cove area next to the pool for quite a while now. I wanted to bring that to your attention if you were aware of it.

Mr. Flint: Thank you, we have security on the phone and we will make sure they are aware.

Mr. Dryburgh: Why wouldn't security have picked them up before?

Mr. Flint: We will have a discussion on that.

Resident (Lauren): I also saw a wet towel by the pool even though the pool is closed. So someone might be using the pool.

Mr. Flint: Thank you. Are there any other comments? Hearing none, we will move on.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the February 13, 2020 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to the February 13, 2020 minutes?

Mr. Dryburgh: I have a correction to page 3. I said, "Why would we not give them a substantial break." On page 4, it has a statement that was attributed to me, but I do not have a son so that was not my comment.

Mr. Flint: We will get that fixed. Thank you John.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor, the Minutes of the February 13, 2020 Meeting, were approved as amended.

### **FOURTH ORDER OF BUSINESS**

#### **Amenity Re-Opening Planes – Added**

Mr. Flint: Is the Board okay with moving the amenity issue up earlier in the agenda?

Mr. Greenstein: Let's discuss it now.

Mr. Flint: We are in unprecedented times right now. In regards to the amenities, after the Governor's executive order or stay at home order basically all the amenities were closed as a result. The Governor has a reopening plan. Phase 1 of his plan does give an opportunity for the Board to

consider reopening certain amenities. We still cannot open spas or hot tubs, and we can't open fitness centers. There can't be active recreation classes either. The pools, tennis courts, etc. can be opened back up but under certain parameters. The Governor's executive order makes it very clear for governments, and the CDD is a government, that we have an obligation to make sure that social distancing, cleaning of the facilities, etc. are followed. It's an obligation that is placed on governments, as opposed to a private entity. We manage CDD's all around Florida, over 160 of them. There are other management companies as well. We have all been communicating with various District Counsels around the State, our insurance company, etc. There are certain things we have to do, and other things that are recommended. In communities where we have staffed facilities, we've begun to reopen. Staff is there to monitor the use and social distancing, the ten person gathering rule, and other things. We've also opened them with restrictions on capacity, it is recommended that they only be opened between 25% to 50% of the permitted capacity of the pool. The CDD owns 6 pools, one of which is Seven Eagles. Seven Eagles is the only pool that is staffed. The other 5 community pools are not staffed. Most of the unstaffed pools that are owned by governments have not been reopened, because of the obligation that is placed on CDD's to monitor the social distancing. The guidelines that were put out by our insurance company also include certain requirements. They are recommend not opening facilities that are not staffed. Tricia has put together a plan, it is here for discussion purposes for the Board. I don't want members of the public reading this and saying this is what the policy is. These are discussion points for the Board to consider. Tricia could you walk the Board through this.

Ms. Adams: You did a very good job of covering the essential points, but I will also go through them. To hone in on the Seven Eagles pool, the tentative plan is to open that up May 18<sup>th</sup>. Staff has conferred with Anthony Carl and he does believe he has the staff to open that pool for modified operating hours. Starting May 18<sup>th</sup> it would be reduced hours from 10:00 a.m. to 6:00 p.m. and the proposal is for 7 days a week coverage. The Resort is offering to staff Seven Eagles pool with an attendant and someone to monitor CDD compliance at no charge to the District. The pool capacity would be reduced to 24 which is the most generous allowance by the CDC at this time. As George mentioned, the spa will be close and the furniture will be rearranged so that the pool capacity is equitable to the number of seats available. Staff will be patrolling for CDC guidelines and for sanitization of surfaces that will be touched. There needs to be communication with residents regarding some of the CDC requirements about not using amenities if you have been

ill or feel ill. There is suggest signage that will be posted and we need to alert residents to what steps they need to take if they use the amenities and are subsequently diagnosed with Covid-19 in a short time frame. This document was circulated to the Board earlier today to aid in discussion. I will note that Anthony has the Resort staff wearing masks. The next step is to consider whether other pools should be opened. The Resort has put forward that they can staff those pools at \$15 per operating hour. The Board would need to provide input on a hierarchy of pools to be opened or ask for additional staff input based on the feedback we received from particular neighborhoods. I can say that most of who we have heard from has been the Heritage Crossings area. Alan may have additional input about which pools are historically the most busy. The Board might want to consider the pool capacities at different locations noting that more people could be accommodated with larger capacities. I can access a document that has the pool capacities.

Mr. Dryburgh: Tricia, the 24 capacity at Seven Eagles, is that within the pool itself?

Ms. Adams: That's the entire area.

Mr. Harding: If only 24 people can come in, you might as well have it closed.

Mr. Goldstein: Don, I don't agree with that. 24 is better than none.

Mr. Harding: If I take my family there though, that's half of the 24.

Mr. Greenstein: Our pool area fits more than just what the actual pool itself is. There is a lot of area over there.

Ms. Adams: That's a good point. We've set up controls at other properties that are based on the pool capacity but perhaps at Reunion East we should make a seating allowance for the extra area. That would still abide with the CDC guidelines.

Mr. Greenstein: It's not our busiest time of the year, it's May coming into June. I think we need to move forward with this so we can experiment with it and see how it goes. I think it will be successful provided that the guidelines are adhered to.

Mr. Goldstein: Will the bar area be open?

Mr. Greenstein: The Resort and Anthony intend to provide food service there. They'll probably pull the barstools away so people don't sit there. It will probably be takeout like at the clubhouse.

Mr. Flint: This does not cover the restaurant area, that would be separate from the 24 person capacity.

Mr. Goldstein: The pool deck opens into the restaurant and bar area, the play area, and the bocce ball area. I would think all that area would just be 6 foot distance away rule. Then you monitor the amount of people in the water.

Mr. Harding: How did we arrive at 24 at the pool? Did we decide that?

Mr. Flint: The pool is permitted with a specific bathing load, and the recommended parameters are 25% to 50% of the bathing load. We are really only addressing with that restriction is the use of the pool. We understand it is a bigger space that includes a bar and restaurant. It's going to need to be managed by the Resort and they've agreed to do that.

Mr. Harding: The question with the other pools is do we want to pay the Resort \$15 per hour for so many hours of those being open to monitor capacity.

Mr. Greenstein: Seven Eagles is the largest facility so we should start there. It's centrally located. We do have community pools that have been self-service, we've never staffed them before. I think we can get there at some point, if we see that the demand is there.

Mr. Goldstein: Why don't we hire a lifeguard instead of just a person standing there to monitor?

Mr. Greenstein: That person has to monitor, disinfect, maintain social distancing guidelines. It's a mixed bag of duties. I think we need to see what the demand is, because I don't want anyone to feel that we are not hearing the community. I'm confident that working with the Resort, it could be a win-win for everyone.

Mr. Goldstein: Mark, my point is if we are going to spend money to put somebody in there and people are already asking why we don't have lifeguards, why not spend the money to do a dual purpose position.

Mr. Greenstein: I'm personally am not endorsing opening the community pools at this time, so there's no need to discuss what we are paying for or not paying for.

Mr. Goldstein: I'm talking about Seven Eagles.

Mr. Dryburgh: We're not paying anything for Seven Eagles.

Mr. Goldstein: Someone is paying for it.

Mr. Greenstein: It's not us. We are not required to provide a lifeguard, if we did we'd have it. I understand what you are saying Steve, and when the time comes to address staffing of Seven Eagles on a permanent basis under the MSA we can look at that.

Mr. Harding: I think we need to put something out through the HOA to the property owners to tell them what our plan is. The pools will be open when they open them across the state. I'm getting calls from the Terraces wanting to know when they're going to open the pools. There is a demand Mark, I don't know how big it is but I'm getting emails about it.

Mr. Greenstein: We will do these things as quickly as we can. If our insurance provider is recommending against it, and they don't believe we can operate the way we did previously and be in compliance with CDC guidelines and be in a positions where we are not vulnerable then we don't open. Maybe we'll get lucky and by next week or two weeks there will be new guidelines and we can reevaluate.

Mr. Harding: I'm just asking that we get something out to the property owners telling them we are going to abide by the CDC rules and Seven Eagles will be open with certain parameters but the other pools will remain closed until we get further direction from the CDC.

Mr. Goldstein: Mark, it's not an insignificant amount of money. It's about \$20,000 for a month on the seven pools.

Mr. Greenstein: Communication is key, we will put out notices for the pools. The original plan, Anthony could only afford to do it on weekends only. With the current unemployment insurance benefit program we have going, no one is incentivized to come just to work on Saturday or Sunday.

Mr. Flint: As soon as the meeting is over, we'll work on getting the notice to the HOA.

Mr. Harding: I agree that we should keep the other pools closed for now.

Mr. Goldstein: Will Anthony be submitting something or sending something to anybody who comes into rent through Reunion's rental program so they are aware of the restrictions?

Mr. Flint: I don't think he has a responsibility to do that. We will be sending stuff out to the community and it will be posted on our website.

Ms. Beverly Papas (Heritage Crossing): I'm calling regarding the Heritage Crossing pools. I do not understand why the CDC cannot have other pools open for limited times. It's the heat of the summer coming up. Insurance does not require lifeguards and now they're requiring patrol to keep us 6 feet apart or only so many people in a pool. The Governor opened the pools across the State. We bought here recently and one of the reasons was for the amenities. I think this has to be taken into consideration, the one pool versus all the other pools. I don't understand how the insurance can mandate that we cannot have a lifeguard but we had to have a monitor to patrol. If

that is true, we pay CDD fees and whether it's a limited amount of time or not these pools should be opening for the residents. That's my comments.

Mr. Flint: For the record, the insurance company is not mandating it. The insurance in conjunction with a number of attorneys have developed suggested guidelines. The insurance company has participated in that discussion and they do believe we may be at risk if we do not staff the pools and ensure we are following every guideline. Now, we could staff the community pools if the Board chooses to do that. It appears the Board has made a decision at this point that we want to move forward with Seven Eagles as a test case and in the future the restrictions might be raised or they might make a decision to staff other pools. Opening the other pools unstaffed would not be in compliance with the CDC.

Ms. Carpenter: George, you said that very well. The District would be at risk if we go against what the insurance company and similarly situated governments are doing.

Mr. Greenstein: Thanks Jan. I want to make it clear that we are not trying to be bureaucratic, we are trying to be efficient and safety conscious. Could we get a motion that provides us with administrative leeway in the chance that next week things let up or change. That way we don't have to wait until next month.

Mr. Flint: The Board could delegate authority to the Chairman to make decisions going forward regarding the amenities without the need for another Board meeting.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor, Delegating Authority to the Chairman to Make Decisions Regarding the Opening of Amenities, was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Discussion of Process and Timeline for Reviewing and Ranking Landscape Maintenance Proposals**

Mr. Flint: We were in the process of bidding out the landscape maintenance right before the Covid issue came and we ended up having to cancel our March and April meetings. The bids were opened on March 3<sup>rd</sup> and we provided you with a summary sheet of responses. Reunion West did meet in March and the recommendation to staff was that an evaluation committee should be established and at least one member of each Board be appointed to the committee. Reunion West appointed Mr. Greenstein because he sits on both Boards. Since East hasn't met, no one has been appointed to the Committee. The next logical step would be for Reunion East to designate one of their Board members to the Committee, along with staff, Alan, and myself. We would review and

rank the proposals and they would be brought back to both Boards. The Boards could choose to accept that ranking or not accept it, but at least that way we have an ability to have a consensus ranking that you could consider.

Mr. Goldstein: I would volunteer to do that on the East side with Mark.

Mr. Harding: Did the Yellowstone cost include the rental of the building?

Mr. Flint: No, all the bidders were told to bid assuming that no facility would be provided.

Mr. Dryburgh: One of the issues we had with Yellowstone in the past was their quality of service dropped substantially over time. Is this process going to include a quality standard?

Mr. Flint: Yes, we have a clear scope of work they will do. The evaluation criteria that the Committee will be using to evaluate the responses will take into account past performance. The contracts have a 30-day without cause termination if we do hire someone and they don't provide quality services. I will have to reach out to all the bidders to make sure that they are going to hold their bid price.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs, with all in favor, Selecting Mr. Goldstein to Serve on the Evaluation Committee for the Landscape Contract, was approved.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Management Services Agreement for Seven Eagles**

Mr. Flint: I don't know if we're in a position to have a discussion on this item right now. We haven't had a chance to get with the Resort on this. My preference would be to defer this to next month.

Mr. Greenstein: I agree.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Natural Gas Agreement with Infinite Energy**

Mr. Flint: We purchase our gas to heat the pools through these bulk sale agreements which are more cost effective. This is the same price we've had in the past.

Mr. Scheerer: It's the same price and agreement that the Board has approved in the past.

Mr. Flint: So the cost has not gone up. Our recommendation would be to approve the agreement.

On MOTION by Mr. Harding seconded by Mr. Goldstein, with all in favor, the Natural Gas Agreement with Infinite Energy, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2020-06  
Approving the Proposed Fiscal Year 2021  
Budget and Setting a Public Hearing**

Mr. Flint: This is the first step in the budget process, the proposed budget can be adjusted between now and August. At this point, the budget contemplates the per unit amount remaining the same. Are there any questions on the budget?

Mr. Greenstein: I'll make a motion to approve the budget.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor, Resolution 2020-06 Approving the Proposed Fiscal year 2021 Budget and Setting a Public Hearing, was approved.

Mr. Greenstein: If you have initiatives or projects that you want to see implemented or completed that has budgetary impact for next year, that's the kind of input I would like to see. We analyze the budget and we want to know what the bottom line on assessments are. There is a change coming up on the Interlocal Agreement between East and West because the number of units are changing. So, really think about projects and initiatives that you may want to start that would require budgeting in the next fiscal year.

Mr. Dryburgh: Mark, during your West meeting there was a bit of discussion on safety on the highways and talking about speed bumps and speed control systems. Has there ever been a discussion about if we need to have some time of small sinking fund for that?

Mr. Greenstein: The Replacement and Maintenance fund is basically what you're talking about.

Mr. Dryburgh: How much is in that right now?

Mr. Flint: It's on page 13, our projected beginning balance next year for that fund is \$3.25 million.

Mr. Greenstein: There is significant funding in there, but we try to use it judiciously. Think about how we could improve upon the beautiful place we currently govern.

Mr. Dryburgh: I'm thinking about that but I'm also thinking about the safety. Once the economy opens back up and our traffic quadruples we will have to figure out how to address that.

In Roadway Improvements we have about \$20,000 and from our discussions on that one speedbump would be that whole budget.

Mr. Flint: There's flexibility to make changes in the budget. You're not locked in. If you adopt something in August and decide to do something different, you can amend the budget or the project list.

Mr. Dryburgh: I did notice that someone took the time to paint the exterior of one of the gate shack doors brown and it looks great. We should have that on all the doors. That's a fairly small expense, is that something maintenance could take care of or do we have to have that budgeted?

Mr. Scheerer: We had funding in the gatehouse/guardhouse maintenance and repair line item. I was skeptical of the color that was chosen, so we did the one door in the back of the West guardhouse. The color turned out a lot better than I thought, so we went ahead as part of the general maintenance and repair line item and painted that gatehouse door. I just wanted to see what the color looked like before I did the other two gatehouses.

## **EIGHTH ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Expansion of Parking and Towing Policy**

Mr. Flint: I'm sure the Board can recall the process we went through to adopt an initial towing policy which included a rule hearing that set the initial roads that would be subject to the parking and towing policy. We are here to discuss this and we are looking for direction from the Board. We did some initial work on pricing to see what the additional cost of signage will be if the Board does expand this policy. The mechanics of it, we would have to go through the same process we did before. We would bring a policy and a map back to you, you'd have to set and then hold a public hearing and then the rule would be effective.

Mr. Harding: Do we have any more recommendations from Security or anyone else as far as what else needs to be considered?

Mr. Flint: Tricia and Alan have been involved in this. Fortunately, no one has actually been towed under the policy. There have been a number of warnings. I think the signage and warnings have resulted in compliance.

Mr. Greenstein: How many Board members here believe that the implementation of the parking rules and towing policy has benefitted the District?

Mr. Goldstein: I do.

Mr. Dryburgh: I do.

Mr. Greenstein: From looking at the number of citations recently given, it's a very small number. We can talk about the remaining cost of doing this, but I think first we should agree that we want to complete the implementation of this project.

Ms. Hobbs: Across the street from me where there are no driveways you can get 40 cars. If you pick the side of the street that has driveways, you can park maybe 10.

Mr. Goldstein: That makes a lot of sense. Trudy, you should get together with John Cruz. I did that on the East side.

Ms. Hobbs: I'll get with John. I don't think it will be too difficult.

Mr. Greenstein: Alan, did we come up with a projection for the cost on the East side?

Mr. Scheerer: Yes, we got an email from Fausnight, it's \$44,160.

Mr. Dryburgh: Do the signs have the ability to have a simple statement added to it saying, "No Parking This Side." Even though the signs have arrows, people don't seem to understand that where there is not a visible sign they can park.

Mr. Scheerer: I'll speak with Fausnight about that.

## **B. Sinclair Road Gate Operations**

Mr. Flint: When we put the agenda together in March the issue of the Sinclair Road gate operations was relevant. There was discussion about making the Sinclair Road gate a resident only gate and just use the main gate on 532 as the only staffed gate. I haven't heard a lot about this issue since March, likely because of the stay at home order cutting down the traffic. It's up to the Board if you want to discuss this.

Mr. Harding: I think we should go ahead with the current plans involving widening that area so people can get by the traffic there. We should see how that works and once we get back to normal times and traffic we can consider making it a manned gate. I do think we should put it on the back burner for now, and let's go ahead and do the expansion.

Mr. Dryburgh: That's already done.

Mr. Greenstein: There is a conversion from one lane to two lanes as you come around, and you have the resident only lane. It is elevated so you can read the sign. The signage on the ground is very prominent. I wasn't honestly aware that we were going to do that.

Mr. Scheerer: That was part of the sign plan that the engineer drew up. We have it in three locations. As soon as you transition from single lane to two lane, it's stenciled there. At the midway point there is another set of stencils, and then right before you get to the guard house.

Mr. Greenstein: We really can't test it under these current conditions. I think we should hold off on doing anything with signage right now.

Mr. Dryburgh: People are ignoring the rules on the ground. They see a sign that says right sign resident only and it's difficult to ignore that.

Mr. Goldstein: I agree with John, we need a sign on the side. We look down on the ground and read it because we know it's there, but someone coming in for the first time isn't going to pay attention to what it says on the right or the left. There needs to be a big sign that hits you in face when you come around that curb.

Mr. Dryburgh: They know it's in their benefit to ignore it, because they also know security will take the easy way out so they don't block up the lane.

Mr. Greenstein: Okay, Alan can you come up with some potential signage?

Mr. Scheerer: Yes sir. I already have an idea.

### **C. Proposed Amenity Facility Policies**

Mr. Flint: The Board approved an MSA for the stables in Heritage Crossing. In addition to that, you have to have Amenity Facility Policies that not only address the Heritage Crossing and stables, but the pools, the dog park, and playground. Tricia has worked on drafting a set of draft Amenity Policies. In regards to Heritage Crossing and the stables, the Board went through a rule and rate making process and you set a ceiling. Tricia, do you want to walk the Board through the Amenity Policy?

Ms. Adams: Yes, this is quite an extensive document because it does cover all the amenities that are owned by Reunion East CDD. These policies are based on some of the best practices for other CDD's throughout Florida. This Amenity Policy has been reviewed by the Chairman of the Board and by staff. The Board can have a month to review and provide feedback to staff and we can bring back a revised policy next month.

Mr. Greenstein: I would agree with that.

Mr. Goldstein: Me too.

**D. Irrigation System Operations / Dispute**

Ms. Carpenter: I'm just going to give a brief update on the irrigation issue that you all have seen some correspondence on. I'm not going to say a lot when it comes to legal liability issues. For their benefit, nothing I am going to say is a fact or admission that has been confirmed by the CDD. When the bonds were issued in 2002 and 2005 a large portion of bond proceeds was used to build the irrigation system. As a part of the bond issue, the developer completes improvements and turns them over to the District upon completion. When the first developer started having issues and was leaving, and LRA came in, the District tried to work through agreements to get the rest of the property improvements turned over to the CDD to get the conveyances completed and show accurate ownership. In 2013-2014 this happened, we had an agreement with LRA and there were some legal proceedings going on and LRA filed to prevent the District from going forward and negotiating rates and other things related to the irrigation system. It was agreed that there would be a joint group committee of the two Reunion CDD's and the developer to talk with TOHO Water Authority to come up with a solution on how to move forward. The issue is there is an irrigation well owned by the CDD and it is being operated under a permit that is still in the name of the developer that was never turned over to the CDD. There are legal issues associated with that. The issue is that the irrigation well has been providing water for 15 years or so, and that water is coming from the well relatively free and inexpensive. The requirement for the developer and for all development in Florida, is at some point the wells stop drawing water from the aquifer to preserve the State of Florida ecology and water systems and the irrigation water be used through a reused system. That's why the lines were put in, why the ponds were developed by the CDD initially. In the time period since the development started, LRA and Kingwood have been operating the system and the CDD owns the lines and the millions of dollars of improvements that the CDD and the original developer put into place. In January we became aware that Kingwood had entered into an agreement with the TOHO Water Authority providing for long term irrigation reuse rates. The agreement that we came by totally on accident, stated that Kingwood was the owner and operator of the system which is not true. The system is owned by the CDD. We sent a letter to Kingwood and Kingwood obtained legal counsel. We spoke with their counsel and they agreed it would be much better to resolve the issues related to irrigation, long term water, and it's in the best interest of the residents to get this resolved amicably without litigation. The CDD has a lot of governmental restrictions and requirements on the ownership of public improvements. We have to be sure that

any agreements entered into are proper and that no public property is used by a private entity under quite a few restrictions. The attorneys for Kingwood are going to present a proposal for operating the system and resolving the outstanding issues. The Board members have looked at that. It says a lot of nice things, but we don't have any backing for any of those statements. We don't see anything supportive on the legal issues, there's no support of the expenses they say they've spent. Our recommendation at this point would be to respond with those questions. It would be nice to avoid litigation to keep the costs down, but we have to remember that the Board's responsibility is to preserve the public assets. We need to resolve this quickly at this point and get it moving now that we are aware an agreement has been signed. We are looking for the Board to direct staff to go forward, get the additional information, and send the let back to them saying that we are willing to work with them but we need you to provide this information quickly and show reasonable efforts to come up with a cooperative solution. I don't want to answer a lot of questions since we are on the record. The transcript could be read and used in the future for a court proceeding.

Mr. Greenstein: Jan, I think we should avoid the questions. Everyone was given the material and you laid it out beautifully as to where we are. I'm going to propose that you go forward and ask for clarification as to how they can support their contentions. Try to come up with a meaningful and tangible list of things that have to happen that we can accept. We will make sure we take care of our fiduciary responsibility and our obligation to the public, since we are dealing with a public facility. You are always better off not having to litigate something.

Mr. Harding: Mark, your motion is for her to proceed?

Mr. Greenstein: Absolutely.

Ms. Carpenter: I would ask that you amend the motion to include delegating authority to the Chairman to make decisions, because you don't want to be forced to wait two or three weeks to discuss it at a meeting. Hopefully nothing will happen immediately, but it would nice to have that authority granted.

Mr. Harding: I agree, I'll make a motion with the amendment included.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor, Authorization for Ms. Carpenter to Proceed to Get Information and Delegation of Authority to Mr. Greenstein to Make Decisions as Necessary, was approved.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

**A. Attorney**

Ms. Carpenter: We don't have anything else going on right now. Things have been different because of Covid-19 and it has been crazy the last couple months, but other than that things are very good. Thank you.

**B. Engineer**

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

Mr. Boyd: Did you want to talk about the erosion with the overpass that I went out and looked at with Alan. We worked up a sketch on what needs to be done there.

Mr. Flint: I do think you should give the Board an update on that.

Mr. Boyd: On the North side of the Tradition Boulevard overpass, or I-4 overpass, some erosion has started to take place. I went out and looked at it. As runoff comes off of the overpass, it comes around the barrier wall on the pedestrian sidewalk and it is running down the hill. It has been operating like that since it was built, but for some reason a gully started to form a while back. I sketched up a solution, it's probably the more expensive solution but it is the preferred solution. I'm working on getting some pricing for that. We want to go ahead and get that repair done as soon as possible before the rainy season starts. George, I'll come up with a plan B for a lower cost solution. My concern with a lower cost solution, I don't want to do something that is going to end up being a long term maintenance issue. Once a gully like that has started, you can repair it but they tend to always be a problem in the future. The solution I'm proposing is to put an inlet at the top of the hill, and use a 10 inch pipe to get the water down to the bottom of the hill with an energy dissipater. Part of this is on the developer's property, so we also need to get an easement onto the developer's property because the bottom of the hill is theirs. That's where the water is going.

Mr. Harding: There's no structural issue in regards to the bridge itself, correct?

Mr. Boyd: That is correct. There is no structural issue.

Mr. Harding: I just wanted to get that on the record. There were people who contacted that were very much concerned.

Mr. Boyd: If we don't get it repaired, the sidewalk might crack. The bridge itself though has no risk. We do need to get it fixed because a problem like this will grow and grow. It needs to be repaired.

Mr. Harding: And the sidewalk has been blocked off?

Mr. Scheerer: Yes, there are boards placed at both ends of the sidewalk, one on the East and one on the West side of the bridge. They state that the sidewalk is closed, and there is some caution tape stretched across the sidewalk. We added cones in front of the area that is washed out as well.

Mr. Greenstein: Steve, I appreciate you doing two proposals but we budget for something like this. I would definitely look at doing a long term or permanent solution. Unless it was so enormous that we couldn't do it financially. If it's in our means to do it, I would think that is what we would want to do.

Mr. Boyd: Understood.

### **C. District Manager's Report**

#### **i. Action Items List**

Mr. Flint: We talked about irrigation. Number 2 is on hold. Number 3, we talked about parking and at the next meeting we will have an expanded policy and map for the Board to consider. The playground is currently being installed and will be completed soon. The access to Reunion via the Davenport Creek bridge, we are communicating with the developer on that. They had agreed that we would have a resident only access at that bridge and the Board agreed to that. The District is going to need to bear the cost of that gate. Encore is putting in a staff gate at the entrance to Reunion Village, but the gate between Reunion Village at the bridge and Reunion Proper, would be a District cost because it is being done at a request of the Board. We are working with them to make sure that there is appropriate design and room for turnarounds. Alan and Steve have both been working on that.

Mr. Goldstein: George, the barriers on that bridge have been moved and people are driving through at night. Are we going to leave that open for construction or can we get those barriers put back? It's wide open to the resort right now.

Mr. Flint: Alan, will you check on that? They can't leave that open.

Mr. Scheerer: Yes, I will.

Mr. Flint: When they do have it open, they have to have it staffed. We'll follow up on that.

Mr. Goldstein: Thank you.

Mr. Greenstein: Good catch Steve.

Mr. Flint: That's all we have on the action items list. Was there anything the Board wanted to add?

Mr. Harding: I have a few other items that I would like to talk about with regards to the action items. For benefits of the minutes and record, would you talk about the Orlando Health Hospital and the helipad that they sent the letter about?

Mr. Flint: Yes, I can touch on that. There is likely a regulatory requirement that if the helipad is to be constructed they have to notify all the landowners within so many feet of the proposed helipad. As part of the construction of the Orland Health Hospital, they are contemplating having a helipad there. The CDD, as a landowner of property within the zone they are required to notify, did receive a letter. The letter is notify us that they are considering putting a helipad there and giving us an opportunity to express any concerns or objects we have. I did forward that on to the Board just as an FYI. I don't know that the Board has an objection to it. The developer of Reunion Village is aware of that and received the same letter. To the extent we have no objection or comment, there's no need to respond to the letter.

Mr. Harding: Thank you George. Jan, you might speak about this next one I have. I wrote a draft letter with regard to unlicensed golf carts in Reunion and how it completely out of hand. We talked earlier about traffic issues in general, but the golf cart situation is another topic. I have a number of people calling me in regards to kids driving golf carts. A golf cart crashed into a parked car on the west side and kids were driving the carts. I drafted a letter to ask our Orlando Deputy Sheriff who supports our neighborhood watch, to step up their patrol in the community and they could even give tickets to people who are driving down our streets with unlicensed carts. That is against the law. We are just waiting for a major accident to happen. The Resort supposedly gives instructions to the people telling them that they shouldn't be driving on the public roads, and that the carts are not licensed properly. Maybe they should get the carts licensed, but for certain there should not be kids driving them. They claim they have instructed people prior to leasing them to take precautions and keep them off the roads. I typed up a letter, and Jan had suggest that if we were going to do something it ought to be with the Board requesting that kind of surveillance and not just one supervisor.

Mr. Carpenter: If it has risen to a health and safety issue then yes the sheriff should be alerted and we need to make sure that residents know if they see anything to call the sheriff. We

as the CDD cannot give tickets, we don't have that authority. We are stuck with getting the sheriff to come in when we see those things.

Mr. Dryburgh: Jan, my problem is I don't think I've ever seen somebody driving one of those carts that has been rented from the Reunion group. Rarely do you see them anywhere except on the streets. I don't know what instructions are being given to them and if they ignore it or what. It does seem to be in mass that they go in the roads.

Ms. Hobbs: Where can they drive them if they can't drive them on the road? If they're renting golf carts that are not licensed for the roads and telling them they can't drive them on the roads, then where are these people going to drive them?

Mr. Goldstein: First of all, you can't license golf carts that go 19 mph or over in Florida. They're legal on the roads as long as they don't over 19 mph in communities that are under 35 mph posted speed limits. There are questions as to whether or not you have to designate those roads though.

Ms. Carpenter: Yes, there is a requirement that you have go through to designate yourself as a golf cart community. You open yourself up to a lot more people driving golf carts on the roads.

Mr. Dryburgh: I think that door is already open. When we said 'Hey guys, you can rent them' it became a wide open door. Anyone that wants one has one or they're planning to get them. Now the question is how do you handle it so that at least they follow the rules that make sense.

Mr. Goldstein: I agree with John.

Ms. Carpenter: The first thing is having the Sheriff issue a ticket or two. That generally stops things as well as advising the golf club that they should only renting these things for use on the golf course, not the roads.

Mr. Greenstein: The big problem that we've seen recently is third party private rentals. Those people are renting golf carts and other recreational vehicles from entities other than the resort and they bring them in and use them any way they want and everywhere they want. The same way that they require vehicles on our property to be inspected and get a permit or authorization that they are able to have the vehicle parked overnight on a property. If someone is going to have a golf cart, it should be registered. I think the Master has more opportunity than the CDD has to get involved.

Mr. Harding: They are CDD roads, Mark does that put us in any liability?

Ms. Carpenter: We are not able to do anything about it from an enforcement standpoint. It's against the law to drive non road ready carts on roads. They should be getting tickets.

Mr. Harding: Jan, I could send the letter to our Deputy Sheriff and just mention that it is from Don Harding, the neighborhood watch coordinator.

Ms. Carpenter: I was thinking of sending it from a CDD perspective. They are our roads and liability, that letter should come from the District.

Mr. Harding: Okay.

Mr. Greenstein: Is there an exemption or exception for golf cart communities where you travel from one course to the other and you have to go on a public road in order to get to that course?

Mr. Harding: You can cross the road, but you cannot travel down the road. That's the difference. To Trudy's question of where they can drive, I do not know.

Ms. Hobbs: I do agree that the letter should be from the CDD, not just one member. It makes sense that the Board would let the Sheriff know about the issue and ask them to enforce it.

Mr. Harding: Okay, moving on to other items from the action items standpoint. Did we cover the access controls on our pools? Right now the pools are closed down, but is that going to happen?

Mr. Cruz: The locks are being installed as we speak, so that is underway. Everything is moving along regarding that.

Mr. Goldstein: Where are you with the access cards, John?

Mr. Cruz: I'm waiting on those to get here, they should be here this week. We will distribute those using the same process that we do for the other gate credentials.

Mr. Harding: With the pools shut down, I wouldn't worry about putting the access cards out yet.

Mr. Dryburgh: Hasn't there been discussion that our membership cards should tie into that somehow? Were we able to do that?

Mr. Cruz: I'm not quite sure, I know there were some technical hurdles that were being worked through. I don't have the information to comment on that feature.

Ms. Adams: When these new RFID cards are issued they'll be good for the locked amenities as well as the access gate?

Mr. Cruz: Yes.

Mr. Dryburgh: Perfect.

Mr. Flint: We will work with John to make sure we are in agreement on the guidelines that he is using to issue those cards. We want to make sure everyone who is entitled to have a card is receiving a card, whether they are a renter or owner, etc.

Mr. Harding: I want to thank Alan for refurbishing some of the signs that people were concerned about in the neighborhoods.

Mr. Scheerer: There were only a handful of signs that we pulled, and they are in production now. We are making them out of reflective materials since they are at the entrance of the gates. We hope to have those Friday or Monday and we will get them installed right away.

Mr. Harding: For purposes of the minutes, I'd like to thank George. We got the new April 2020 Reunion Entity Document posted on our websites. If anyone happens to read the minutes, they'll notice that they have been posted. Hopefully people will look at that document.

Mr. Goldstein: Don, thank you for all your hard work on that. It is really a great piece.

Mr. Greenstein: It is, and it is on a number of different venues.

Mr. Harding: It's on the Resort website as well.

Mr. Goldstein: Great.

Mr. Flint: I did want to mention under my report that I got a call from Kingwood yesterday. Kingwood has gotten into the winery business, and they recently acquired a winery. They wanted to let me know that they are considering putting a wine tasting room in the stables to tie into their business plan and ownership of the winery. I didn't think the Board would have an objection to that, but I told them we would discuss it. I did tell them if there are any changes to the facility we would need to sign off on that. As long as they complied with the liquor license and insurance requirements, we would not have a problem with them doing that. I just wanted to mention that to the Board.

## **ii. Approval of Check Register**

Mr. Flint: You have the February, March, and April Check Registers for the General Fund and payroll. Are there any questions on those?

Mr. Greenstein: I did not see anything unusual.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Check Registers for the month of February in the amount of \$990,108.11, and the months of March and April in the amount of \$845,014.07 were approved.

**iii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through March 31<sup>st</sup>. 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: We have several payments that are still outstanding. We usually follow up in early June. Technically, they are not outstanding until the end of May.

**v. Presentation of Registered Voters – 477**

Mr. Flint: As of April 15<sup>th</sup> we have 477 voters in the District.

**vi. Discussion of Qualifying Period and Procedure**

Mr. Flint: There's a one page information sheet in your agenda. If there are any members of the public that are interested, they can review this and they would need to contact the Supervisor of Elections office.

**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?

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Request**

There not being any, the next item as followed.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date**

The next meeting date is June 11, 2020 at 1:00 PM.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

**MANAGEMENT SERVICES AGREEMENT**  
**(SEVEN EAGLES)**

**THIS MANAGEMENT SERVICES AGREEMENT** (this "Agreement") is entered into this 12<sup>th</sup> 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 of 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 to 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

**WITNESSES:**

Print: \_\_\_\_\_

Print: \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**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

**RESOLUTION NO. 2020-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2020 AT 1:00 P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON PROPOSED REVISIONS TO THE PARKING AND TOWING RULES OF THE DISTRICT ADOPTED ON DECEMBER 19, 2019 BY ITS RESOLUTION 2020-04, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.**

WHEREAS, the Board of Supervisors ("Board") of the Reunion East Community Development District (the "District"), pursuant to Board action, has previously determined to establish and/or modify rules related to parking on District Property and the towing of improperly parked vehicles on district property by the adoption of its Parking and Towing Rules Adopted December 19, 2019 by Resolution 2020-04 (the "Parking and Towing Rules"), the Board now desires to hold a public hearing to consider the advisability and propriety of revisions to said rules and policies to add additional locations and streets to be covered by the Rule, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at 1:00 p.m., on \_\_\_\_\_, 2020, at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida, 34747 for the purpose of hearing comment and objection to the revisions to the Parking and Towing Rules. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, FL 32801 or at [GFlint@gmscfl.com](mailto:GFlint@gmscfl.com).
2. That the Board also hereby authorizes preliminary, proposed revisions to the Parking and Towing Rules, attached hereto as Exhibit "A".
3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Osceola County.
4. That this Resolution shall become effective upon its passage.

*[SIGNATURES ON FOLLOWING PAGE.]*

**SIGNATURE PAGE TO RESOLUTION 2020-07  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

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

**ATTEST:**

\_\_\_\_\_  
George Flint  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**EXHIBIT “A”**

**PRELIMINARY REVISED PARKING AND TOWING  
RULES AND POLICIES**

[ATTACHED BELOW]

# REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

## CHAPTER V

### PARKING AND TOWING RULES

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04  
Revised as of \_\_\_\_\_, 2020 by Resolution 2020-\_\_\_\_

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules"
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District right-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised \_\_\_\_\_ 2020**"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised \_\_\_\_\_ 2020**, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Areas. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, and shall immediately be removed.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lots or Parking Areas, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective Date: \_\_\_\_\_, 2020

## **Appendix 5.0**

**District Parking and Towing Maps – Revised \_\_\_\_\_ 2020**

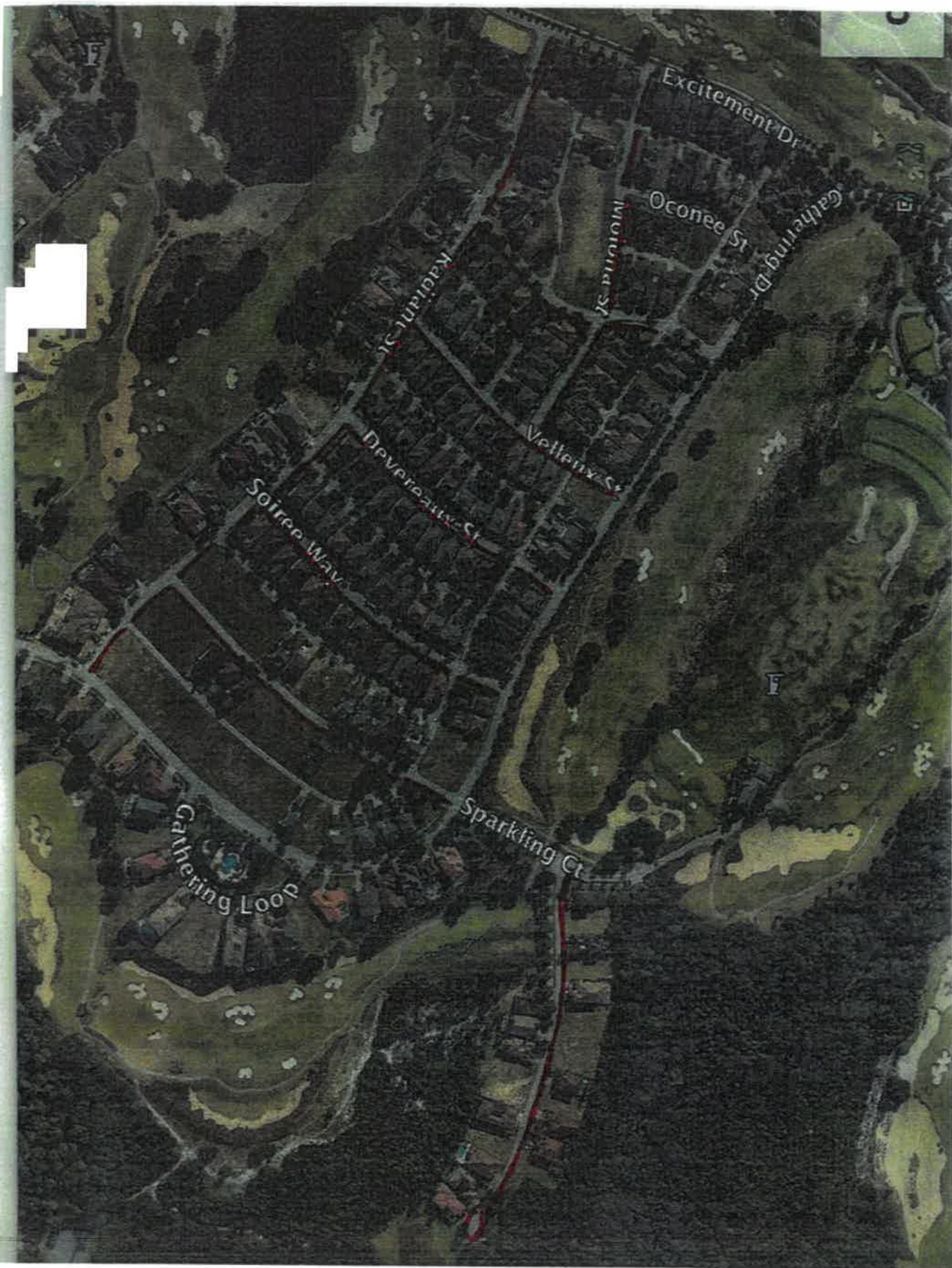
[ATTACHED ON FOLLOWING PAGE(S)]

## Appendix 5.0

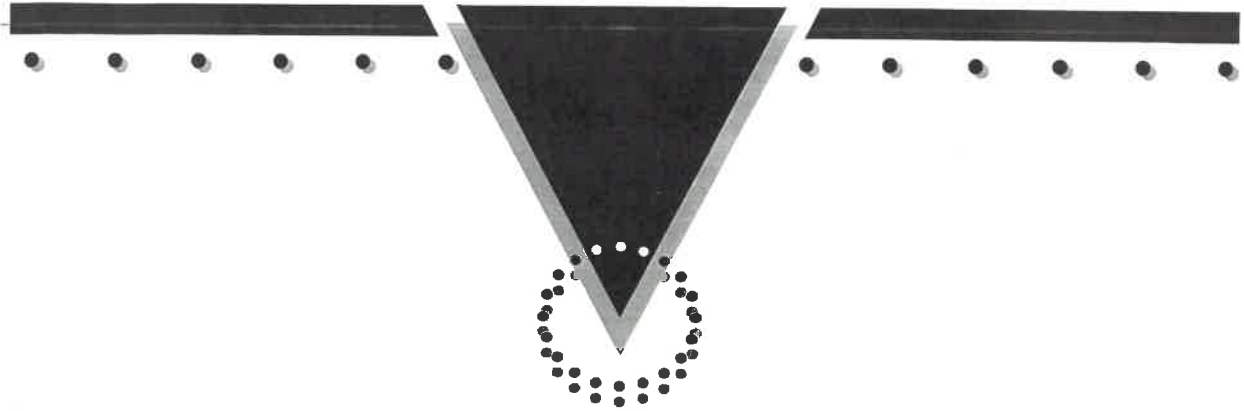


Initial Rule - December 19, 2019 adopted





## SECTION VII



**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**FY 2021**



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**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
<b>Revenue</b>					
Special Assessments - Tax Collector	\$1,417,679	\$1,158,394	\$261,285	\$1,417,679	\$1,417,679
Special Assessments - Direct	\$800,893	\$425,472	\$175,521	\$800,893	\$800,893
Interest	\$750	\$351	\$299	\$850	\$750
Miscellaneous Income	\$0	\$2,456	\$26	\$2,481	\$0
<b>Total Revenue</b>	<b>\$2,019,422</b>	<b>\$1,584,672</b>	<b>\$437,131</b>	<b>\$2,021,803</b>	<b>\$2,019,422</b>

**Expenditures**

**Administrative**

Supervisor Pay	\$12,000	\$5,800	\$6,000	\$10,800	\$12,000
FICA	\$918	\$444	\$383	\$826	\$918
Engineering	\$15,000	\$1,127	\$3,673	\$5,000	\$15,000
Attorney	\$36,000	\$18,458	\$18,541	\$35,000	\$36,000
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	\$8,000	\$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	\$83	\$100	\$300
Postage	\$3,600	\$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	\$800	\$0	\$200	\$200	\$800
Office Supplies	\$500	\$97	\$103	\$200	\$500
Travel Per Diem	\$500	\$0	\$125	\$125	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$177,858</b>	<b>\$78,006</b>	<b>\$82,358</b>	<b>\$160,364</b>	<b>\$175,268</b>

**Maintenance - Shared Expenses**

Field Maintenance	\$39,851	\$19,926	\$19,926	\$39,851	\$41,275	1
Management Services Agreement	\$0	\$0	\$13,650	\$13,650	\$23,563	2
Facility Lease Agreement	\$22,884	\$11,442	\$11,442	\$22,884	\$23,701	3
Telephone	\$4,760	\$2,479	\$2,532	\$5,011	\$5,394	4
Electric	\$341,600	\$158,136	\$168,000	\$324,136	\$353,800	5
Water & Sewer	\$44,800	\$18,860	\$18,800	\$35,660	\$46,400	6
Gas	\$43,120	\$14,614	\$9,000	\$23,614	\$44,680	7
Pool & Fountain Maintenance	\$100,800	\$62,825	\$54,000	\$116,825	\$130,500	8
Environmental	\$5,600	\$2,153	\$2,791	\$4,944	\$5,600	9
Property Insurance	\$25,620	\$24,923	\$0	\$24,923	\$28,710	10
Irrigation Repairs & Maintenance	\$8,400	\$4,428	\$3,800	\$8,028	\$8,700	11
Landscape Contract	\$434,722	\$228,182	\$182,081	\$411,263	\$450,248	12
Landscape Contingency	\$28,000	\$9,755	\$15,000	\$24,755	\$29,000	13
Landscape Consulting	\$21,840	\$10,785	\$0	\$10,785	\$0	14
Gate and Gatehouse Expenses	\$17,820	\$3,992	\$8,400	\$12,392	\$18,580	15
Roadways/Sidewalks/Bridge	\$28,000	\$1,431	\$8,358	\$9,789	\$29,000	16
Lighting	\$5,600	\$1,124	\$2,376	\$3,500	\$5,600	17
Building Repairs & Maintenance	\$14,000	\$952	\$3,360	\$4,312	\$14,500	18
Pressure Washing	\$19,600	\$20,020	\$0	\$20,020	\$20,300	19
Maintenance (Inspections)	\$980	\$250	\$578	\$828	\$1,015	20
Repairs & Maintenance	\$11,200	\$2,242	\$1,271	\$3,513	\$11,600	21
Pest Control	\$408	\$0	\$0	\$0	\$421	22
Signage	\$4,480	\$23,859	\$0	\$23,859	\$14,500	23
Security	\$78,400	\$39,200	\$39,200	\$78,400	\$81,200	24
Parking Violation Tags	\$0	\$15	\$250	\$265	\$280	25
<b>Total Maintenance Shared</b>	<b>\$1,302,583</b>	<b>\$660,593</b>	<b>\$562,815</b>	<b>\$1,223,208</b>	<b>\$1,288,936</b>	

**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 8/30/20	Proposed Budget FY2021
<u><b>Heritage Crossing Community Center</b></u>					
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	\$360	\$141	\$0	\$141	\$0
Contract Cleaning	\$10,000	\$4,875	\$0	\$4,875	\$0
Maintenance (Inspections)	\$1,260	\$968	\$0	\$968	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0
<b>Total HC Community Center Shared</b>	<b>\$56,600</b>	<b>\$22,416</b>	<b>\$0</b>	<b>\$22,416</b>	<b>\$0</b>
<u><b>Maintenance - Direct Expenses</b></u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Transfer Out - R&M Fund	\$382,571	\$382,571	\$0	\$382,571	\$365,219
<b>Total Maintenance Expenses</b>	<b>\$482,571</b>	<b>\$382,571</b>	<b>\$0</b>	<b>\$382,571</b>	<b>\$465,219</b>
<b>Total Expenses</b>	<b>\$2,019,422</b>	<b>\$1,143,587</b>	<b>\$844,973</b>	<b>\$1,788,559</b>	<b>\$2,019,423</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$441,086</b>	<b>(\$207,842)</b>	<b>\$233,244</b>	<b>(\$0)</b>

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

**Notes:**

(1 thru 25) is 58% of the shared costs with the remaining 44% allocated to Reunion West for FY20. For FY21, the proposed allocation will be 58% of the shared costs for Reunion East with the remaining 42% allocated to Reunion West.

	Shared Costs				
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 58%	Reunion West 42%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$41,275	\$29,888
2 Management Services Agreement	\$0	\$24,375	\$40,825	\$23,563	\$17,063
3 Facility Lease Agreement	\$40,864	\$40,864	\$40,864	\$23,701	\$17,163
4 Telephone	\$8,500	\$8,947	\$8,300	\$5,394	\$3,806
5 Electric	\$610,000	\$678,536	\$610,000	\$353,800	\$256,200
6 Water & Sewer	\$80,000	\$63,554	\$80,000	\$46,400	\$33,600
7 Gas	\$77,000	\$42,141	\$77,000	\$44,860	\$32,340
8 Pool & Fountain Maintenance	\$180,000	\$208,787	\$225,000	\$130,500	\$94,500
9 Environmental	\$10,000	\$8,829	\$10,000	\$5,800	\$4,200
10 Property Insurance	\$45,750	\$44,506	\$49,500	\$28,710	\$20,790
11 Irrigation Repairs & Maintenance	\$15,000	\$14,359	\$15,000	\$8,700	\$6,300
12 Landscape Contract	\$776,290	\$734,388	\$776,290	\$450,248	\$326,042
13 Landscape Contingency	\$50,000	\$44,209	\$50,000	\$29,000	\$21,000
14 Landscape Consulting	\$39,000	\$19,260	\$0	\$0	\$0
15 Gate and Gatehouse Expenses	\$32,000	\$22,129	\$32,000	\$18,560	\$13,440
16 Roadways/Sidewalks/Bridge	\$50,000	\$17,477	\$50,000	\$29,000	\$21,000
17 Lighting	\$10,000	\$6,251	\$10,000	\$5,800	\$4,200
18 Building Repairs & Maintenance	\$25,000	\$7,700	\$25,000	\$14,500	\$10,500
19 Pressure Washing	\$35,000	\$35,750	\$35,000	\$20,300	\$14,700
20 Maintenance (Inspections)	\$1,750	\$1,479	\$1,750	\$1,015	\$735
21 Repairs & Maintenance	\$20,000	\$6,275	\$20,000	\$11,800	\$8,400
22 Pest Control	\$725	\$0	\$725	\$421	\$305
23 Signage	\$9,000	\$42,905	\$25,000	\$14,500	\$10,500
24 Security	\$140,000	\$140,000	\$140,000	\$81,200	\$58,800
25 Parking Violation Tags	\$0	\$474	\$500	\$290	\$210
	<b>\$2,326,042</b>	<b>\$2,184,066</b>	<b>\$2,394,717</b>	<b>\$1,388,836</b>	<b>\$1,005,781</b>

**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	14.78%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1283	1939.50	38.09%	\$820,478	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$848.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,384	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	751	751.38	14.78%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1283	1939.50	38.09%	\$820,478	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$848.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,384	5091.78	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	\$855.27	\$855.27	\$855.27	\$848.07	\$848.07	(\$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.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Pay**

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

**FICA Expenses**

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

**Engineering**

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

**Attorney**

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

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2021

**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.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2021

**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 data 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.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2021

**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 58% of the maintenance costs to Reunion East and 42% 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

<b>Account #</b>	<b>Duke Energy Service Address</b>
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

<b>Account #</b>	<b>OUC Service Address</b>
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.

<b>Account #</b>	<b>Toho Water Authority Service Address</b>
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

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2021

**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.

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

<b>Account #</b>	<b>Infinite Energy Service Address</b>
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.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2021

**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.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2021

**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
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**Revenues**

Transfer In	\$382,571	\$382,571	\$0	\$382,571	\$355,219
Interest	\$25,000	\$24,592	\$10,408	\$35,000	\$25,000

<b>Total Revenues</b>	<b>\$407,571</b>	<b>\$407,163</b>	<b>\$10,408</b>	<b>\$417,571</b>	<b>\$380,219</b>
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**Expenditures**

Building Improvements	\$117,600	\$0	\$143,689	\$143,689	\$121,800 <sup>1</sup>
Fountain Improvements	\$14,000	\$0	\$0	\$0	\$14,500 <sup>2</sup>
Gate/Gatehouse Improvements	\$5,800	\$0	\$0	\$0	\$58,000 <sup>3</sup>
Monument Improvements	\$14,000	\$21,661	\$0	\$21,661	\$14,500 <sup>4</sup>
Pool Furniture	\$8,400	\$7,918	\$0	\$7,918	\$14,500 <sup>5</sup>
Pool Repair & Replacements	\$47,600	\$4,644	\$25,537	\$30,181	\$49,300 <sup>6</sup>
Lighting Improvements	\$4,480	\$0	\$0	\$0	\$4,640 <sup>7</sup>
Landscape Improvements	\$140,000	\$22,782	\$56,750	\$79,532	\$116,000 <sup>8</sup>
Roadway Improvements	\$8,680	\$2,033	\$8,548	\$10,581	\$14,500 <sup>9</sup>
Signage	\$28,000	\$0	\$19,130	\$19,130	\$58,000 <sup>10</sup>
Contingency	\$0	\$30,105	\$0	\$30,105	\$29,000 <sup>11</sup>

<b>Total Expenditures</b>	<b>\$388,360</b>	<b>\$89,142</b>	<b>\$253,654</b>	<b>\$342,797</b>	<b>\$494,740</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$19,211</b>	<b>\$318,021</b>	<b>(\$243,246)</b>	<b>\$74,774</b>	<b>(\$114,521)</b>
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<b>Fund Balance - Beginning</b>	<b>\$2,934,206</b>	<b>\$3,183,567</b>	<b>\$0</b>	<b>\$3,183,567</b>	<b>\$3,258,341</b>
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<b>Fund Balance - Ending</b>	<b>\$2,953,417</b>	<b>\$3,501,588</b>	<b>(\$243,246)</b>	<b>\$3,258,341</b>	<b>\$3,143,820</b>
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**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 58% of the shared costs for Reunion East with the remaining 42% allocated to Reunion West.

	Shared Costs				
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 58%	Reunion West 42%
1 Building Improvements	\$210,000	\$256,588	\$210,000	\$121,800	\$88,200
2 Fountain Improvements	\$25,000	\$0	\$25,000	\$14,500	\$10,500
3 Gate/Gatehouse Improvements	\$10,000	\$0	\$100,000	\$58,000	\$42,000
4 Monuments Improvements	\$25,000	\$38,680	\$25,000	\$14,500	\$10,500
5 Pool Furniture	\$15,000	\$14,140	\$25,000	\$14,500	\$10,500
6 Pool Repair & Replacements	\$85,000	\$53,894	\$85,000	\$49,300	\$35,700
7 Lighting Improvements	\$8,000	\$0	\$8,000	\$4,640	\$3,360
8 Landscape Improvements	\$250,000	\$142,019	\$200,000	\$116,000	\$84,000
9 Roadway Improvements	\$15,500	\$18,895	\$25,000	\$14,500	\$10,500
10 Signage	\$50,000	\$34,160	\$100,000	\$58,000	\$42,000
11 Contingency	\$0	\$53,774	\$50,000	\$29,000	\$21,000
	<b>\$693,500</b>	<b>\$612,150</b>	<b>\$853,000</b>	<b>\$494,740</b>	<b>\$358,260</b>

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Replacement & Maintenance Fund**  
**Fiscal Year 2021**

FY2020 Proposed Expenses (Updated)		Amount
<b>Building Improvements</b>		
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
		<b>\$256,588</b>
<b>Landscape Improvements</b>		
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
		<b>\$133,826</b>
<b>Pool Furniture</b>		
JNJ Home Services	30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$14,040
		<b>\$14,040</b>
<b>Pool Repair &amp; Replacement</b>		
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
		<b>\$53,906</b>
<b>Signage</b>		
	Purchase & Installation of 44 Street Signs	\$34,160
		<b>\$34,160</b>

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Replacement & Maintenance Fund**  
**Fiscal Year 2021**

<b>FY2021 Proposed Expenses</b>		<b>Amount</b>
<b>- Building Improvements</b>		
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
		<b>\$59,365</b>
<b>Gate/Gatehouse Improvements</b>		
Access Control Technologies	Upgrade Access Control System	\$75,485
		<b>\$75,485</b>
<b>Landscape Improvements</b>		
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
		<b>\$25,259</b>
<b>Pool Furniture</b>		
JNJ Home Services	60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,220
		<b>\$23,220</b>
<b>Pool Repair &amp; Replacement</b>		
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
		<b>\$44,481</b>
<b>Signage</b>		
Fausnight Stripe & Line	190 No Parking Signs	\$60,800
		<b>\$60,800</b>

**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
<b>Revenues</b>					
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
<b>Total Revenue</b>	<b>\$3,460,798</b>	<b>\$3,012,535</b>	<b>\$476,682</b>	<b>\$3,489,217</b>	<b>\$3,456,762</b>
<b>Expenditures</b>					
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
<b>Total Expenses</b>	<b>\$2,602,050</b>	<b>\$641,025</b>	<b>\$1,961,025</b>	<b>\$2,602,050</b>	<b>\$2,604,250</b>
<b>EXCESS REVENUES</b>	<b>\$858,748</b>	<b>\$2,371,510</b>	<b>(\$1,484,343)</b>	<b>\$887,167</b>	<b>\$852,512</b>

11/1/2021 Interest	\$580,250
Net Assessments	\$2,568,595
Add: Discounts & Collections	\$163,953
Gross Assessments	<u>\$2,732,548</u>

**Reunion East Projected EAU Calculation 2015A**

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

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

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$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
		<b>\$24,585,000</b>	<b>\$ 9,457,000.00</b>	<b>\$34,042,000</b>

**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
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**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

<b>Total Revenue</b>	<b>\$4,697,148</b>	<b>\$4,608,943</b>	<b>\$105,481</b>	<b>\$4,714,425</b>	<b>\$432,930</b>
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**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

<b>Total Expenses</b>	<b>\$4,511,260</b>	<b>\$4,354,105</b>	<b>\$157,155</b>	<b>\$4,511,260</b>	<b>\$228,370</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$185,888</b>	<b>\$254,838</b>	<b>(\$51,674)</b>	<b>\$203,165</b>	<b>\$204,560</b>
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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
<b>Total</b>	<b>\$ 228,765</b>	<b>\$ 593,525</b>	<b>\$ 329,496</b>

**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
			<b>\$1,945,000.00</b>	<b>\$1,013,430.00</b>	<b>\$2,958,430.00</b>

**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
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**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
<b>Total Revenue</b>	<b>\$2,419,555</b>	<b>\$2,222,535</b>	<b>\$207,862</b>	<b>\$2,430,397</b>	<b>\$825,132</b>

**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
<b>Total Expenses</b>	<b>\$2,199,790</b>	<b>\$1,800,470</b>	<b>\$399,320</b>	<b>\$2,199,790</b>	<b>\$600,440</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$219,765</b>	<b>\$422,065</b>	<b>(\$191,458)</b>	<b>\$230,607</b>	<b>\$224,692</b>
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11/1/2021 Interest      \$185,625

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
OC30	\$ 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
<b>Total</b>	<b>\$ 228,765</b>	<b>\$ 593,525</b>	<b>\$ 329,496</b>

**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
			<b>\$5,840,000.00</b>	<b>\$3,804,570.00</b>	<b>\$9,644,570.00</b>

**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
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**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
<b>Total Revenue</b>	<b>\$441,118</b>	<b>\$329,995</b>	<b>\$111,462</b>	<b>\$441,457</b>	<b>\$435,483</b>

**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
<b>Total Expenses</b>	<b>\$335,970</b>	<b>\$100,485</b>	<b>\$235,485</b>	<b>\$335,970</b>	<b>\$337,060</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$105,148</b>	<b>\$229,510</b>	<b>(\$124,023)</b>	<b>\$105,487</b>	<b>\$98,423</b>

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
<b>Total</b>	<b>\$ 228,765</b>	<b>\$ 593,525</b>	<b>\$ 329,496</b>

**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
			<b>\$2,910,000.00</b>	<b>\$1,521,630.00</b>	<b>\$4,431,630.00</b>

## SECTION VIII

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**Reunion East Community  
Development District  
Amenity Policies & Fees**

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June 11, 2020

**CDD Offices & District Manager:**  
219 East Livingston Street, Orlando, FL 32801  
407.841.5524 [GFlint@mscfl.com](mailto:GFlint@mscfl.com)

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## 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 Supervisors.

**"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, Bocce Court 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](mailto: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 and maintains certain amenities owned by the Reunion East Community Development District such as Seven Eagles Recreation Center (including Linear Park), Heritage Crossings Community Center, and The Stables.

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

Reunion Resort Membership Office  
Phone: (407) 420-9177  
[rrmembership@reunionresort.com](mailto:rrmembership@reunionresort.com)

## District Management Offices

Other amenity questions should be directed to District Staff. Please contact District Staff with any maintenance concerns or if a special event is desired at Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool, or Terraces Pavilion. A copy of the Special Events Policy adopted February 21, 2019 will be provided upon request.

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

George Flint, District Manager, [gflint@gmscfl.com](mailto:gflint@gmscfl.com)  
Tricia L. Adams, Assistant District Manager, [tadams@gmscfl.com](mailto:tadams@gmscfl.com)  
Alan Scheerer, Field Operations Manager, [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

## Security Office

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

## **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.
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 (and those 18 and older must sign a waiver of liability) with the Security Office 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. All guests under the age of 18 must be accompanied by an adult aged 18 or older. Alternative policy: All guests must be accompanied and supervised by a Resident, Non-Resident Member or Renter with a valid access card.
2. Patrons who have a Guest using the District amenities 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.
3. Each household/dwelling unit will be permitted to bring up to six (6) guests per day to the aquatic facilities. The number of guests per household/dwelling unit cannot exceed six (6) per day unless approved by the appropriate 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 is 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 or Security Officers 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 and bicycles, 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 anytime.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
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 and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies 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](http://reunioneastcdd.org)) for guidelines regarding parking on District roadways.

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## 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 at Seven Eagles, Heritage Crossing Community Center and The Stables must be reported to the Amenity Manager Anthony Carll, Resort General Manager Email: [acarll@reunionresort.com](mailto:acarll@reunionresort.com) Phone: (407) 662-1089. All other emergencies on District property must be reported to the District Manager George Flint by 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 or within respective amenity's rated areas.
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. 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. Alcohol service at Seven Eagles, Heritage Crossings Community Center and The Stables are managed by the Amenity Manager and other facilities are subject to the provisions in the District's Special Events Policy. Residents should not otherwise bring alcohol to District amenities.
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 Carli, Resort General Manager acarli@reunionresort.com.

## 10. Seven Eagles Game Room

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

## 11. Bocce Court

1. Bocce balls shall not be tossed or thrown outside of the court.
2. Common courtesy and sports etiquette required for all games.

## 12. 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 Manager.
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.

### 13. 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.

#### **14. 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.

#### **15. 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](mailto: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.

## 16. 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.

## 17. Rental Fees for Amenity Facilities

**Outdoor – Minimum rental of 2 hours**

Area and Location	Description	Fees
<b>Terraces Pavilion</b> <i>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.</i>	<ul style="list-style-type: none"> <li>Maximum attendees recommended at 25</li> </ul>	\$
<b>Heritage Crossings Community Center</b>	<ul style="list-style-type: none"> <li>Maximum attendees recommended is XXX.</li> </ul>	\$ 1000.00 Full Ballroom \$ 500.00 Half Ballroom \$ deposit
<b>The Stables</b>	<ul style="list-style-type: none"> <li>Maximum attendees recommended is XX. additional pavilion.</li> </ul>	\$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

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## 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	Street Parking Towaway Zones	Williams/Cruz/ Scheerer		First phase of parking rules implemented	Additional maps have been provided for draft of amended Rules to be presented to the BOS for review 06/11/2020.
4	4/11/19	Dog Park/Playground	Goldstein		Complete	Playground installed May 2020.
5	2/13/20	Access 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.
6	5/14/20	Remediate washout under I4 Reunion East/West Bridge	Boyd		In Process	Plans being bid by contractor
7	5/14/20	Reopening Amenities	Flint/Adams/Carl		In Process	Letter sent to residents May 18 notifying of Seven Eagles Pool Opening; Seven Eagles Fitness Center and other CDD Pools pending opening.

Item #	Date Assigned	Action Item	Assigned To:	Date Due	Status	Comments
8		Access Control for CDD Pools and Dog Park	Cruz		In Process	RFID Reader installed at Dog Park; Other RFID readers for pools pending installation. Note: Pools are required to have functioning locks in order to reopen. Application process for access cards under District Management review to ensure the amenity policies adopted by the Board (scheduled 06/11/2020) are implemented in to procedures.
9	5/14/20	Seven Eagles MSA	Flint/Carll		In Process	
10	3/19/20	RECDD Amenity Policies	Adams		In Process	Draft included in BOS agenda packet 05/14/2020. Comments from Supervisors integrated into revised Proposed Amenity Policies to be discussed and adopted 06/11/2020.

**Reunion West Community Development District**

Item #	Meeting 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.

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 several areas		On Hold

## SECTION 2

# Reunion East

## Community Development District

### Summary of Check Register

May 1, 2020 to May 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	5/6/20	4648-4656	\$	18,705.06
	5/8/20	4657	\$	8,048.29
	5/13/20	4658-4662	\$	68,298.63
	5/22/20	4663-4664	\$	2,652.62
	5/26/20	4665-4668	\$	46,577.63
			\$	144,282.23
Replacement & Maintenance	5/22/20	95-96	\$	23,812.75
			\$	23,812.75
Payroll	<u>May 2020</u>			
	Donald Harding	50533	\$	184.70
	John Dryburgh	50534	\$	184.70
	Mark Greenstein	50535	\$	184.70
	Steven Goldstein	50536	\$	184.70
	Trudy Hobbs	50537	\$	184.70
			\$	923.50
			\$	169,018.48

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/06/20	00074	4/30/20	185164	202004	320	53800	47000		AQUATIC PLANT MGMT APR20	*	72.24	
4/30/20	185164	202004	300-13100-10100						AQUATIC PLANT MGMT APR20	*	56.76	
5/06/20	00095	4/30/20	S115550	202004	320	53800	57400		APPLIED AQUATIC MANAGEMENT, INC.	*	73.92	129.00 004648
4/30/20	S115550	202004	300-13100-10100						RESET PWR/CLOSE/REPAINT	*	58.08	
4/30/20	S115583	202004	320-53800-57400						RESET PWR/CLOSE/REPAINT	*	72.58	
4/30/20	S115583	202004	300-13100-10100						RETAPE GATE ARM DOT TAPE	*	57.02	
5/06/20	99999	5/06/20	VOID	202005	000	00000	00000		ACCESS CONTROL TECHNOLOGIES, INC.	C	.00	261.60 004649
5/06/20	99999	5/06/20	VOID	202005	000	00000	00000		*****INVALID VENDOR NUMBER*****	C	.00	.00 004650
5/06/20	00148	5/04/20	49-60-00	202005	320	53800	46200		*****INVALID VENDOR NUMBER*****	*	182.00	.00 004651
5/04/20	49-60-00	202005	300-13100-10100						PERMIT-7 EAGLES POOL	*	143.00	
5/04/20	49-60-00	202005	300-13100-10100						PERMIT-7 EAGLES POOL	*	112.00	
5/04/20	49-60-00	202005	300-13100-10100						PERMIT-7 EAGLE SPA 1	*	88.00	
5/04/20	49-60-00	202005	320-53800-46200						PERMIT-7 EAGLE SPA 1	*	112.00	
5/04/20	49-60-00	202005	300-13100-10100						PERMIT-7 EAGLE SPA 2	*	88.00	
5/04/20	49-60-00	202005	300-13100-10100						PERMIT-7 EAGLE SPA 2	*	182.00	
5/04/20	49-60-00	202005	300-13100-10100						PERMIT-HC POOL A	*	143.00	
5/04/20	49-60-00	202005	320-53800-46200						PERMIT-HC POOL A	*	112.00	
5/04/20	49-60-00	202005	300-13100-10100						PERMIT-HC WADING POOL	*	88.00	
5/04/20	49-60-00	202005	320-53800-46200						PERMIT-HC WADING POOL	*	182.00	

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REUNION EAST-GENERAL FUND  
 BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/04/20		49-60-00	202005	300-13100-10100					*	143.00	
		PERMIT-HC POOL B									
5/04/20		49-60-00	202005	320-53800-46200					*	112.00	
		PERMIT-HC SPA B									
5/04/20		49-60-00	202005	300-13100-10100					*	88.00	
		PERMIT-HC SPA B									
5/04/20		49-60-00	202005	320-53800-46200					*	182.00	
		PERMIT-HOMESTEAD POOL									
5/04/20		49-60-00	202005	300-13100-10100					*	143.00	
		PERMIT-HOMESTEAD POOL									
5/04/20		49-60-00	202005	320-53800-46200					*	112.00	
		PERMIT-HOMESTEAD SPA									
5/04/20		49-60-00	202005	300-13100-10100					*	88.00	
		PERMIT-HOMESTEAD SPA									
5/04/20		49-60-00	202005	320-53800-46200					*	112.00	
		PERMIT-HS WADING POOL									
5/04/20		49-60-00	202005	300-13100-10100					*	88.00	
		PERMIT-HS WADING POOL									
5/04/20		49-60-00	202005	320-53800-46200					*	182.00	
		PERMIT-CP POOL									
5/04/20		49-60-00	202005	300-13100-10100					*	143.00	
		PERMIT-CP POOL									
5/04/20		49-60-00	202005	320-53800-46200					*	112.00	
		PERMIT-CP SPA									
5/04/20		49-60-00	202005	300-13100-10100					*	88.00	
		PERMIT-CP SPA									
5/04/20		49-60-00	202005	320-53800-46200					*	182.00	
		PERMIT-TERRACE POOL									
5/04/20		49-60-00	202005	300-13100-10100					*	143.00	
		PERMIT-TERRACE POOL									
5/04/20		49-60-00	202005	320-53800-46200					*	112.00	
		PERMIT-TERRACE SPA									
5/04/20		49-60-00	202005	300-13100-10100					*	88.00	
		PERMIT-TERRACE SPA									
FLORIDA DEPARTMENT OF HEALTH											3,550.00 004652
5/06/20	00161	5/01/20	2140	SVC	CALL-HNDL VALV/SPIGOT	202003	320-53800-46200		*	103.60	
		5/01/20	2140	SVC	CALL-HNDL VALV/SPIGOT	202003	300-13100-10100		*	81.40	
		5/01/20	2144	SVC	CALL-HNDL VALV/SPIGOT	202003	320-53800-57400		*	92.40	
				RPLC	LED CEILING LGHT GH				*	72.60	
		5/01/20	2144	RPLC	LED CEILING LGHT GH	202003	300-13100-10100		*	122.64	
		5/01/20	2145	SVC	CALL-VALV CRTRDG/INST	202003	320-53800-46200		*		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO...	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
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5/01/20	2145	202003	300-13100-10100	SVC CALL-VALV CRTRDG/INST				HERITAGE SERVICE SOLUTIONS LLC	*	96.36	
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5/06/20	00054	5/01/20	2020MAY	202005	320-53800-34500			SECURITY SERVICES-MAY20	*	6,533.33	569.00 004653
5/01/20		2020MAY	202005	300-13100-10100				SECURITY SERVICES-MAY20	*	5,133.33	

5/06/20	00060	4/10/20	351227	202004	320-53800-46200			TERR-RPLC LEAK PRES.GAUGE	*	117.01	11,666.66 004654
4/10/20		351227	202004	300-13100-10100				TERR-RPLC LEAK PRES.GAUGE	*	91.94	
4/16/20		351161	202004	320-53800-46200				TERR-ADJ.UNISTRUT MOUNTS	*	109.20	
4/16/20		351161	202004	300-13100-10100				TERR-ADJ.UNISTRUT MOUNTS	*	85.80	
4/23/20		351201	202004	320-53800-46200				CP-INST.MAGNALOCK/PAVERS	*	277.45	
4/23/20		351201	202004	300-13100-10100				CP-INST.MAGNALOCK/PAVERS	*	218.00	
4/29/20		351254	202004	320-53800-46200				HC B-REPAIR SPA AUTOFILL	*	137.17	
4/29/20		351254	202004	300-13100-10100				HC B-REPAIR SPA AUTOFILL	*	107.78	
4/29/20		351255	202004	320-53800-46200				TERR-REPAIR POOL AUTOFILL	*	137.17	
4/29/20		351255	202004	300-13100-10100				TERR-REPAIR POOL AUTOFILL	*	107.78	

5/06/20	00075	4/30/20	66000115	202004	320-53800-47000			PESTICIDE/HERBICIDE/MERPH	*	638.12	1,389.30 004655
4/30/20		66000115	202004	300-13100-10100				PESTICIDE/HERBICIDE/MERPH	*	501.38	

5/08/20	00049	5/01/20	493	202005	310-51300-34000			MANGAMENT FEES MAY20	*	3,689.58	1,139.50 004656
5/01/20		493	202005	310-51300-35100				INFORMATION TECH MAY20	*	183.33	
5/01/20		493	202005	310-51300-31300				DISSEMINATION FEE MAY20	*	833.33	
5/01/20		493	202005	310-51300-51000				OFFICE SUPPLIES MAY20	*	.81	

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT
5/01/20	493	202005	310-51300-42000							*	15.22	
5/01/20	493	202005	310-51300-42500							*	5.10	
5/01/20	494	202005	320-53800-12000							*	3,320.92	
			FIELD MANAGEMENT MAY20									
			GOVERNMENTAL MANAGEMENT SERVICES									8,048.29 004657
5/13/20	00092	4/29/20	042920	202004	330-53800-43300					*	750.00	
			BALLROOM CLEANING APR20									
4/30/20	043020	202004	320-53800-41000							*	34.78	
			HC PHONE LINE 4574 APR20									
4/30/20	043020	202004	300-13100-10100							*	27.32	
			HC PHONE LINE 4574 APR20									
			REUNION RESORT									812.10 004658
5/03/20	00160	5/03/20	11218	202005	320-53800-12200					*	1,906.97	
			FACILITIES BLDG RENT MAY									
5/03/20	11218	202005	300-13100-10100							*	1,498.33	
			FACILITIES BLDG RENT MAY									
			CITICOMMUNITIES LLC									3,405.30 004659
5/13/20	00010	5/05/20	7-002-64	202004	310-51300-42000					*	26.43	
			DELIVERY 04/29/20									
			FEDEX									26.43 004660
5/13/20	00092	4/24/20	DUKE-DUK	202003	320-53800-43000					*	341.68	
			DUKE ENERGY #43303-35141									
4/24/20	DUKE-DUK	202003	320-53800-43000							*	931.87	
			DUKE ENERGY #40845-34210									
4/30/20	RECDDREE	202004	320-53800-46200							*	1,848.00	
			POOL CLEANING SERVS APR20									
4/30/20	RECDDREE	202004	300-13100-10100							*	1,452.00	
			POOL CLEANING SERVS APR20									
4/30/20	TOHO-TOH	202003	320-53800-43100							*	345.95	
			TOHO METER#62644093 MAR20									
4/30/20	043020A	202004	320-53800-41000							*	34.78	
			HC PHONE LINE 2365 APR20									
4/30/20	043020A	202004	300-13100-10100							*	27.32	
			HC PHONE LINE 2365 APR20									
4/30/20	043020A	202004	320-53800-41000							*	34.78	
			HS PHONE LINE 9325 APR20									
4/30/20	043020A	202004	300-13100-10100							*	27.32	
			HS PHONE LINE 9325 APR20									
4/30/20	043020A	202004	320-53800-41000							*	34.78	
			HS PHONE LINE 9385 APR20									

REUE REUNION EAST TVISCARRA

20 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/05/20  
REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

**RUN**

6/05/20

CHECK DATE	VEND#	.....INVOICE.....	EXPENSED TO...	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
4/30/20		043020A	202004	300-13100-10100							*	27.32	
			HS PHONE LINE	9385	APR20								
										REUNION RESORT			
5/13/20	00030	5/01/20	REU 1069	202005	320-53800-46200						*	3,456.32	5,105.80
			AQUATIC SERVICES-MAY20										
5/01/20		REU 1069	202005	300-13100-10100							*	2,715.68	
			AQUATIC SERVICES-MAY20										
5/01/20		REU 1069	202005	320-53800-47300							*	29,082.24	
			MTHLY LNDSCP MAINT MAY20										
5/01/20		REU 1069	202005	300-13100-10100							*	22,850.33	
			MTHLY LNDSCP MAINT MAY20										
5/01/20		REU 1069	202005	330-53800-47300							*	844.43	
			MTHLY LNDSCP MAINT MAY20										
										YELLOWSTONE LANDSCAPE			58,949.00
5/22/20	00142	5/15/20	76509	202005	320-53800-47800						*	168.00	004662
			STBL ANNUAL FIRE ALM MON.										
5/15/20		76509	202005	300-13100-10100							*	132.00	
			STBL ANNUAL FIRE ALM MON.										
										UNITED FIRE PROTECTION, INC.			300.00
5/22/20	00030	5/08/20	REU 1117	202005	320-53800-46500						*	840.00	004663
			RPR BRKN MAINLINE ON 532										
5/08/20		REU 1117	202005	300-13100-10100							*	660.00	
			RPR BRKN MAINLINE ON 532										
5/08/20		REU 1117	202003	320-53800-46500							*	477.47	
			IRRIGATION REPAIRS MAR20										
5/08/20		REU 1117	202003	300-13100-10100							*	375.15	
			IRRIGATION REPAIRS MAR20										
										YELLOWSTONE LANDSCAPE			2,352.62
5/26/20	00103	5/25/20	05252020	202005	300-20700-10000						*	45,836.33	004664
			FY20 DEBT SERV	SER2015A									
										REUNION EAST CDD C/O USBANK			45,836.33
5/26/20	00103	5/25/20	05252020	202005	300-20700-10500						*	574.90	004665
			FY20 DEBT SERV	SER2015-1									
										REUNION EAST CDD C/O USBANK			574.90
5/26/20	00103	5/25/20	05252020	202005	300-20700-10600						*	114.95	004666
			FY20 DEBT SERV	SER2015-2									
										REUNION EAST CDD C/O USBANK			114.95
5/26/20	00103	5/25/20	05252020	202005	300-20700-10600						*	51.45	004667
			FY20 DEBT SERV	SER2015-3									
										REUNION EAST CDD C/O USBANK			51.45
													51.45
										TOTAL FOR BANK A		144,282.23	

TOTAL FOR BANK A

144.282.23

REUE REUNION EAST TVISCARRA

CHECK DATE  
 VEND#  
 INVOICE DATE  
 YRMO  
 DPT ACCT#  
 SUB  
 SUBCLASS  
 VENDOR NAME  
 STATUS  
 AMOUNT  
 .....CHECK.....  
 AMOUNT #

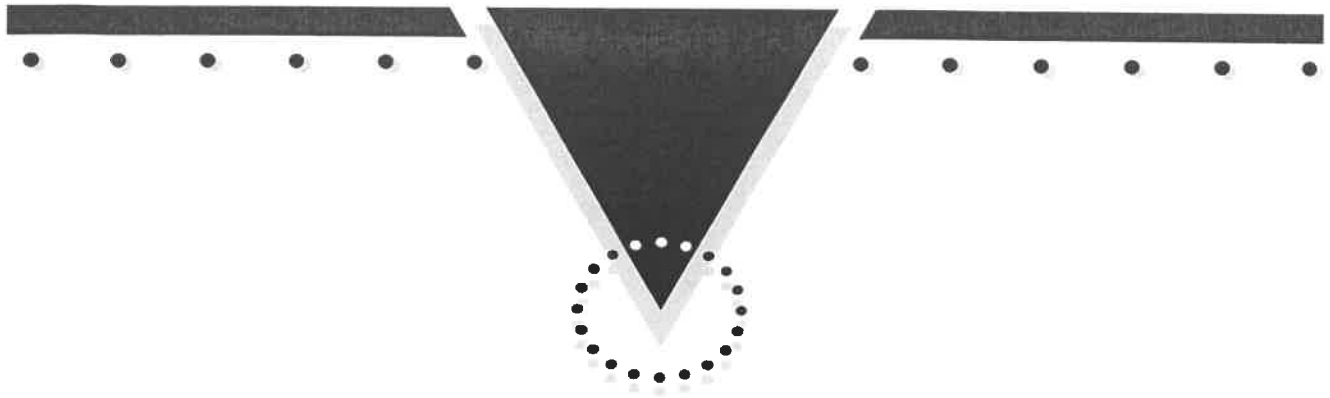
TOTAL FOR REGISTER  
 144,282.23

REUE REUNION EAST  
 TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
5/22/20	00022	5/20/20	20-143	202005	320-53800-61000			FURNISH/INST WALLCOVER/MNT	*	10,844.40	
		5/20/20	20-143	202005	300-13100-10100			FURNISH/INST WALLCOVER/MNT	*	8,520.60	
COMPLETE PARTITIONS & EQUIPMENT LLC											19,365.00 000095
5/22/20	00007	5/08/20	REU 1117	202005	320-53800-47300			LIBERTY BLUFF DOG PK HDGE	*	2,490.74	
		5/08/20	REU 1117	202005	300-13100-10100			LIBERTY BLUFF DOG PK HDGE	*	1,957.01	
YELLOWSTONE LANDSCAPE											4,447.75 000096
TOTAL FOR BANK C										23,812.75	
TOTAL FOR REGISTER										23,812.75	

REUE REUNION EAST TVISCARRA

## SECTION 3



**Reunion East**  
**Community Development District**

**Unaudited Financial Reporting**

**April 30, 2020**



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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**April 30, 2020**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
<b>ASSETS:</b>					
CASH	\$1,428,471	\$401,157	---	---	\$1,829,627
CUSTODY ACCOUNT	\$463,247	---	---	---	\$463,247
STATE BOARD OF ADMINISTRATION	---	\$3,061,217	---	---	\$3,061,217
DUE FROM GENERAL FUND	---	---	\$5,156	---	\$5,156
DUE FROM REUNION WEST	\$278,932	\$33,069	---	---	\$312,002
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,869	---	\$100,869
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$214,258	---	\$214,258
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$2,493,066	---	\$2,493,066
Prepayment	---	---	\$24	---	\$24
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$309,648	---	\$309,648
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$477,568	---	\$477,568
SERIES 2015-3					
Revenue	---	---	\$254,193	---	\$254,193
<b>TOTAL ASSETS</b>	<b>\$2,170,650</b>	<b>\$3,495,443</b>	<b>\$4,749,076</b>	<b>\$10</b>	<b>\$10,415,179</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$16,719	---	---	---	\$16,719
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,154	---	---	---	\$5,154
DUE TO DEBT 2015-1	\$2	---	---	---	\$2
DUE TO DEBT 2015-2	\$0	---	---	---	\$0
DUE TO DEBT 2015-3	\$0	---	---	---	\$0
DUE TO REUNION WEST	\$32,900	---	---	---	\$32,900
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
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,495,443	---	---	\$3,738,195
UNASSIGNED	\$1,871,800	---	---	---	\$1,871,800
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$4,830,292)	---	(\$4,830,292)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$3,592,778)	---	(\$3,592,778)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,673,244	---	\$2,673,244
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$654,925	---	\$654,925
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$851,581	---	\$851,581
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$254,193	---	\$254,193
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$2,170,650</b>	<b>\$3,495,443</b>	<b>\$4,749,076</b>	<b>\$10</b>	<b>\$10,415,179</b>

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

**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2020

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
Special Assessments - Tax Roll	\$1,417,679	\$1,417,679	\$1,257,960	(\$159,719)
Special Assessments - Direct	\$600,993	\$450,745	\$425,472	(\$25,273)
Interest	\$750	\$438	\$373	(\$64)
Miscellaneous Income	\$0	\$0	\$2,481	\$2,481
<b>TOTAL REVENUES</b>	<b>\$2,019,422</b>	<b>\$1,868,861</b>	<b>\$1,686,286</b>	<b>(\$182,575)</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisor Fees	\$12,000	\$7,000	\$5,800	\$1,200
FICA	\$918	\$536	\$444	\$92
Engineering	\$15,000	\$8,750	\$1,127	\$7,623
Attorney	\$35,000	\$20,417	\$22,893	(\$2,477)
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$2,100	\$0	\$2,100
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$5,833	\$6,833	(\$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	\$25,827	\$25,827	\$0
Information Technology	\$3,400	\$1,983	\$1,283	\$700
Telephone	\$300	\$175	\$7	\$169
Postage	\$3,500	\$2,042	\$540	\$1,502
Printing & Binding	\$2,500	\$1,458	\$509	\$949
Insurance	\$14,800	\$14,800	\$13,789	\$1,011
Legal Advertising	\$1,500	\$875	\$1,511	(\$636)
Other Current Charges	\$600	\$350	\$0	\$350
Office Supplies	\$500	\$291	\$113	\$178
Travel Per Diem	\$500	\$292	\$0	\$292
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$177,668</b>	<b>\$101,384</b>	<b>\$89,226</b>	<b>\$12,157</b>

**MAINTENANCE-SHARED EXPENSES:**

Field Management	\$39,851	\$23,246	\$23,246	\$0
Facility Lease Agreement	\$22,884	\$13,349	\$13,349	\$0
Telephone	\$4,760	\$2,777	\$2,901	(\$124)
Electric	\$341,600	\$199,267	\$184,428	\$14,839
Water & Sewer	\$44,800	\$26,133	\$20,919	\$5,214
Gas	\$43,120	\$25,153	\$17,261	\$7,892
Pool & Fountain Maintenance	\$100,800	\$58,800	\$69,058	(\$10,258)
Environmental	\$5,600	\$3,267	\$2,937	\$329
Property Insurance	\$25,620	\$25,620	\$24,923	\$697
Irrigation Repairs	\$8,400	\$4,900	\$4,906	(\$6)
Landscape Contract	\$434,722	\$253,588	\$258,365	(\$4,777)
Landscape Contingency	\$28,000	\$16,333	\$9,755	\$6,579
Landscape Consulting	\$21,840	\$12,740	\$10,785	\$1,955
Gate and Gatehouse Expenses	\$17,920	\$10,453	\$4,619	\$5,834
Roadways/Sidewalks	\$28,000	\$16,333	\$4,189	\$12,145
Lighting	\$5,600	\$3,267	\$1,124	\$2,142
MSA Building Repairs	\$14,000	\$8,167	\$1,512	\$6,655
Pressure Washing	\$19,600	\$11,433	\$20,020	(\$8,587)
Maintenance (Inspections)	\$980	\$572	\$250	\$322
Repairs & Maintenance	\$11,200	\$6,334	\$2,262	\$4,271
Pest Control	\$406	\$237	\$0	\$237
Signage	\$4,480	\$2,613	\$24,069	(\$21,456)
Security	\$78,400	\$45,733	\$45,733	\$0
Parking Violation Tags	\$0	\$0	\$15	(\$15)

**COMMUNITY CENTER:**

Landscape	\$16,000	\$9,333	\$6,131	\$3,202
Telephone	\$1,500	\$875	\$726	\$149
Electric	\$25,000	\$14,583	\$10,961	\$3,623
Water & Sewer	\$2,500	\$1,458	\$1,023	\$435
Gas	\$350	\$204	\$165	\$39
Contract Cleaning	\$10,000	\$5,833	\$5,425	\$408
Maintenance (Inspections)	\$1,250	\$729	\$968	(\$239)

**MAINTENANCE-DIRECT EXPENSES:**

Irrigation System Operations	\$100,000	\$58,333	\$0	\$58,333
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$382,571	\$382,571	\$382,571	\$0

**TOTAL MAINTENANCE**

<b>TOTAL MAINTENANCE</b>	<b>\$1,841,754</b>	<b>\$1,244,436</b>	<b>\$1,154,598</b>	<b>\$89,838</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,019,422</b>	<b>\$1,345,820</b>	<b>\$1,243,825</b>	<b>\$101,995</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$442,462</b>	<b>\$0</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,672,090</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,114,552</b>	<b>\$0</b>

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

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Transfer In	\$382,571	\$382,571	\$382,571	\$0
Interest	\$25,000	\$14,583	\$26,996	\$12,412
<b>TOTAL REVENUES</b>	<b>\$407,571</b>	<b>\$397,154</b>	<b>\$409,567</b>	<b>\$12,412</b>
<b>EXPENDITURES:</b>				
Building Improvements	\$117,600	\$68,600	\$0	\$68,600
Fountain Improvements	\$14,000	\$8,167	\$0	\$8,167
Gate/Gatchouse Improvements	\$5,600	\$3,267	\$0	\$3,267
Landscape Improvements	\$140,000	\$81,667	\$22,782	\$58,885
Lighting Improvements	\$4,480	\$2,613	\$0	\$2,613
Monument Improvements	\$14,000	\$8,167	\$21,661	(\$13,494)
Pool Furniture	\$8,400	\$4,900	\$7,918	(\$3,018)
Pool Repair & Replacements	\$47,600	\$27,767	\$4,644	\$23,123
Roadways/Sidewalks Improvement	\$8,680	\$5,063	\$10,581	(\$5,518)
Signage	\$28,000	\$16,333	\$0	\$16,333
Contingency	\$0	\$0	\$30,105	(\$30,105)
<b>TOTAL EXPENDITURES</b>	<b>\$388,360</b>	<b>\$226,543</b>	<b>\$97,691</b>	<b>\$128,853</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$19,211</b>		<b>\$311,876</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$2,934,206</b>		<b>\$3,183,567</b>	
<b>FUND BALANCE - Ending</b>	<b>\$2,953,417</b>		<b>\$3,495,443</b>	

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

**Debt Service 2002A-2**  
**Statement of Revenues & Expenditures**  
**For The Period Ending April 30, 2020**

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$875	\$875
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$875</b>	<b>\$875</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$4,514)	(\$4,514)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,514)</b>	<b>(\$4,514)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$3,639)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$4,826,653)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$4,830,292)</b>	

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

**Debt Service 2005**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,842	\$1,842
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,842</b>	<b>\$1,842</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$8,710)	(\$8,710)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$8,710)</b>	<b>(\$8,710)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$6,867)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$3,585,911)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$3,592,778)</b>	

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

**Debt Service 2015A**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$2,568,595	\$2,568,595	\$2,218,626	(\$349,969)
Interest	\$1,000	\$583	\$10,021	\$9,438
<b>TOTAL REVENUES</b>	<b>\$2,569,595</b>	<b>\$2,569,178</b>	<b>\$2,228,647</b>	<b>(\$340,531)</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$2,602,050</b>	<b>\$641,025</b>	<b>\$641,025</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$32,455)</b>		<b>\$1,587,622</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$891,203</b>		<b>\$1,085,621</b>	
<b>FUND BALANCE - Ending</b>	<b>\$858,748</b>		<b>\$2,673,244</b>	

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

**Debt Service 2015-1**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$28,771	\$28,771	\$27,827	(\$944)
Special Assessments - Direct Billed	\$196,599	\$147,449	\$148,713	\$1,263
Interest	\$1,000	\$583	\$15,161	\$14,577
<b>TOTAL REVENUES</b>	<b>\$226,370</b>	<b>\$176,804</b>	<b>\$191,700</b>	<b>\$14,896</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$4,511,260</b>	<b>\$4,354,105</b>	<b>\$4,354,105</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$4,284,890)</b>		<b>(\$4,162,405)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$4,470,778</b>		<b>\$4,817,330</b>	
<b>FUND BALANCE - Ending</b>	<b>\$185,888</b>		<b>\$654,925</b>	

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

**Debt Service 2015-2**

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$10,225	\$10,225	\$5,564	(\$4,661)
Special Assessments - Direct Billed	\$583,215	\$437,411	\$437,412	\$1
Interest	\$1,000	\$583	\$8,106	\$7,523
<b>TOTAL REVENUES</b>	<b>\$594,440</b>	<b>\$448,220</b>	<b>\$451,082</b>	<b>\$2,862</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$2,199,790</b>	<b>\$1,800,470</b>	<b>\$1,800,470</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,605,350)</b>		<b>(\$1,349,388)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,825,115</b>		<b>\$2,200,970</b>	
<b>FUND BALANCE - Ending</b>	<b>\$219,765</b>		<b>\$851,581</b>	

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

**Debt Service 2015-3**

Statement of Revenues & Expenditures  
For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$6,769	\$6,769	\$2,490	(\$4,279)
Special Assessments - Direct Billed	\$329,496	\$247,122	\$247,121	(\$1)
Interest	\$500	\$292	\$526	\$234
<b>TOTAL REVENUES</b>	<b>\$336,765</b>	<b>\$254,183</b>	<b>\$250,137</b>	<b>(\$4,046)</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$335,970</b>	<b>\$100,485</b>	<b>\$100,485</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$795</b>		<b>\$149,652</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$104,353</b>		<b>\$104,541</b>	
<b>FUND BALANCE - Ending</b>	<b>\$105,148</b>		<b>\$254,193</b>	

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

**Capital Projects 2005**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$10</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10</b>	

**Reunion East CDD**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Roll	\$0	\$178,323	\$761,743	\$100,320	\$67,432	\$48,576	\$101,566	\$0	\$0	\$0	\$0	\$0	\$1,257,960
Special Assessments - Direct	\$0	\$113,130	\$125,764	\$64,445	\$119,547	\$2,386	\$0	\$0	\$0	\$0	\$0	\$0	\$425,472
Interest	\$68	\$59	\$57	\$59	\$56	\$49	\$22	\$0	\$0	\$0	\$0	\$0	\$373
Miscellaneous Income	\$0	\$2,400	\$0	\$0	\$56	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$2,481
<b>Total Revenues</b>	<b>\$68</b>	<b>\$294,112</b>	<b>\$887,564</b>	<b>\$164,824</b>	<b>\$187,093</b>	<b>\$51,011</b>	<b>\$101,614</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,686,286</b>
<b>Expenditures</b>													
<b>Administrative</b>													
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	\$6,434	\$0	\$0	\$0	\$0	\$0	\$22,893
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	\$833	\$0	\$0	\$0	\$0	\$0	\$6,833
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$295	\$0	\$0	\$0	\$502	\$0	\$0	\$0	\$0	\$0	\$0	\$502
Annual Audit	\$1,500	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$25,578
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$1,283
Telephone	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$108	\$44	\$16	\$20	\$105	\$198	\$49	\$0	\$0	\$0	\$0	\$0	\$540
Printing & Binding	\$53	\$76	\$76	\$109	\$83	\$99	\$15	\$0	\$0	\$0	\$0	\$0	\$509
Insurance	\$13,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,789
Legal Advertising	\$0	\$381	\$185	\$553	\$193	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$1,511
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$17	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$113
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	<b>\$30,595</b>	<b>\$8,230</b>	<b>\$9,567</b>	<b>\$8,674</b>	<b>\$11,733</b>	<b>\$9,207</b>	<b>\$11,220</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$89,226</b>

Reunion East CDD  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$0	\$0	\$0	\$0	\$0	\$23,246
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$0	\$0	\$0	\$0	\$0	\$13,349
Telephone	\$407	\$416	\$413	\$413	\$410	\$422	\$422	\$0	\$0	\$0	\$0	\$0	\$2,901
Electric	\$29,216	\$28,533	\$24,925	\$25,804	\$25,017	\$25,913	\$27,018	\$0	\$0	\$0	\$0	\$0	\$184,428
Water & Sewer	\$3,157	\$2,553	\$6,559	\$2,437	\$2,246	\$2,254	\$1,713	\$0	\$0	\$0	\$0	\$0	\$20,919
Gas	\$524	\$1,161	\$3,659	\$3,945	\$3,799	\$3,526	\$2,647	\$0	\$0	\$0	\$0	\$0	\$17,261
Pool & Fountain Maintenance	\$7,844	\$8,492	\$10,037	\$14,927	\$9,470	\$12,054	\$6,234	\$0	\$0	\$0	\$0	\$0	\$69,058
Environmental	\$146	\$146	\$784	\$146	\$784	\$146	\$784	\$0	\$0	\$0	\$0	\$0	\$2,937
Property Insurance	\$24,054	\$870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,923
Irrigation	\$1,967	\$0	\$321	\$550	\$556	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$4,906
Landscaping Contract	\$30,347	\$60,501	\$39,056	\$30,347	\$30,347	\$38,584	\$29,184	\$0	\$0	\$0	\$0	\$0	\$258,365
Landscaping Contingency	\$6,787	\$0	\$2,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,755
Landscaping Consulting	\$1,820	\$2,496	\$2,402	\$2,247	\$1,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,785
Gatehouse and Gatehouse Expenses	\$277	\$371	\$0	\$1,184	\$75	\$2,085	\$627	\$0	\$0	\$0	\$0	\$0	\$4,619
Roadways/Sidewalks	\$384	\$0	\$0	\$0	\$277	\$770	\$2,758	\$0	\$0	\$0	\$0	\$0	\$4,189
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	\$560	\$0	\$0	\$0	\$0	\$0	\$1,512
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	\$21	\$0	\$0	\$0	\$0	\$0	\$2,262
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	\$210	\$0	\$0	\$0	\$0	\$0	\$24,069
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$0	\$0	\$0	\$0	\$0	\$45,733
Parking Violation Tags	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Community Center													
Landscaping	\$881	\$881	\$881	\$881	\$881	\$881	\$844	\$0	\$0	\$0	\$0	\$0	\$6,131
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	\$1,365	\$0	\$0	\$0	\$0	\$0	\$10,961
Water & Sewer	\$165	\$157	\$171	\$188	\$171	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$1,023
Gas	\$24	\$24	\$24	\$22	\$24	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$165
Contract Cleaning	\$875	\$700	\$825	\$750	\$700	\$825	\$750	\$0	\$0	\$0	\$0	\$0	\$5,425
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
<b>Total Expenditures</b>	<b>\$126,446</b>	<b>\$122,319</b>	<b>\$113,471</b>	<b>\$103,557</b>	<b>\$491,223</b>	<b>\$110,463</b>	<b>\$86,921</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,154,598</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$157,241</b>	<b>\$130,548</b>	<b>\$123,038</b>	<b>\$112,231</b>	<b>\$501,956</b>	<b>\$119,670</b>	<b>\$98,141</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,243,825</b>
	<b>(\$157,173)</b>	<b>\$163,563</b>	<b>\$764,526</b>	<b>\$52,594</b>	<b>(\$315,862)</b>	<b>(\$68,659)</b>	<b>\$3,473</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$442,462</b>

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

**TAX COLLECTOR**

Date Received	Dist.	Gross Assessments		Discounts/ Penalties	Commissions		Interest Income	Net Amount Received	2015A			2015-1			2015-2			2015-3		
		Received			General Fund	Debt Svc Fund			Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Total
									35.22%	63.75%	0.80%	0.16%	0.07%							100%
11/12/19	ACH	\$	39,708.50	\$	2,108.96	\$	751.99	\$	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	\$	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	\$	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	\$	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	\$	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	\$	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	\$	9,121.67	\$	16,510.53	\$	207.08	\$	41.41	\$	18.53	\$	25,899.22	\$
1/21/20	ACH	\$	-	\$	-	\$	-	\$	906.81	\$	578.08	\$	7.25	\$	1.45	\$	0.65	\$	906.81	\$
2/12/20	ACH	\$	1,226.94	\$	36.81	\$	23.81	\$	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	\$	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	\$	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	\$	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	\$	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	\$	6,061.52	\$	10,971.57	\$	137.61	\$	27.52	\$	12.31	\$	17,210.53	\$
4/20/20	ACH	\$	-	\$	-	\$	241.37	\$	85.01	\$	153.87	\$	1.93	\$	0.39	\$	0.17	\$	241.37	\$
5/12/20	ACH	\$	68,792.41	\$	-	\$	1,375.84	\$	23,744.02	\$	42,977.49	\$	539.04	\$	107.78	\$	48.24	\$	67,416.57	\$
5/12/20	ACH	\$	4,329.75	\$	-	\$	86.60	\$	1,494.43	\$	2,704.97	\$	33.93	\$	6.78	\$	3.04	\$	4,243.15	\$
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
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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
5/19/20	5/1/20	1001326317	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			\$ 226,660.00	\$ 226,660.00	\$ 226,660.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$609,464.00	\$196,599.00	\$583,215.00	\$329,496.00
TOTAL RECEIVED	\$ 514,360.00	\$ 148,712.50	\$ 437,411.75	\$ 247,120.75
VARIANCE	\$ (95,104.00)	\$ (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								
	34-25-27-4936-0001-0040					Nov	\$113,330	\$0	\$113,330 Paid 11/27/19
						Feb	\$56,665	\$0	\$56,665 Paid 2/10/20
						May	\$56,665	\$0	\$56,665 Paid 5/22/20
	Totals		\$226,659	\$0	\$226,659	Total	\$226,659	\$0	\$226,659
	Orlando Reunion Development LLC								
	35-25-27-4885-PRCL-0030	4 MF	\$2,386	\$5,053	\$7,439	Nov	\$1,193	\$2,527	\$3,720 Paid 3/29/20
						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
Reunion West	EHOF/SPECTRUM								
	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
Reunion West	Landowner								
	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
						June	\$33,480	\$98,203	\$131,683
	27-25-27-4927-0001-SF20		\$133,920.00	\$392,813.00	\$526,733.00	Total	\$133,920	\$392,813	\$526,733