

*Reunion East Community
Development District*

Agenda

November 12, 2020

AGENDA

Reunion East

Community Development District

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

November 5, 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, November 12, 2020 at 10:30 a.m.** at the **Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida. PLEASE NOTE THE TIME OF THE MEETING.** A separate call-in number will be e-mail directly for Board and Staff use.

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000
Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the October 8, 2020 Meeting
4. Consideration of Proposals from Central Florida Wiring for Security Camera Installation
5. Seven Eagles Amenity Facility
 - A. Letter of Termination of Seven Eagles MSA by Kingwood
 - B. Discussion of Draft Seven Eagles Budget and Transition Items
 - C. Consideration of Proposal for Seven Eagles Landscape Maintenance Services
 - D. Consideration of Proposal for Pool Cleaning Services
 - E. Consideration of Proposal for Janitorial Services
6. Consideration of Underwriting Agreement & G-17 Disclosure with FMSBonds, Inc.
7. Financing Matters
 - A. Consideration of First Supplemental Engineer's Report
 - B. Consideration of Master Assessment Methodology for the 2020 Project
 - C. Consideration of Resolution 2021-02 Declaring Special Assessments
 - D. Consideration of Resolution 2021-03 Setting a Public Hearing for Special Assessments
8. Consideration of Resolution 2021-04 Accepting Conveyance of Certain Parcels of Real Property
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists

- 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 October 8, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of proposals from Central Florida Wiring to install security cameras. Copies of the proposals and camera description is enclosed for your review.

The fifth order of business is the consideration of items related to the transition of services for the Seven Eagles Amenity Facility. Sections A & B include the MSA termination letter and the budget and transition items for your review. Sections C - E include proposals for landscape maintenance, pool maintenance and janitorial services for your review.

The sixth order of business is the consideration of the underwriting agreement and G-17 disclosure with FMSBonds. A copy of the agreement is enclosed for your review.

The seventh order of business is the Financing Matters. Section A is the consideration of the Supplemental Engineer's Report and Section B is the consideration of the Master Assessment Methodology for the 2020 Project. Both reports are enclosed for your review. Section C is the consideration of Resolution 2021-02 declaring special assessments and Section D is the consideration of Resolution 2021-03 setting a public hearing for special assessments. Both Resolutions are enclosed for your review.

The eighth order of business is the consideration of Resolution 2021-04 accepting conveyance of certain parcels of real property. A copy of the Resolution and supporting documentation is enclosed for your review.

The ninth order of business is Staff Reports. Sub-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. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for your review. Sub-Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'G. S. Flint', with a horizontal line extending to the right.

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, October 8, 2020 at 1:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

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
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Tricia Adams	GMS
Victor Vargas	CWS Security
John Cruz	CWS Security
Zac Johnson	Encore
Brittany Eveler	Nvision Development
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 1:15 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comment on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. I will be asking the Board to add an item right after the approval of the minutes dealing with the signalization of Osceola Polk Line Road (532) and Reunion Boulevard. Brittany Eveler is here to

address the Board on that issue. Are there any members of the public who would like to provide comment on anything else?

Mr. Johnson: On the east side there are two billboards. The billboard company asked if they could pay for certain maintenance around those billboards. It is CDD owned property that is impacting the view line of those billboards. So, they asked that we get with you. They will pay for it. They wanted to get your permission or to work with you.

Mr. Flint: Yes. We have been communicating with the attorney for the billboard company. We provided them copies of conservation easements from the Water Management District.

Mr. Johnson: Okay.

Mr. Flint: However, we felt it was incumbent upon them to do the research to determine the level of maintenance can be done in those conservation areas and discuss with the regulatory agencies. I don't know that the CDD should be bearing that expense.

Mr. Johnson: I will get back to them. I didn't know that they were in direct contact with you.

Mr. Flint: Dan has been involved as well and Steve Boyd.

Mr. Johnson: Alright.

Mr. Flint: I would be happy to bring it back to the Board if they can do the research and determine that maintenance is acceptable to the regulatory agencies to sign off and then maintain it at their expense, I don't know that we would object. I think they need to do that work.

Mr. Johnson: Okay.

Mr. Flint: Are there any other public comments? Hearing none, is the Board okay with adding a discussion item. I sent some background information to you with a memo from the representative of the developer across the street from the main entrance of Reunion.

**Mr. Harding joined the meeting.*

Mr. Flint: At the intersection of Reunion Boulevard and 532, the CDD requested signaling, so it can be a three-way intersection. The developer on the south side of the intersection was required by the County to modify that signal to a three-way intersection. To meet certain setback requirements, the pole at the northeast corner of that intersection would have to be placed on Reunion East CDD property, because it's outside of the road right-of-way (ROW). So, I asked Brittany Eveler of Nvision Development, who made the request, to make a presentation to the Board. Brittany, are you ready to proceed?

Ms. Eveler: Thank you for giving me time to present this. Obviously, we would prefer to not have to impede on any of your property. Unfortunately, we have been through the ringer with the County. It's probably taken a year to get this intersection approved. They have essentially come to us and said, "You have two choices. Both of them are on your property unfortunately." Just to give you a brief breakdown of the intersection, on the south side, we have an abundance of utilities. You may be aware, that there is an existing pole there, a Gulfstream easement, Duke easement and Toho water line. We've exhausted all possibilities of locating a pole on that south side, with the addition of a turn lane and maximizing the width of the road we are requiring for this development. We've gone to the county and they agreed. We are keeping the pole on the southeast side that serves the traffic heading east. It may be easier if I explain it in more detail. I'm not sure if we have that ability. Reunion's property is on the north side at the intersection and ours is on the south side. Everything has been approved except for one signal pole. It has been a challenge to even get the rest of those poles approved, but we worked to get that done. The challenge we are having is we prefer to not touch any of the poles you provided, as it is costly to replace signal poles. I know you guys understand that. Unfortunately, the county is making it a requirement for us and is taking it out of our hands. So, we want to coordinate and find a way to best place this pole without an abundance of construction at your entrance and reduce any impacts to both you and us. So, we have two options, which I am presenting to you today. The problem is on this northeast side, we have a force mainline and a 24-inch water mainline owned by Toho that are running through this piece of property in the Osceola County ROW. The dashed line is the start of Reunion property. So right now, we don't have an option to put the pole on the south side with the distance between the curb and force main. It's not wide enough. There is a maximum mast armlength requirement. We would exceed that if we placed that over here. So, the only other option is to either place it in between the force main and water main or north of the water main. The problem with placing it in between is that Toho typically requires a 10-foot distance between any structure and the edge of their waterline. They allowed us to reduce that to 6-feet, but they won't go any less than that. The distance between the two is too short to meet that requirement. So, we would either have to move either the water main or force main and place the pole someplace in the middle, or we could place the pole north, approximately 6-feet north of the water main, but it would cross a couple of feet into Reunion's property. So, our first request is whether we can place it approximately 3 to 4-feet on the property, which is what this is currently showing. Does anyone have any questions or should I keep explaining the other option?

Mr. Dryburgh: No questions.

Mr. Greenstein: Keep going.

Mr. Goldstein: No questions.

Mr. Harding: You're good. It's not rocket science. This is easy to understand.

Ms. Eveler: Okay good. I explained it enough to where hopefully it makes sense. The other option is relocating the water main. We are trying to move it as little as possible just to meet the requirements of Toho and Osceola County. We would have to move that 6 to 7-feet north with these 45-degree angle type pieces. Toho requires an easement. In addition to the 6-feet from the structure, there is a 10-foot easement requirement from the edge of their water main, that would cross into your property. So, in addition to construction in that area, it would require an easement of about 8 to 9-feet. Does that make sense?

Mr. Harding: Yes. It sounds like we need to get on our property.

Mr. Dryburgh: It sounds like we have to talk about it.

Mr. Flint: Do you have a satellite photo?

Ms. Eveler: Is this a better image?

Mr. Flint: Not yet.

Mr. Goldstein: Do you have any pictures from the ground to the area, by any chance?

Ms. Eveler: Sure. This is the corner in question.

Mr. Harding: Behind the light fixture.

Ms. Eveler: Yes. We have to coordinate how that light fixture would come into play. I don't think the light fixture would affect it. The County requested that we straighten this crosswalk. For whatever reason, they don't like the diagonal. It depends on where the signal goes to where that crosswalk piece will come into play.

Mr. Harding: Okay. What type of signal will it look like when it's built?

Ms. Eveler: Design-wise?

Mr. Harding: Yes.

Ms. Eveler: It will be similar to these block type poles. We don't want anything cheap looking. We are not even allowed, even if we wanted to, to have the string type poles.

Mr. Harding: Over the main entrance to Reunion?

Ms. Eveler: I will show you exactly what it would look like. We asked if we could just go straight across, but Osceola County said no.

Mr. Greenstein: So, this arm would control traffic going west on 532?

Ms. Eveler: It would control traffic coming out of the south entrance.

Mr. Harding: Even though it's not seen directly from your location.

Mr. Goldstein: It's the wrong angle.

Mr. Greenstein: It's at a 45-degree angle.

Ms. Eveler: Yes.

Mr. Harding: It will block off, to some extent, the entrance of Reunion.

Mr. Greenstein: It would hang over it.

Ms. Eveler: It would hang over it, but it wouldn't be impeding anything against your entrance.

Mr. Goldstein: What height would those be at? The same as the current lights?

Ms. Eveler: I would assume. I don't have that in front of me. Whatever was required by the county, which should be what is existing.

Mr. Harding: It's going to look ugly.

Mr. Dryburgh: Exactly.

Mr. Greenstein: Notice where the existing arm is now, between the curb and the sidewalk on the existing pole. Isn't that approximately the location of the Toho pipe?

Ms. Eveler: Yes. The force main line and the existing pole are within the 6-foot limit. What I'm not sure of is when the force main and light pole were added.

Mr. Harding: Didn't we reach out to your company when we were putting the signage in, saying that we would like to have something from you guys as well? Wasn't that part of the discussion?

Ms. Eveler: If that happened, I'm unaware of it. Obviously, we would've loved to coordinate with you guys and the County. I don't know if the timing just didn't line up or whatnot, but I don't believe that happened.

Mr. Boyd: When we wanted to move forward with the signal, those bases were already in place from way back in 2002/2003. So, we just basically completed it.

Mr. Harding: I seem to remember Board discussion. I would have to look back at it, but we were trying to reduce our personal expenses and share them with the guy across the street. I thought that happened, but maybe you're right. Maybe we never made that conversation happen.

Mr. Greenstein: That's on a related item, but not on this one specifically. In fact, Steve, just for our own reference purposes, when did we actually install this light?

Mr. Boyd: I would have to go back and look, but it was about two years ago.

Mr. Greenstein: I was guessing two to three. I know nothing was going on, on the south side, the Nvision property.

Mr. Boyd: That's correct.

Mr. Greenstein: There was no indication that anything was going to be done. In fact, I don't know if it changed hands during this time or not. Obviously, we are not going to resolve this right at this moment. I think, Steve, from an engineering standpoint, has to study this and give us a recommendation. It does seem extreme to have a pole that far away on the north side to control traffic coming from the south side, but I also appreciate the fact that we have utilities running through here. I can see that the pole was already there. The poles were already in place. We just finished it off.

Mr. Dryburgh: I wonder why it couldn't be in the median itself.

Ms. Eveler: Again, we asked that question and I guess it's a no for all of Osceola County. They do not want it in the median. I don't know if it's a safety issue or what, but they have given us a hard no on that.

Mr. Greenstein: Yeah, but moving Toho pipes seems extreme.

Mr. Dryburgh: That can't be cheap.

Mr. Greenstein: We have some concerns. We will talk to you about it another time concerning the property on your side of the street, the south side, that is actually our property. What is 10-feet, Steve? What footage do we have on the other side of the roadway?

Mr. Boyd: From the roadway to their property.

Mr. Scheerer: To the sidewalk.

Mr. Greenstein: So, it's basically the sidewalk or the intersection from the sidewalk is ours.

Mr. Scheerer: Sidewalk to curb, I believe.

Mr. Greenstein: Okay.

Mr. Flint: It's not actually our property, but we are maintaining it.

Mr. Greenstein: Yes. We have the agreement with the county.

Mr. Dryburgh: Perhaps that can be wrapped into this discussion.

Mr. Greenstein: Forget the financial aspect of it for the moment. Strictly from an engineering standpoint, to be efficient and do what is best for all parties, how do we evaluate this, so if there are any negative impacts, we identify them upfront, deal with them and refactor it in. We knew at some point there would be development across the street, but we didn't anticipate

your dilemma, as far as being able to put in the fourth piece to make it a four-way intersection from a three way.

Mr. Dryburgh: We didn't realize an entrance would be right across the street from ours.

Mr. Greenstein: Steve, as the engineer, what do you recommend?

Mr. Boyd: Let me get with Brittany to discuss it. I would like to talk to the county myself. The signal is on the left side or the west side. It looks like you are modifying that mast arm as well. Brittany, is that correct?

Ms. Eveler: Yes, that's correct. We prefer to keep all of the existing poles, but we can't place a pole on the south side. So, the requirement is to put one here for the traffic to serve the community. Steve, I would love to get on the phone with you and the county to see if we can work something out. This has been a long process, and we are honestly at our wits end. We are under construction, under development, and it's a requirement. I'm sure you understand that. We can start on our turn lanes before we have a functioning intersection. We have to get this plan finalized in the timeframe that it's going to take. From that point of finalizing the location to actually having these signals, is probably six months or more. We are trying to have some retail parcels ready in April. So, we are strict on the timeframe, if we can get this coordinated as soon as we can. We want to work with you guys, but we are struggling to find a balance between Osceola County and all of the utilities.

Mr. Boyd: Can you plot the location of the existing master arm on the south side of the road on this drawing, send it to me and I will get on the phone with you?

Ms. Eveler: Absolutely. I can have my civil engineers work on this as well and they can walk through the plan and we can talk about it at any length that you wish.

Mr. Boyd: I'm just wondering if there's a way we can shift it east. Then you can project it diagonally out onto the road to have it provide the same function. The attorney probably proposed that already.

Ms. Eveler: In this location?

Mr. Boyd: Yes.

Ms. Eveler: Osceola County said no. So, we can get on the phone with our Civil Engineers and talk through it. They have been going through this process for probably over a year now. I would love to get on the phone with you to talk through this.

Mr. Flint: Rather than trying to negotiate a non-agenda item, maybe you want to have the engineer work with Brittany, but also delegate authority to you or another Board Member in the

interim. I'm not saying to make a final decision, but maybe to the extent that Board input is necessary, you can do that. Mark can do that as Chairman. That way, we can get this moving. Because I don't know that a decision is going to be made at the meeting right now.

Mr. Greenstein: No. That's why I went down that road. I don't believe we can actually act on this right now. It's going to take an engineering report. I will put a small "r" on that report, if you know what I mean, but there has to be a recommendation. If it does require revisiting this project with the County and we can help in some way, then I'm all for it, because they are not taking the practical approach here. As far as the saving grace over this project, does someone want to make a motion to delegate me to work with the Engineer on this matter?

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor authorizing the Chairman to work with the District Engineer, Nvision and the County to install a signal at the intersection of Reunion Boulevard and 532 was approved.

Mr. Flint: Thanks Brittany.

Ms. Eveler: Thanks. I appreciate your time.

Mr. Greenstein: I'm optimistic, Brittany.

Ms. Eveler: I hope so. It is better to always be friendly with our neighbors. We want to make sure you are happy and whatever we need to do within that 8-feet, just let me know and I will see what I can do to help.

Mr. Greenstein: Sounds good.

- **Ratification of Right of Entry Permit with Duke Energy (*Item 4*)**

Mr. Flint: Duke Energy requested a Right of Entry Permit that I executed for their project on S. Old Lake Wilson Road and 532. Alan, I think you met with them and talked with them. Correct?

Mr. Scheerer: It is right on the corner where all of the utilities are located. They need access to that area. I guess they are doing some additional work there and prep work in advance of widening 532 east and S. Old Lake Wilson Road.

Mr. Flint: They are not going to encroach?

Mr. Scheerer: No.

Mr. Flint: There are no long-term impacts. They just need to get on our property to do certain work. It's pretty standard.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Right of Entry Permit with Duke Energy was ratified.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 10, 2020 Meeting

Mr. Flint: Are there any additions, deletions, or corrections to the September 10, 2020 minutes?

Mr. Greenstein: On Page 18, in the middle of the page, it says, "I think we need to have a discussion with the Master Association and with Cathy." I have no idea who Cathy is. It should be Anthony Carl. I'm good with the minutes.

Mr. Flint: Are there any other comments?

Mr. Harding: There are a few other minor changes. They are the right comments, just the wrong people making them.

Mr. Greenstein: If the intent is there, we are okay.

Mr. Harding: The intent is okay.

Mr. Flint: If there are no other corrections, we need a motion to approve the minutes as amended.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the minutes of the September 10, 2020 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Ratification of Right of Entry Permit with Duke Energy

This item was discussed.

FIFTH ORDER OF BUSINESS

Discussion of November Meeting Scheduling

Mr. Flint: We placed this item on the agenda, because next month, November 12th, Reunion West has a Landowner Election. Reunion East doesn't have Landowner Elections anymore because you are fully transitioned to General Election resident control. We have one more Landowner Election in Reunion West. Because there is only a half hour between the start of that Landowner Election and this meeting, and we already announced Reunion West's Landowner Election and it's been advertised, it's not likely that we will be in a position at 1:00 p.m. to start the Reunion East meeting. So, I would like to ask the Board to consider either moving your meeting later in the afternoon or to another day, if that would work for the Board.

Mr. Greenstein: Just so you know, we will be back to in person appearances in November.

Mr. Dryburgh: I'm okay with moving it to later in the day.

Mr. Harding: How late?

Mr. Flint: It's hard to tell. I expect there will be some individual landowner participation and selection, because there has been some dialogue and discussion about representation on the Board. I don't think it's going to be an 8-hour meeting like we had that one year.

Mr. Dryburgh: Would it be better to have it before the meeting, so that ours is completed before you start the Reunion West meeting.

Mr. Flint: There's another meeting at 12:00 p.m. As long as you were done by noon, that would work.

Mr. Dryburgh: So, we either choose a time we know we can start in the morning or start in the afternoon, depending on how late your meeting runs.

Mr. Flint: You might be better off if you think you would finish in an hour, like at 11:00 a.m. or 10:30 a.m.

Mr. Dryburgh: I would go with 11:00 a.m.

Mr. Harding: 10:00 a.m. would be good.

Mr. Goldstein: I would rather meet in the morning than later in the afternoon.

Ms. Hobbs: I do too.

Mr. Dryburgh: What time? 10:30 a.m. or 11:00 a.m.?

Ms. Hobbs: 10:30 a.m. Then we can cover everything.

Mr. Harding: That's fine.

Mr. Goldstein: I'm good.

Mr. Greenstein: That works.

Mr. Dryburgh: Sounds good.

Mr. Flint: So, we need a motion to change the November meeting date to 10:30 a.m.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor changing the November meeting to November 12, 2020 at 10:30 a.m. was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-01 Approving Dedications Contained in the Proposed Reunion Village Phase 3 Replat

Mr. Flint: Resolution 2021-01 approves the dedications contained in the proposed Reunion Village Phase 3 replat. The original plat was recorded for Reunion Village. My understanding is that the replating section of that plat is going to reduce the number of lots in that section from 50 to 43. Some of the parcels have been reconfigured slightly, but it doesn't change who is responsible for what. I think there's a recreation tract in there. All of those don't change with this replat, although I think they are reconfigured slightly. Zac, I don't know if you have any more information for the Board?

Mr. Johnson: No. You said it right. It was originally 52 lots, but now it's 43 because of how the houses lay out on the lots. We had to modify some of the corner lots. It has a slight impact on some other portions of property that we previously dedicated to the District, but nothing material.

Ms. Carpenter: This Board probably hasn't seen many of these resolutions. This is a relatively new requirement of Osceola County and a couple of the counties that every entity that signs the plat or has easements or property on the plat, has to sign a resolution so they know there are authorized signers. It's pretty common.

Mr. Flint: Jan, correct me, but the plat itself doesn't constitute the conveyance. It does say it would be conveyed separately by a separate warranty deed.

Ms. Carpenter: Yes. It's drafted well. We reviewed it.

Mr. Greenstein: That seems pretty straightforward.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2021-01 Approving Dedications Contained in the Proposed Reunion Village Phase 3 Replat was adopted.

SEVENTH ORDER OF BUSINESS

Review and Discussion of Security Assessment Report (Closed Session)

Mr. Flint: We are reviewing and discussing some issues. The Board previously asked for a Security Assessment Report to be prepared for the Sheriff's Office to do an assessment. I think security was getting some proposals for certain items. This is one of the very limited circumstances where the Board could have discussions outside of the Sunshine. The reason that is the case is because when you start talking about things like cameras, locations and hours of operation for security, we want all of those taking place in the public, especially if someone has other motives that may not be pure. That's going to provide them information that we don't necessarily want. So, what we have planned is any members of the public that aren't Board

Members or staff, we are going to ask them to wait in the waiting room. Once this discussion is complete, we can reconvene the regular meeting and move everyone back into the Zoom meeting. Jan, is there anything else that you want to add?

Ms. Carpenter: No. Thanks.

The closed session commenced with the Board, District Manager, Assistant District Manager, Field Manager, District Counsel and Security. All other attendees left the meeting. At the conclusion of the closed session, all attendees returned.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the purchase of security cameras subject to IT review in an amount not-to-exceed \$22,000 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We had some questions about golf carts on CDD roads that the Board discussed last month. We understand that the answer we provided, legally, isn't the answer everyone wanted to hear, so we have been exploring with the Sheriff and the county other potential options. We should have something out shortly, but have not made any progress on finding alternatives.

Mr. Dryburgh: Does that mean putting out something to all Reunion property owners regarding golf carts on public roads?

Ms. Carpenter: Yes.

Mr. Dryburgh: Okay.

Ms. Carpenter: I know it wasn't the answer anyone wanted so we started reaching out to the Sheriff, some of the other county people and checking all of the various places where it's been approved in the county to see if there is any wiggle room. We have not been able to find much, so we are ready to put out something.

Mr. Dryburgh: As I recall, that requires all of the carts to be licensed and all of the drivers to be licensed. Correct?

Mr. Harding: Have those carts been properly road equipped.

Ms. Carpenter: Yes. It falls under a different statute than the traditional golf cart community statute. The sheriff indicated without us even asking, that they issue citations often for golf carts on roads. They apparently look for this. We didn't want to point out specifically,

but if they start getting calls about the improper use, they will be ticketing regularly. It's a concern for the danger for everyone.

Mr. Dryburgh: Mark mentioned that he wanted to reach out to Reunion to make sure that they weren't surprised by this and they would have time to take action. I'm sure that's happened at least somewhat.

Mr. Harding: They have been told a number of times, John.

Mr. Dryburgh: Then there shouldn't be as much reason to delay it. I agree.

Mr. Harding: They are on the HOA Board. It's not like they won't know it when the notice goes out.

Mr. Dryburgh: Yesterday I saw people teaching their 10 to 11-year-olds how to drive a golf cart.

Ms. Carpenter: That's incredible. We will get it out. We know that isn't what everyone wanted as an answer, but it doesn't look like we can find any other exemptions nor has the county been able to come up with other exemptions.

Mr. Dryburgh: Okay.

Ms. Carpenter: Those are the main things we are working on this month. I know there is a potential bond issue that Encore is talking about coming up, and we have a couple of preliminary items for that.

B. Engineer

Mr. Boyd: The only item that I have is to follow up with what Jan said. We prepared a Preliminary First Supplemental Engineer's Cost Report for the upcoming bond issue. It doesn't look like it's on your agenda today. I prepared that and sent it out. That's the only item I have to report on.

Ms. Carpenter: George, for the Board that hasn't been through a bond issue, the process for a bond issue is that Reunion had an Engineer's Report that basically describes the project, what is being built by the CDD. There is a project that consists of all of the different infrastructure throughout Reunion. So, if any new bond issue is going to be issued, the District Engineer prepares a report for that specific area and shows how the elements of the project in the new area match what's been built in the other areas. Once that project is defined for water, roads, infrastructure, whatever the elements are and the costs are put together, then an Assessment Methodology is designed. Again, it's based on the same methodology that everybody else in Reunion had their assessments based on. It takes that cost, breaks it off and turns in the

assessments that can be levied on the area to pay the bonds back. That is the part of the process that you'll see, starting with approving the Engineer's Report, approving an Assessment Methodology Report and beginning the process to levy assessments if they are needed on the parcels. When I say "needed" it's because the parcels already have assessments. We have to look at whether those assessment liens are valid or whether new ones need to come out of the bonds or refinancing old bonds.

Mr. Flint: This impacts the Spectrum project. The existing owner of those projects desires to pay off the existing debt and then reissues new debt. So, once that payoff occurred, then the District, if you approved it, would look at going back through the process of issuing new bonds for village and Spectrum. Only those landowners would be subject to that lien and the repayment of those bonds. At next month's meeting, you should have the Engineer's Report and Assessment Methodology. We can talk about that item more at the November meeting. Is there anything else, Steve?

Mr. Boyd: That's all I have.

C. District Manager's Report
i. Action Items Lists

Mr. Flint: The first item is the irrigation turnover. Jan?

Ms. Carpenter: We had discussions again with Kingwood's Counsel and Counsel from both CDDs. They have now offered to draft an Operation Agreement. We talked over what our terms would be. They agreed to put together an initial draft. They are still talking about cooperating and getting this resolved. The one issue that we had a stumbling block with was on the District's charging of fees and how the water system works. It sounds like in concept, we agreed to basic terms. We are hoping to get a draft in the next couple of weeks and will start pushing them to get that moving. So far, it's all cooperative. I think the basic terms have been agreed to. It's just getting it in print and making sure it will work.

Mr. Greenstein: That's promising.

Ms. Carpenter: It is. It's a good firm to work with. They understand what we are dealing with and everyone is pushing to get it done. We will keep you posted.

Mr. Greenstein: Great. Thank you.

Mr. Flint: Item 2 is the allocation of 532 costs. This item was discussed earlier in the meeting. The Chair was delegated responsibility for some of those communications. Maybe that item can be broached at least with the landowner across the street.

Mr. Greenstein: Absolutely.

Ms. Carpenter: Steve, have you talked to the county? The county's biggest problem was that they didn't have jurisdiction of the property on the south side, but they have jurisdiction of the road improvements and the lights, so they can impose some of the costs on those southern landowners. I will make some calls to the ones who said it was a hurdle to ask for their help.

Mr. Greenstein: That would be good because they share that intersection directly across the street. We have been hoping for this opportunity.

Ms. Carpenter: The County has a new form that they are using for road improvements. George just sent one to me for another District. It could be a good opening perhaps to change our form a little to see if we can get some help. So, we can look at the potentially ugly light as something that may help.

Mr. Greenstein: Start with them and work our way down the street.

Ms. Carpenter: Right.

Mr. Flint: Alan, do you want to give an update on the implementation of the signage?

Mr. Scheerer: Yes. At a prior meeting, they approved the Proposal from Fausnight Stripe & Line (Fausnight) to install no parking signs throughout the rest of the community. Fausnight is currently in the process of installing survey stakes painted orange along with some flagging. The stake is marked for signs in the proposed locations. Once all of those have been installed, Tricia and I will meet with Fausnight to review those locations. Those survey stakes were installed for the purposes of not only identifying where the signposts will go, but also when they call for locates, so they will know the exact location of the locates. They are currently finishing up Reunion West and moving on to Reunion East. We hope to have that all done in the next couple of weeks. The signposts have been received. They are being cut to size and powder coated for installation upon the locates being completed. So, we hope within the next couple of weeks, give or take a few days, we will be able to install the "No Parking" signs.

Mr. Harding: Mark, did we decide what we are going to do on Watson Court?

Mr. Greenstein: That was the next piece. I was going to ask Alan or Tricia to explain how we are finalizing the Watson Court piece.

Mr. Scheerer: I can give it a shot. Tricia and I met and drove down Watson Court. We don't really see any need to change the current parking pattern that was approved previously. The directional flow into the cul-de-sac would be the side of the street that gets parking. We agreed that a possible installation of a couple of "No Parking" signs be installed on either side of the

median as you enter and exit Watson Court and then continue with the “No Parking” in the cul-de-sac. There are two fire hydrants that would be in play on the entry side where you are allowing parking, but we don’t see that as an issue. There is no parking within 15 feet on either side of that fire hydrant. We don’t know that we see any reason to change the parking policy or the parking arrangement as it was identified previously, based on our site visit. I don’t know if Tricia has anything to add to that.

Ms. Adams: I think you covered everything.

Mr. Greenstein: I reviewed the minutes from the last meeting. The bottom line was that Alan, Tricia and anyone else that needed to look at it, such as security, would go into the area and see if there was a meaningful difference between the number of available spaces on one side versus the other. There wasn’t a material difference. I basically asked them to come back to the Board with a recommendation as to what we should do. That is what I said we would do and that is what was done. It’s going to be a uniformed approach. You enter the court and park on the right side. There are a couple of spots that are sensitive like the median. When you get to the butterfly garden, that very first area, there is a little jut there. We will take care of those to make sure they are safe.

Mr. Scheerer: The location marked from Sparkling Court to where the butterfly garden begins, would be a no parking zone, because it’s narrow. That was a point that was brought up at the last meeting. I think Tricia and I agree with that. Then as you are exiting the community, you have the two large homes at the corner of Sparkling Court and Watson Court, as you exit Watson Court. As an abundance of caution, there’s no reason to park there, because there’s a median there and there’s not enough space available for a car. So, we figured that we could just add a couple of extra signs indicating no parking in that area as well. That should be a good frame of reference.

Mr. Greenstein: It’s a beautiful median and I always wondered why they built it.

Mr. Scheerer: You and me both sir.

Mr. Greenstein: Thanks for bringing this up. George, did you bring this up?

Mr. Scheerer: George did.

Mr. Greenstein: Nothing like interactive coordination.

Mr. Scheerer: Basically Lot 180, the property line between Lots 190 and 181 would have a sign. Then also as you enter, we would add a sign or maybe three signs on the right as you come in. There would be one as you come in and one in the middle, which would be a double arrow

and one by where it juts out. We would put one there with an arrow in, basically indicating no parking.

Mr. Harding: Sounds good.

Mr. Greenstein: Yup. Thank you.

Mr. Scheerer: That's all I have with respect to the parking. Like I said, as soon as they install the survey stakes and the location of the signs, Tricia and I will review everything. If we need to make a couple of modifications, we will do that at the time and then install the signposts.

Mr. Showe: Item 4 is on hold. We are monitoring based on development timing, etc. We will keep it on the Action Item List. Regarding the COVID amenity status, we are in Phase 3, which allows all amenities to open except for water fountains, per the opening guidelines. We sent out a new communication through Artemis to the community with the updated hours and guidelines for CDD amenities. The spas are now open and we have normal hours. The Seven Eagles MSA has been converted month-to-month. So, we will continue with that. There is no cost to the District at this point under that month-to-month. It continues the arrangement we had previously. It's in the resort's court to come back to us to propose a different arrangement, but at this point, we are discontinuing our month-to-month arrangement. We addressed the golf cart community issue. What is the status of the Terrace's sign posts?

Mr. Scheerer: I haven't ordered them yet. We are working on a few other things since it's the beginning of the fiscal year. So, we will probably get with the contractor. He was the lowest bidder in previous bids as well. We will probably install those the first of November.

Mr. Flint: We had the closed session for the security issues. It is my understanding that the resort may have a solution to the issue with the pool access. What is the status of that, Tricia?

Ms. Adams: I tried to copy Alan and you when possible. Victor and John are continuing to work with a vendor on retrofitting of the gates. They have not yet found a solution for that so they are continuing to work on that issue.

Mr. Harding: Joe Whiston made a recommendation as far as a push button type of mechanism, where you push a button to exit.

Ms. Adams: You bring up a good point, Supervisor Harding. Another option rather than retrofitting the gates with the current mechanism is to disable the exit lever and install a push button on a post. That was a foot or more away from the exit gate, and anyone who is exiting the pool would push the button and that would release the mechanism. That is on an Action Item List from previous discussion.

Mr. Greenstein: I'm glad you brought that up, Don. The only thing that I was concerned about are power failures, even though I know they are rare, equipment failures, people getting locked in and a child not being able to get out. If there were a power failure, the default is that it opens.

Ms. Adams: Yes. These are utilized.

Mr. Greenstein: It is like the old buzzer where you hit the button and the door buzzes and releases the latch. I guess we can look at that.

Ms. Adams: These are utilized at other District pools. So, all of those considerations are important to have in play for an exit button.

Mr. Harding: Correct.

Mr. Flint: It sounds like the resort is continuing to work on that. We are continuing to follow up with them and some other issues. We will keep reporting back. That's all we had on the Action Items List.

Mr. Scheerer: George, you mentioned that the Spine Road monument was inadvertently placed on the Reunion West Action Items List.

Mr. Flint: It was put at the end. It should've been at the end of the Reunion East list. There was a request from Mr. Goldstein at a prior meeting for us to potentially look at enhancing the signage in that location. So, we are working on that. I don't know what the Board's thoughts are on that and whether there is any other input on that entrance or if you want to move forward.

Mr. Harding: Did we have a request from anyone in the community about putting a monument there?

Mr. Flint: I think Mr. Goldstein brought it up at the last meeting.

Mr. Scheerer: Correct. We did get a price.

Mr. Dryburgh: What was the range?

Mr. Scheerer: I don't know if Tricia has the ability to show the picture. I didn't get this into the agenda on time. I apologize to the Board. It's a double-sided monument that would be parallel to Spine Road. The cost is \$38,050.

Mr. Dryburgh: Wow.

Mr. Harding: Holy cow.

Mr. Greenstein: Does it have a built-in lemonade stand?

Mr. Scheerer: Just so the Board knows, when Reunion West decided to install the monumentation on their property, the UCC group did not charge the full amount. They charged

the same price to build the monument. It was a smaller monument to the one in the entryway on Tradition Boulevard by the gatehouse that we refer to as the Sinclair Road back gate. It is more of a full-size monument. It's obviously not a budgeted item, but it follows the same sign plan that we already paid for in Reunion West. It would just be replicated on Spine Road in the median as you come in.

Mr. Goldstein: Can you make it half the size?

Mr. Harding: We don't have a monument off of Lake Wilson. I think we should wait to see how anybody else feels about it.

Mr. Scheerer: I don't disagree.

Mr. Greenstein: The monument at the Sinclair Road gate, came up in connection with putting in all of the other monuments, the community monuments. We took advantage of the opportunity of that gate for a variety of reasons. I'm not saying that I'm a fortune teller and can tell you that the back gate is going to end up being the main entrance of the resort at some point because of what they did to 532. Nonetheless, you are right, Don, we lived without any signage there, even though there is a guardhouse. It has never been viewed as a main or even a sub-entrance.

Mr. Harding: For the Sinclair road gate, we had a number of people from Reunion West complain about it. In a lot of cases, this was their main gate.

Mr. Greenstein: Right. It was for The Bear's Den and Encore people. Nonetheless, I don't think we should kill it. It's something we can look at and see how things go.

Mr. Goldstein: What about doing a big painted sign that looks nicer than the ones we put up already. Something that just says, "Reunion Resort," where we don't have to spend \$40,000. Why couldn't we put a bigger sign up there?

Mr. Greenstein: There is no reason why you can't use the specs that we have as far as the white post.

Mr. Goldstein: Right.

Mr. Greenstein: Come up with something that looks decent. The only problem with those signs is that they do wear. I don't know if it's a question, Alan, of lack of maintenance, where if they were cleaned and urethaned more frequently, they would actually hold up better because I think those signs are generally ignored. When they can't be read anymore, people complain and we end up putting up new signs.

Mr. Harding: It could be a plastic type of structure, very similar to the sign at the unmanned gate. There could be a sign there.

Mr. Greenstein: Don, what does the sign say?

Mr. Harding: It says it's an unmanned gate.

Mr. Scheerer: It says, "Residents Only – Keep Out."

Mr. Harding: Why couldn't we design a sign the size of the monument. The monument you were going to put in is a pretty good size. Why couldn't we design a white sign on a white post, approximately the same size? The whole purpose is so people coming down S. Old Lake Wilson Road will be able to know that's actually an entrance to Reunion, because it's very confusing to people coming to the east side thinking they can turn in on the west side.

Mr. Greenstein: I agree. That's why I said we are not going to kill this thing. We should investigate other signage options. By the way, you mentioned lighting. We are in the process on the west side of figuring out how to light up all of the monuments we installed. Everything is going to get lighting or already has lighting, with the exception of White Marsh Circle and Tradition Boulevard. It's the other way around. You have Golden Bear Drive and White Marsh Circle, Legends Corner and Masters Landing.

Mr. Scheerer: Right.

Mr. Greenstein: We are going to light those up. As a result of that, we drove around and said, "Well, you know we have some locations on the east side that don't have lighting." We are looking to get that resolved as well.

Mr. Goldstein: Why don't we have Alan, bring us back a proposal for a sign that matches what we have and take a look at that at the next meeting?

Mr. Greenstein: Steve, you can do it, because the specs for the signage are minimal, like real estate and directional signs and like the sign we just put up that says, "*Residents to the right.*"

Mr. Boyd: Yes. Exactly.

Mr. Greenstein: Nothing but white posts. Don't worry about the spec sign. Just think about what we would do. Even Don mentioned something about plastic or other materials. I'm not saying put up foam, which we know will get beat up overnight. Let's think of something else other than a \$40,000 Rock of Gibraltar.

Mr. Goldstein: I agree. \$40,000 is ridiculous.

Mr. Boyd: I got it.

Mr. Greenstein: So, we are going to have some kind of signage for that entrance and hopefully you can help us, like you did with the doggie park.

Mr. Boyd: Alright, I will look into it.

Mr. Greenstein: Did you look at the east side, Steve?

Mr. Boyd: Yes.

Mr. Greenstein: So, you know we are thinking of having a dog park on the west side.

Mr. Boyd: Sure.

Mr. Greenstein: Hopefully, when we put the survey out, you will throw in your two cents.

Mr. Boyd: No problem. Alan and I learned what to do.

Mr. Scheerer: We got this. Steve and I will handle it.

Mr. Flint: Anything else on the action items? Hearing none,

ii. Approval of Check Register

Mr. Flint: You have the September Check Register for the General Fund, R&M and payroll totaling \$499,604. Were there any questions on the Check Register? Hearing none,

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Check Register for the month of September was approved as presented.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through August 31st. No action is required by the Board, but if you have any questions, we can discuss those.

iv. Status of Direct Bill Assessments

Mr. Flint: All direct bills are current for Fiscal Year 2020.

NINTH 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? Hearing none,

TENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Are there any Supervisor's requests?

Mr. Harding: I just wanted to ask Alan about the equipment in the Fitness Center, which was brought up at our last CDD meeting by a resident. Did they take care of that yet?

Mr. Scheerer: Not yet. They are working on it. On our site visit, Tricia and I reviewed Seven Eagles. Anthony said he is working on it, but I don't have confirmation as of this meeting that it has been repaired.

Mr. Harding: Okay. The other thing that I was going to mention is I think I'm going to get a hold of Joe Whiston after listening to the west, as far as stepping up some monitoring here in Reunion for the speeding. They reacted to that way in the past. We will have them come in. I am going to send a note to Joe as the Neighborhood Watch Coordinator to ask him to step it up a little.

Mr. Greenstein: They hide on Sinclair Road in that little enclave. They probably have something similar at the construction entrance to The Bear's Den off of Grand Traverse Parkway. It's that long stretch when you come over the bridge where people gun it. It's unfortunate, but they do it.

Mr. Harding: Quite a few golf carts come blasting down there going 15 miles-per-hour with a little kid driving them.

Mr. Goldstein: I think you are exaggerating. There aren't many little kids driving carts around here.

Mr. Greenstein: Hopefully there won't be any accidents, but it needs to be under control.

Mr. Harding: There are kids driving carts, believe me.

Mr. Greenstein: There are.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

This item was not discussed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Proposal Date: October 6, 2020
Expiration Date: November 5, 2020
Project Number: 20-3365

Central Florida Wiring, Inc.'s proposal for Premise Distribution.

For;
External Cameras
Exit Gates

Scope of Work

- ⇒ Provide and install the following LPR cameras at each Gate locations
 - ⇒ (1) Camera at the Sinclair Gate
 - ⇒ (1) Camera at the Spine Gate
 - ⇒ (2) Cameras at the Main Gate
- ⇒ Above cameras have local recording with cloud based access.
- ⇒ Provide and install (1) Lightning Protection for each external camera
- ⇒ Provide and install 1 license for each new camera installed
- ⇒ Provide and install (1) POE at Spine Gate closet location
- ⇒ Provide and install 1 Category 6 cable to each new camera

Clarifications

- ⇒ Customer must supply network connectivity at each closet location back to existing NVR's
- ⇒ Customer is responsible for all electrical needs at closet locations
- ⇒ CFW. guarantees full compliance with, and adherence to all applicable ANSI/ TIA/EIA standards and within BICSI installation guidelines.
- ⇒ All applicable firewall penetrations will be sealed with an approved fire sealant.
- ⇒ All work will be performed during normal business hours, Monday-Friday 8:00 am to 5:00 pm., excluding weekends and holidays
- ⇒ Documentation and test results will be provided upon completion.
- ⇒ All CFW employees assigned to this project will be certified installation technicians
- ⇒ All cable jackets are Outdoor (OSP) rated
- ⇒ Any additional work is not in the scope of work will be billed as, time & materials.
- ⇒ CFW will replace, will bear all expenses and labor costs for on-site repair of any failure due to faulty workmanship for the period one year.
- ⇒ Said repair will be done by, CFW personnel and will not be sub-contracted.
- ⇒ Response time will be within 8 hours if is possible, but in no case beyond Next Day/Best Effort (NDBE).

Spine Gate	2,410.00
Sinclair Gate	2,000.00
Main Gate	4,330.00

System Total	\$ 8,740.00
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The camera quoted for the gates has a 30% accuracy for license plates.
The option for a LPR Camera has a 80% accuracy for license plates

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

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

Project Manager



Proposal Date: October 6, 2020
Expiration Date: November 5, 2020
Project Number: 20-3365

Central Florida Wiring, Inc.'s proposal for Premise Distribution.

For:
External Cameras
Pool Areas

Scope of Work

- ⇒ Provide and install the following cameras at each Pool location
 - ⇒ (4) Cameras at the Terrace Pool
 - ⇒ (3) Cameras at the Homestead Pool
 - ⇒ (2) Cameras at the Carriage Pool
 - ⇒ (4) Cameras at the Heritage Crossing Pool (2 at Bldg. A and 2 at Bldg. B)
- ⇒ Above cameras have local recording with cloud based access.
- ⇒ Provide and install 1 license for each new camera installed
- ⇒ Provide and install (1) POE outdoor rated Switch at each Pool closet location
- ⇒ Provide and install (1) Lightning Protection for each external camera
- ⇒ Provide and install 1 Category 6 cable to each new camera

Clarifications

- ⇒ Customer must supply network connectivity at each closet location back to existing NVR's
- ⇒ Customer is responsible for all electrical needs at closet locations
- ⇒ CFW. guarantees full compliance with, and adherence to all applicable ANSI/ TIA/EIA standards and within BICSI installation guidelines.
- ⇒ All applicable firewall penetrations will be sealed with an approved fire sealant.
- ⇒ All work will be performed during normal business hours, Monday-Friday 8:00 am to 5:00 pm., excluding weekends and holidays
- ⇒ Documentation and test results will be provided upon completion.
- ⇒ All CFW employees assigned to this project will be certified installation technicians
- ⇒ All cable jackets are Outdoor (OSP) rated
- ⇒ Any additional work is not in the scope of work will be billed as, time & materials.
- ⇒ CFW will replace, will bear all expenses and labor costs for on-site repair of any failure due to faulty workmanship for the period **one year**.
- ⇒ Said repair will be done by, CFW personnel and will not be sub-contracted.
- ⇒ Response time will be within 8 hours if is possible, but in no case beyond Next Day/Best Effort (NDBE).

Terrace Pool	\$	12,194.00
Homestead Pool	\$	6,832.00
Carriage Point Pool	\$	5,087.00
Heritage Crossing Pool	\$	9,720.00
		<hr/>
System Total	\$	33,833.00

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

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

Project Manager

Simple to Deploy, Effortless to Maintain.™



MEGApix® CaaS™ is designed
for Small Business.



Camera as a System



What is CaaS?

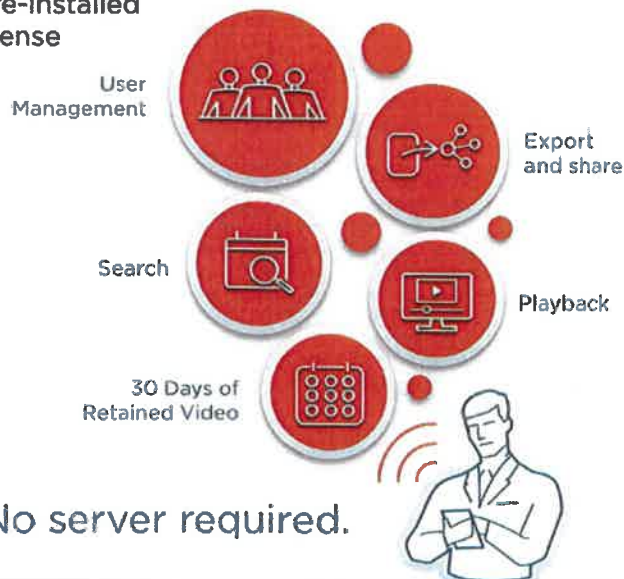
DW's Camera as a System edge solutions allow business owners to setup a complete single- or multi-site surveillance system with no server or NVR required.

DW's CaaS™ all-in-one cameras operate as edge recorders, storing HD IP video locally, available in 256GB, 128GB or 64GB storage options providing up to 30 days of retained video. The cameras can easily be managed with DW Spectrum® IPVMS pre-installed on the cameras. No software to buy and install, no license keys and no OS to maintain.



All-in-one cameras that do not require NVR's, DVR's or on-premise servers

MEGApix® CaaS™ cameras act as an all-in-one solution, handling recording, notifications, management and monitoring all accessed remotely, with no need for a dedicated server or remote recorder.

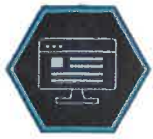


Features:



- All-in-one cameras, no server required
- 5MP and 4MP image sensor options
- LPR technology captures reflective license plates up to 50mph*
- Reliable performance under any lighting conditions*
- Built-in 256/128/64GB storage options for up to 30 days retained video*
- Support 360° hemispheric fisheye view and 360°, 180° and 90° panoramic views*
- Edge-to-edge image clarity
- Easily to deploy with pre-loaded DW Spectrum® IPVMS for out-of-the-box operation
- 24/7 access to live and recorded video feed
- Automatic installation and licensing with first power on
- Connect up to 30 MEGApix® CaaS™ edge cameras
- True Wide Dynamic Range (WDR)*
- Dual recording option with Blackjack® NAS appliance
- Dual codecs (H.264, MJPEG) with simultaneous dual-stream
- Cold start -40°F (-40°C)*
- 50-140ft smart IR™ with intelligent camera sync*
- CleanView™ hydrophobic dome coating*
- Smart DNR™ 3D digital noise reduction
- True day/night with IR cut filter
- Programmable privacy zones
- Auto gain control (AGC)
- Backlight compensation (BLC)
- Auto white balance (AWB)
- Motion detection
- Two-way audio*
- Alarm sensor input*
- Relay output*
- Web server built-in
- PoE and DC12V
- Waterproof cabling*
- IP66 rated weather and tamper resistant
- IK10-rated impact-resistant*
- 5 year warranty





Simple to deploy, effortless to maintain

MEGApix® CaaS™ all-in-one cameras offer a quick and effortless path from installing the camera to watching and recording in minutes. Just install the camera, download the DW Spectrum® client software, activate the licenses and start watching.



1



Install

2



Download

3



Activate

4



Monitor



DW Spectrum® IPVMS is pre-loaded and easy to use

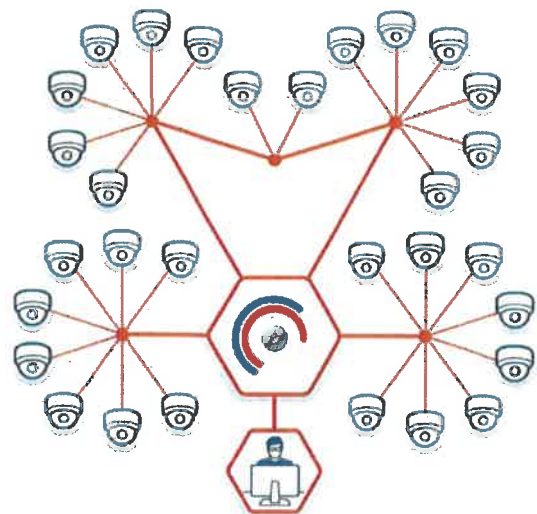
DW Spectrum® IPVMS is an endlessly customizable IP Video Management platform that gives users the ability to create tailored network video solutions for anytype of project, from the office or on in the field.

Built for Users.™



Bandwidth conscious

Our ground-breaking architecture places video storage on the camera, not in the cloud or a remote server, placing network flow as a top priority and ensuring that critical network activities get the bandwidth they require.



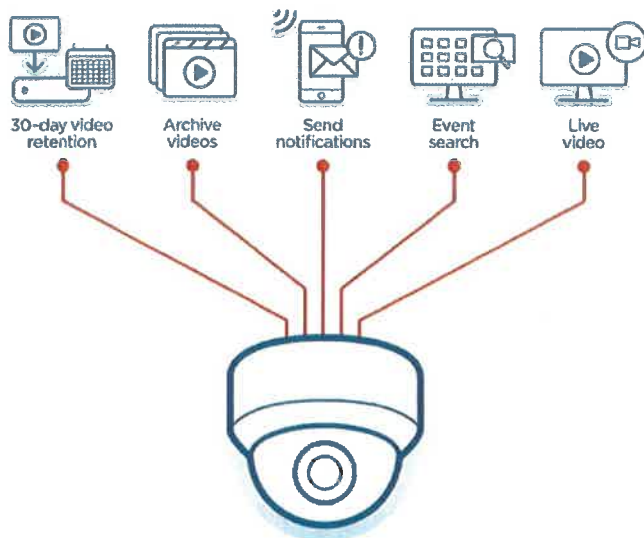
Camera as a System



Camera as a System

The CaaS™ solution supports up to 30 CaaS IP cameras in a single network.

View up to 30 CaaS™ cameras simultaneously.
No server required.



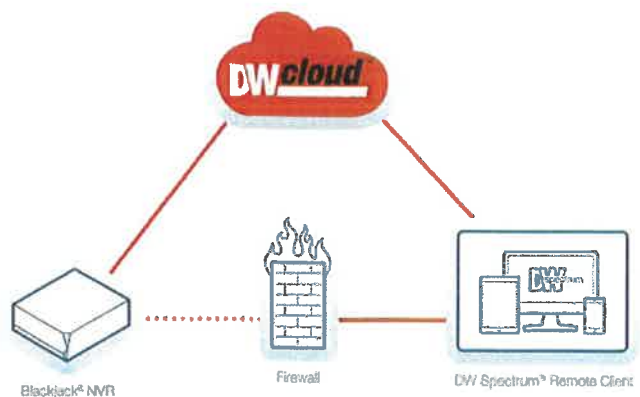
30 days of retained video

Get access to up to 30 days of recorded data all stored locally on the camera, manageable and archived remotely.



Remote monitoring via DW Cloud™

The CaaS™ solution supports up to 30 cameras in the network, all accessible and manageable remotely via the DW Spectrum® client, apps and the DW Cloud™ webpage.



Easy and Safe

DW's Camera as a System edge solutions offer the power and security of the DW Spectrum® IPVMS in a simple and user-friendly deployment.



Easy to use software

Powered by DW Spectrum®, the CaaS™ IP cameras are fast, intuitive and simple to manage.



No need for open ports

With DW® Cloud™, users can access all their systems with no need for port forwarding or complicated network setup.



Auto software updates

DW Spectrum® provides automatic and remote software updates, with no additional costs and recurring charges.



Encrypted and secure

DW Spectrum® IPVMS allows only secure connections and encrypted video and traffic between servers and clients.



Cross-platform

View your MEGApix® CaaS™ IP cameras from any computer, laptop, smartphone or tablet.

Full control, remote access and live notifications

DW's Camera as a System edge solutions bring you the capabilities of a full-scale VMS in an IP camera. You can access, manage and monitor your system remotely quickly and efficiently.



24/7 access

Access your edge cameras' live and archive data remotely, anytime, anywhere with an internet connection.



Multi-user access

Assign multi-level users with different access to the cameras. Have up to 10 users access the camera simultaneously.



Activity-based search

Quickly find events of interest in your archive with smart action-driven search and thumbnail views.



Easy archive and sharing

When you locate the event you are looking for, exporting it and sharing with other users is fast and simple.



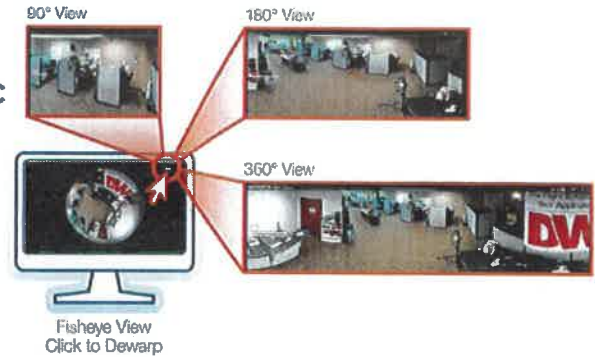
Alerts and notifications

Get instant notifications on your mobile phone, monitoring client and your e-mail when something is not right.



360° hemispheric fisheye view and 360°, 180° and 90° panoramic views at real-time 30fps

360° fisheye view IP cameras MEGApix® Pano™ 360° view fisheye cameras with IR monitor an entire room with a single camera, providing the ultimate ROI.



True wide dynamic range (WDR)

Cameras with true WDR technology can process a wider range of lighting, recording details in complex and mixed lighting environments.



Image is under exposed



Image is over exposed



WDR image is clear and balanced



Easily add storage capacity

Blackjack® NAS devices can be implemented into a MEGApix® CaaS™ network and offers lower cost and greater flexibility than adding additional servers to an existing system.



CleanView™ hydrophobic dome coating

The CleanView™ coating improves visibility by reducing water spots, dust and grease build-up on the camera dome housing's glass. The CleanView™ coating treatment will allow liquid to roll off of the dome's glass surfaces, preventing IR reflections due to dust and smudges.



Camera view without CleanView™



Camera view CleanView™



License plate recognition (LPR) camera

Capture license plates in moving vehicles at up to 50mph in extreme low light visibility.



DW IP LPR camera



Non LPR camera

Camera Specifications



PART NUMBER		DWC-PVF5MITIRC6 DWC-PVF5MITIRC1 DWC-PVF5MITIRC2	DWC-MB44IALPRC6 DWC-MB44IALPRC1 DWC-MB44IALPRC2	DWC-MB44WIA6 DWC-MB44WIA1 DWC-MB44WIA2	DWC-MB44W650C6 DWC-MB44W650C1 DWC-MB44W6502	DWC-MV84WIA6 DWC-MV84WIA1 DWC-MV84WIA2	DWC-MF4W6C6 DWC-MF4W6C2 DWC-MF4W6C1	DWC-MF4W6C6 DWC-MF4W6C2 DWC-MF4W6C1
Image	Image sensor	6.4MP 1/1.8" CMOS	4MP 1/3" x CMOS	4MP 1/3" CMOS	4MP 1/3" CMOS	4MP 1/3" CMOS	4MP 1/3" CMOS	4MP 1/3" CMOS
	Total pixels	3096 (H) X 2080 (V)	2688 (H) x 1520 (V)	2688 (H) x 1520 (V)	2688 (H) x 1520 (V)	2688 (H) x 1520 (V)	2688 (H) x 1520 (V)	2688 (H) x 1520 (V)
Audio input/ output		---	1 line in, 1. line out	---	---	---	---	---
Lens	Focal length	155mm, F2.5	6.0 - 50mm, F1.6	2.8 - 12mm, F1.4	6 - 50mm, F1.4	2.8 - 12mm, F1.4	6.0mm F2.0	6.0mm F2.0
	Lens type	Fisheye lens	Motorized zoom auto-focus p-iris lens	Motorized zoom auto-focus p-iris lens	Motorized zoom auto-focus p-iris lens	Motorized zoom auto-focus p-iris lens	Fixed lens	Fixed lens
	IR distance	55ft range	60ft range	120ft range	140ft range	100ft range	50ft range	50ft range
	Field of view (FoV)	360°	90° - 7.3°	87° - 32°	90° - 7.3°	87° - 32°	51°	51°
Operational	Image capture range	---	Up to 60' and 50 MPH	---	---	---	---	---
	Digital noise reduction (DNR)	Smart DNR™ 3D digital noise reduction						
	Wide dynamic range	D-WDR	---	True WDR	True WDR	True WDR	True WDR	True WDR
	Alarm input	---	1 alarm input	1 alarm input	1 alarm input	---	---	---
	Alarm output	---	1 alarm output	1 alarm output	1 alarm output	---	---	---
Network	Streaming capability	Dual-stream at different rates and resolutions						
	Video management software	DW Spectrum® IPVMS						
	Number of DW Spectrum® CaaS™ licenses included	1 DW Spectrum® CaaS™ license included						
	Local server recording	DWC-PVF5MITIRC6: 64GB local memory for recording DWC-PVF5MITIRC1: 128GB local memory for recording DWC-PVF5MITIRC2: 256GB local memory for recording	DWC-MB4LPRC6: 64GB local memory for recording DWC-MB4LPRC1: 128GB local memory for recording DWC-MB4LPRC2: 256GB local memory for recording	DWC-MB44WIA6: 64GB local memory for recording DWC-MB44WIA1: 128GB local memory for recording DWC-MB44WIA2: 256GB local memory for recording	DWC-MB44W650C6: 64GB local memory for recording DWC-MB44W650C1: 128GB local memory for recording DWC-MB44W650C2: 256GB local memory for recording	DWC-MV84WIA6: 64GB local memory for recording DWC-MV84WIA1: 128GB local memory for recording DWC-MV84WIA2: 256GB local memory for recording	DWC-MF4W6C6: 64GB local memory for recording DWC-MF4W6C1: 128GB local memory for recording DWC-MF4W6C2: 256GB local memory for recording	DWC-MF4W6C6: 64GB local memory for recording DWC-MF4W6C1: 128GB local memory for recording DWC-MF4W6C2: 256GB local memory for recording
	Max. number of CaaS™ cameras in the same network/system	Up to 30 MEGApix® CaaS™ cameras in the same network/system						
Environmental	Housing	Fisheye vandal dome	Vandal outdoor bullet	Vandal outdoor bullet	Vandal outdoor bullet	Outdoor vandal dome	Outdoor vandal dome	Outdoor vandal dome
	Operating temperature	-4°F - 122°F (-20°C - 50°C)	-40°F - 122°F (-40°C - 50°C)	-40°F - 122°F (-40°C - 50°C)	-40°F - 122°F (-40°C - 50°C)	-4°F - 122°F (-20°C - 50°C)	-4°F - 122°F (-20°C - 50°C)	-4°F - 122°F (-20°C - 50°C)
	IP rating	IP66 rated						
	IK rating	---	---	---	---	IK10 rated	IK10 rated	IK10 rated



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Contact us:



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16220 Bloomfield Avenue
Cerritos, California USA 90703
Hours: 8:00am – 5:00pm PST.

Florida Office
5436 West Crenshaw Street
Tampa, Florida USA 33634
Hours: 8:30am – 5:30pm EST.

Phone (Toll-Free).....1.866.446.3595
Fax1.813.888.9262
Customer Service (U.S.)1.866.446.3595
Customer Service (International)1.813.888.9555
Customer Service (French)1.904.999.1309
Sales EmailSales@dwcc.tv
Tech Support EmailDW-Tech@dwcc.tv

☎ : 866.446.3595

✉ : sales@dwcc.tv

🌐 : www.digital-watchdog.com



SECTION V

SECTION A

From: Carll, Anthony
Sent: Tuesday, October 20, 2020 10:35 AM
To: George Flint; Greenstein Mark
Cc: Richard Nasser
Subject: Seven eagles MSA

George,

In reviewing our future business and operations, we feel at this point in time the best solution for Seven eagles pool and common area operations would be to turn it back to CDD operation. Please let me know if you would like to set up a time and discuss. Please take this as our notice to turn over the property Nov 30th to your management. We will continue to operate the restaurant and bar.

Anthony Carll

Resort General Manager

REUNION RESORT & GOLF CLUB

o: 407.662.1089 | m: 407.506.2742 acarll@reunionresort.com

7593 Gathering Drive, Kissimmee, FL 34747

SECTION B

RECDD Seven Eagles Management Transition November 2020

Budget Item	Vendor	Est Monthly Cost	Est Annual Cost	Start Up / Capital Expense
Pool Maintenance	Roberts	\$ 2,900.00	\$ 34,800.00	
Landscape Maintenance	Yellowstone	\$ 1,500.00	\$ 18,000.00	
Pool Furniture				
Fitness Center Equipment				
Fitness Equipment Maintenance				
Utility - Electric	Estimate	\$ 2,300.00	\$ 27,600.00	
Utility - Water	Estimate	\$ 253.00	\$ 3,036.00	
Utility - Sewer	Estimate	\$ 834.00	\$ 10,008.00	
Utility - Gas	Estimate	\$ 1,350.00	\$ 16,200.00	
Utility - Telephone	Estimate	\$ 163.00	\$ 1,956.00	
Sprinkler System / Backflow				
Pest Control	Estimate	\$ 35.00	\$ 420.00	
Janitorial/Custodial	Reunion Resort	\$ 4,284.00	\$ 51,408.00	
Supplies	Estimate	\$ 100.00	\$ 1,200.00	
Repairs and Maintenance	Estimate	\$ 500.00	\$ 6,000.00	
Game Room Equipment				
Foos Ball & Ping Pong				
Bocce				
Total / Sum			\$ 170,628.00	
Annual Budget Provided by Reunion Resort			\$ 173,000.00	

Transition Tasks	Notes
Linear Park Rental Program	
Amenity Policy Amended	
Review signage	
Notice to residents re reporting maintenance issues	
Bill of Sale for Equipment	
Landscape Agreement	Proposal for BOS review 11.12.2020
Janitorial Agreement	Cost Proposal for BOS review 11.12.2020 (\$17 hourly; 56 hours weekly)
Pool Maintenance Agreement	Proposal for BOS review 11.12.2020
Utilities in RECDD name	

SECTION C



Landscape Maintenance Services Proposal
prepared for
Reunion CDD
**Seven Eagles Amenity
Center**

October 22, 2020



YELLOWSTONE
LANDSCAPE

October 22, 2020

Alan Scheerer
Field Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801



Re: Landscape Maintenance Services Proposal for Reunion CDD- Seven Eagles Amenity Center

To Mr. Scheerer,

Thank you for the opportunity to bid the addition of the Seven Eagles Amenity Center to the Reunion CDD contract. Our proposal has been created to address your specific needs and expectations.

Our enclosed proposal includes the following:

- **Pricing Sheet:** Pricing sheet outlining your landscape maintenance investment, with additional pricing for additional services.

We welcome the opportunity to provide you any further details about our firm's commitment to deliver a landscape that Reunion can be proud of.

Sincerely,
Nicole Ailes, *Business Development Manager*
Yellowstone Landscape
559.977.4719
nailes@yellowstonelandscape.com

EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

REUNION CDD- SEVEN EAGLES AMENITY CENTER

Core Maintenance Services

Mowing & Detailing Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding, & Cleanup	\$10,812
IPM Includes Palm & Shrub Fertilization, Turf Fertilization, Pest Control Applications, & Ant Treatments	\$588
Irrigation Inspections Includes Adjusting Heads & Nozzles, Seasonal Clock Adjustments, & Cleaning Out & Maintaining Valve Boxes	\$660
Total	\$12,060

Additional Services

Brown Mulch- One Time Per Year Includes Bed Prep & Maintenance 60 Cubic Yards Per Application	\$2,868
Palm Pruning- Two Times Per Year Includes Pruning & Cleanup 10 Washingtonia Palms and 11 Medjool Palms	\$3,072

Grand Total Annual: **\$18,000.00**

Grand Total Monthly: **\$1,500.00**

EXHIBIT "B"

PERFORMANCE STANDARDS

REUNION CDD- SEVEN EAGLES AMENITY CENTER

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Mowing	42
Detailing	12
IPM - Fertilization & Pest Control	6
Irrigation Inspections	12
Mulch Application	1
Palm Pruning	2

SECTION D

PROPOSAL AND ACCEPTANCE

ROBERTS POOL SERVICE and REPAIR, Inc.

19315 Old Lake Pickett Road, Orlando, FL 32820
RobertsPool@aol.com CPC - 041419
Office: 407 568-1074 FAX: 407 568-7483
Cells : Pat 407 948-6063 JP 407 948-5810

238762

Date : October 22, 2020

Proposal submitted to: Alan Scheerer

Work to be performed at: same

Name Seven Eagles Resort

Street 1364 Seven Eagles Ct

City Kissimmee, FL 34747

Phone 407 398-2890

EMAIL :

ascheerer@gmscfl.com

We hereby submit specifications and estimates for:

COMMERCIAL POOL MAINTENANCE AND CHEMICALS

1. Balance water chemicals
2. Cleaning filters
3. Brush pool as needed
4. Vacuum pool as needed
5. Cleaning tile
6. Adjusting water level
7. Clean and maintain pump room
8. Maintain log sheets for inspections

This proposal includes : 1 Pools 2 Spas

We propose to furnish labor and chemicals

Complete in accordance with above specifications for the sum of:

\$2900.00 per month for 7 day a week maintenance.

With payment to be made as follows:

All billings to be submitted on the 1st of each month of service and are due at Net 30 days.

Authorized Signature Patricia C. Buchanan

Note: This proposal may be withdrawn by us if not accepted within ____ days.

This contract is ongoing and requires a 30 day cancellation notice by either party to terminate.

No visits will be made on public holidays in effort to allow our employees to enjoy these family days. If your pool is missed on one of these days, extraordinary effort will be taken on the previous visit to assure that the pool will remain in good condition during the extended period.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature _____

Date of Acceptance: _____

Serving Central Florida since 1977

SECTION E

Tricia we don't really have a formal proposal that I can find,

As of now its 56 hours per week at \$17 per hour for the janitorial
The paper goods , soaps , cleaners are billed monthly at no markup .

Anthony Carll

Resort General Manager

REUNION RESORT & GOLF CLUB

o: 407.662.1089 | m: 407.506.2742 acarll@reunionresort.com

7593 Gathering Drive, Kissimmee, FL 34747

SECTION VI

fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

October 29, 2020

Reunion East Community Development District
c/o Governmental Management Services, Central Florida
219 East Livingston Street
Orlando, Florida 32801
Attn: Mr. Jason Showe

Re: Agreement for Underwriter Services & Rule G-17 Disclosure

Dear Mr. Showe:

Thank you for the opportunity to work with the Reunion East Community Development District (the "District") regarding the underwriting of the District's Special Assessment Bonds, Series 2020 (the "Bonds"). The District and FMSbonds, Inc. ("FMS"), solely in its capacity as Underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. FMS is not acting as a municipal advisor for the developer in connection with the subject transaction. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Rule Board Rule G-17 Disclosure that the District should read in its entirety and acknowledge by signing below.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

Agreed to and accepted as of the date first written above:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

ATTACHMENT I

Section 1 Scope of Services of FMS: FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the District on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

Section 2 Terms and Conditions:

1. Underwriter Fee ("Underwriting Fee"). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 2% of the Par Amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the District will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the District would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The District shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the District.
5. Assumptions. The proposed terms and statements of intention set forth in this agreement are based on information currently available to FMS about the District and the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
 - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the district;
 - c) the offering memorandum will comply with all applicable laws and regulations;
 - d) there will not be any unanticipated substantial delays on the part of the District in completing the transaction; and
 - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The District agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the District. To assist FMS in the underwriting the District will (a) provide and cause the District's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the District and its advisors; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of this Agreement shall commence as of the date of this Agreement and continue in full force and effect unless terminated by either party. In event of termination by the District without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the bonds.

The engagement contemplated hereby and this agreement are solely for the benefit of the District and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This Agreement contains the entire understanding of the parties relating to the transactions contemplated hereby and this Agreement supersedes all prior agreements, understandings and negotiations with respect thereto. This Agreement may be executed in counterparts each of which shall be an original but all of such counterparts shall constitute one and the same instrument.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a Financial Advisor or Municipal Advisor.

ATTACHMENT II

MSRB Rule G-17 Disclosure --- The District has engaged FMS to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.
- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.¹

The underwriter will be compensated by a fee and/or a fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The District acknowledges no such recommendation has been made by FMS.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall

¹ Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the offering document by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the offering document.

only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in the transaction contemplated herein remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

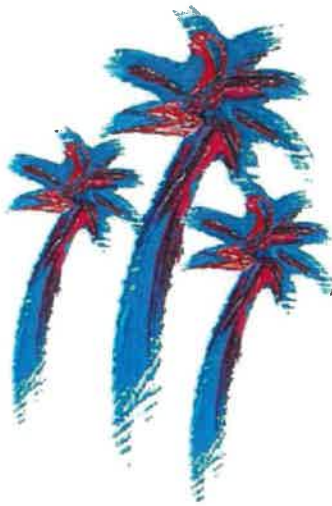
FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to FMS. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Depending on the final structure of the transaction that the District and FMS decide to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures.

SECTION VII

SECTION A

First Supplemental Engineer's Cost Report Amended November 3 , 2020



Reunion East Community Development District
Osceola County, Florida
Dated: November 3, 2020

This First Supplement supplements the Engineer's Cost Report originally dated February 27, 2002 and last revised on June 10, 2010.

Prepared by:

Boyd Civil Engineering, Inc.
Reunion East CDD Engineer
6816 Hanging Moss Rd.
Orlando, FL 32807

I. INTRODUCTION

A. FIRST SUPPLEMENTAL ENGINEER'S REPORT

The Reunion East Community Development District ("Reunion East CDD") Engineer's Cost Report dated February 27, 2002 was adopted by the Reunion East CDD and has been revised multiple times to accommodate development and financing updates for the public infrastructure project components of the Reunion East CDD, as follows: February 27, 2002, March 15, 2002, May 2002, July 2, 2002, July, 31, 2002, June 23, 2003, July 10, 2003 and February 22, 2005 (collectively, and as modified, the "Engineer's Report"). Prior Reports describe public infrastructure and costs associated with the 2001-2003 Project – Phase 1 and the 2005 Project – Phase 2. Infrastructure Construction and platting of the 2001-2003 Project – Phase 1 and the 2005 Project – Phase 2 have been completed. Refer to prior Engineers Reports for additional information regarding these previously completed assessment areas.

This First Supplemental Engineer's Report describes public infrastructure and costs associated with the Final Phase 3 of the overall Project, referenced in this report as the **"2020 Project"**.

2020 PROJECT:

Based on the current development plans of the Developer, the Reunion East CDD finds it necessary to construct and finance a portion of the public infrastructure necessary for the development within the lands covered by area collectively referred to as the 2020 Project:

1. Reunion Village – 70.0 acres of partially developed land planned for 250 single family lots. This area is currently platted as Reunion Village Phase 3. Recorded in Plat Book 29 Page 53, Osceola County, Florida.
2. Spectrum at Reunion – 27.6 acres of partially developed land planned for 296 condominium units. This area is currently platted as Spectrum at Reunion. Recorded in Plat Book 28 Page 138, Osceola County, Florida.

For a complete description of the 2020 Project areas, refer to Section II and Table 2.

The 2020 Project 3 is undergoing a density change; for ease of reference, the land use summary for all property within the Reunion East CDD from the Engineer's Report is reproduced, as amended, in Table 1.

The reader of this First Supplemental Report is advised to review the complete Engineer's Report of a full history of the Reunion East CDD's infrastructure projects and modifications thereto, as well as related historical information concerning the financing of these infrastructure projects.

The Reunion East CDD will adopt a revised methodology report to reflect the changes in the development plan, densities and assessments for the affected properties.

Exhibit 1 - Map H and Exhibit 2 are the approved DRI and PUD Zoning Master Development Plan.

The following table illustrates the approved DRI issued to LRA Orlando, LLC and Reunion West Development Partners, LLLP (the “Developer”) per the Eighth Amended and Restated Development Order dated July 18, 2018 for the Reunion Resort and Club of Orlando Development of Regional Impact (DRI) as noted on Map H- Exhibit 1.

Approved DRI

Land Use	Total
Resort Residential	6,233 units
Commercial	484,000 s.f.
Office	140,000 s.f.
Hotel	1,574 rms
Golf Course	54 holes

B. DESCRIPTION OF REUNION EAST DEVELOPMENT DISTRICT (the “DISTRICT”)

The District consists of approximately 1,278 acres (after expansion in 2005). The proposed land use program within the District boundaries is summarized in Table 1.

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

Parcel	Land Use	# Units		Total Area (ac.)
Phase 1 Parcel 1	Resort Single Family	317	D.U.	80.49
Phase 1 Parcel 2	Resort Multi-Family	94	D.U.	9.3
Phase 1 Parcel 3B	Resort Multi-Family	88	D.U.	13.7
	Resort Multi-Family	82	D.U.	
Phase 1 Parcel 3A	Convention / Meeting Space	20,000	GSF	11.25
	Golf Clubhouse	8,000	GSF	
Phase 1 Parcel 4A	Resort Multi-Family	126	D.U.	11.77
Phase 1 Parcel 5A	Resort Multi-Family	112	D.U.	9.77
	Resort Multi-Family	56	D.U.	
Phase 1 Parcel 5B*	Resort Multi-Family	88	D.U.	36.48
	Commercial	10,000	GSF	
Phase 1 Parcel 6	Resort Multi-Family	154	D.U.	11.9
Phase 1 Parcel 7A*	Resort Multi-Family	208	D.U.	36.79
Phase 1 Parcel 7B	Resort Multi-Family	112	D.U.	8.35
Phase 1 Parcel 7C	Resort Multi-Family	154	D.U.	18.99
Phase 2 Parcel 1	Resort Single Family	94	D.U.	20.5
Phase 2 Parcel 1A	Resort Single Family	177	D.U.	33.59
Phase 2 Parcel 2A	Resort Multi-Family	176	D.U.	23
Phase 2 Parcel 3	Resort Single Family	187	D.U.	41.65
Phase 2 Parcel 4*	Resort Single Family	81	D.U.	25.78
Phase 2 Parcel 5*	Resort Single Family	126	D.U.	28.31
Phase 2 Parcel 6*	Resort Single	43	D.U.	15
Phase 2 Parcel 7*	Open Space			7.9
Phase 2 Parcel 8	Commercial	40,000	GSF	32.08
	Hospital	500,000	GSF	
Phase 2 Parcel 9	Office	24,264	GSF	8.94
	Fire Station	14,904	GSF	
Phase 2 Parcel 13 & 14	Resort Multi-Family	199	D.U.	18.9
Phase 2 Parcel 15	Golf Maintenance			2.9
	Golf Course	36	Holes	226.87
	Upland Preservation			179
	Wetland Preservation			219.328
	District Right-of-Way			34.8
	District Drainage Areas			110.45
	Lift Station Tracts			0.75
	TOTAL=			1278.54

***Updated for the 2020 Project**

II. 2020 PROJECT – PHASE 3

The Reunion East CDD's master infrastructure has been and will continue to be constructed in phases as the remaining undeveloped land in the Reunion East CDD is developed. The categories of master infrastructure presented in the Engineer's Report have not changed. This Supplemental Report provides specific cost and related information to describe the 2020 Project Areas. Budget estimates for the costs of on-site and off-site parcel infrastructure for the 2020 Project shown below in Table 2. Permits for construction were and continue to be required prior to the start of master infrastructure construction. The District Engineer hereby certifies that all permits necessary to complete the 2020 Project – Phase 3 have either already been obtained, or will be obtained, following a customary and normal permitting process.

Description of the 2020 Project Development Areas:

1. PHASE 2, PARCELS 4, 5, 6 & 7 – This area is now known as “Reunion Village” and is 70.0 acres of partially developed land planned for 250 single family lots. This area is currently platted as Reunion Village Phase 3 and consists of 50 single family lots and Tract FD-2 (which is planned for the remaining 200 single family lots). Recorded in Plat Book 29 Page 53, Osceola County, Florida. In connection with this development, the recorded plat includes 9.6 acres designated as a CDD owned stormwater pond, right of way and open space. The future platting of Tract FD-2 (which will consist of 200 single family lots) will also include similar designated areas as a CDD owned stormwater pond, right of way and open space.
2. PHASE 5B and 7A – This area is now known as “Spectrum at Reunion” and is 27.60 acres of partially developed land planned for 296 condominiums. This area is currently platted as Spectrum at Reunion. Recorded in Plat Book 28 Page 138, Osceola County, Florida. In connection with this development, the recorded plat includes 5.2 acres designated as a CDD owned stormwater pond, right of way and open space. Additionally, there are 16.0 acres within the Spectrum at Reunion that are designated for private use only and are not subject to the 2020 Project – Phase 3. This land is planned for the development of private amenities, private parking and private open space to be owned and controlled by the Developer and/or its affiliates. The costs of these improvements are not included in this report.

The 2020 Project described in this Supplemental Report is intended to provide special benefit to the assessable real property within the boundaries of 2020 Project within the District in accordance with Florida law. The District may construct, acquire, own and operate all or any portion of the proposed 2020 Project improvements as allowed under Florida law. The District may dedicate certain public improvements to other governmental entities as required or permitted by law or approvals for the development. The Developer intends to construct the 2020 Project – Phase 3 in phases and to convey them as completed to the District in exchange for payment in the lesser amount of actual cost or reasonable cost as set forth in the Agreement by and between the District and the Developer Regarding an Acquisition of Certain Work Product and Infrastructure (the “Acquisition Agreement”) to be entered into in conjunction with closing on the Series 2020 Bonds. The District will pay for only those portions of the 2020 Project for

which proceeds from the Series 2020 Bonds are available. The Developer is obligated to complete at its own cost the 2020 Project under a Completion Agreement between the District and the Developer Regarding the Completion and Conveyance of Certain Improvements (the “Completion Agreement”) to be entered into in conjunction with closing on the Series 2020 Bonds.

TABLE 2
SUMMARY OF 2020 PROJECT 3 INFRASTRUCTURE
CATEGORIES AND PROJECTED COSTS

Cost Category	Spectrum at Reunion Phase 1 208 Condo Units	Spectrum at Reunion Phase 2 88 Condo Units	Reunion Village Master Infrastructure	Reunion Village Phase 3 43 SF Units	Reunion Village Phases 4 & 5 207 SF Units	Totals
Mass Grading & Stormwater Facilities ^(1,4)	\$1,491,853	\$757,673	\$673,164	\$721,957	\$1,931,648	\$5,576,295
Public Roadways ⁽¹⁾	\$0	\$0	\$349,915	\$606,186	\$1,229,078	\$2,185,179
Potable Water, Wastewater & Effluent Reuse ⁽¹⁾	\$2,199,748	\$710,669	\$222,778	\$596,179	\$1,895,333	\$5,624,707
Electrical, Communication & Lighting ^(1, 5)	\$250,000	\$50,000	\$423,416	\$86,000	\$166,000	\$975,416
Landscape, Hardscape & Irrigation ⁽¹⁾	\$1,463,372	\$390,000	\$594,487	\$355,324	\$1,523,815	\$4,326,998
Western Connector Offsite Obligation ⁽³⁾	\$1,500,000	\$500,000	\$0	\$400,000	\$1,600,000	\$4,000,000
Parks, Recreation and Entrance Security Gatehouse ^(2,6)	\$0	\$0	\$25,000	\$15,000	\$75,000	\$115,000
Professional Design, County, Legal & Bond Fees ⁽²⁾	\$312,000	\$132,000	\$50,000	\$87,500	\$350,000	\$931,500
TOTALS	\$7,216,973	\$2,540,342	\$2,338,760	\$2,868,146	\$8,770,874	\$23,735,095

Notes for Table 2:

Note (1): Construction budgets obtained from estimates prepared by Dave Schmitt Engineering and Madden, Moorhead & Stokes submitted to and reviewed by District Engineer (Boyd Civil Engineering).

Note (2): Construction budget obtained from estimates prepared by District Engineer (Boyd Civil Engineering).

Note (3): Allowance for a portion of the Western Connector construction costs prepared by the Developer.

Note (4): Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by developer or homebuilder.

Note (5): Only undergrounding of wire in public right-of-way and on District Land is included.

Note (6): The parks / recreation will be accessed by public roadways and sidewalks. Parks and recreation will be made available to the general public use.

III. OPERATION AND MAINTENANCE RESPONSIBILITY

The ownership, operation and/or maintenance responsibilities of the proposed infrastructure improvements will be as identified in the Engineer's Report or as identified below:

DISTRICT IMPROVEMENTS	RESPONSIBLE PARTY
Stormwater Facilities	CDD
Public Roadways	CDD
Potable Water, Wastewater & Effluent Reuse	TOHO Water Authority
Electrical, Communication & Lighting	Duke Energy (Electric & Lighting)
Landscape, Hardscape, & Irrigation	CDD
Parks Recreation and Entrance Security Gatehouse	CDD
Western Connector	Osceola County

IV. SUMMARY AND CONCLUSIONS

The 2020 Project described in this Supplemental Report is necessary for the development of the 2020 Project other than the "Western Connector", all infrastructure described in this report is located within the boundary of the District. The Western Connector is a necessary infrastructure element that Osceola County has determined is required as part of the Eight Amended and Restated Reunion Resort & Club of Orlando DRI Development Order dated August 20, 2018, and it will be located outside the boundary of the Reunion East CDD. The planning and design of the public infrastructure improvements is in accordance with current governmental regulatory requirements. The 2020 Project 3 will provide the intended functions so long as the construction is in substantial compliance with the design and permits and the facilities are properly maintained.

The costs of constructing and/or acquiring the 2020 Project described in this report are based on current plans or estimated quantities for the 2020 Project 3 infrastructure as shown on the approved plans, drawings, specifications and development requirements, latest revision. To the best of our professional opinion, knowledge and belief, the costs of the 2020 Project provided herein are reasonable to complete the construction of the 2020 Project described herein.

All infrastructure costs of the 2020 Project are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes. The benefits to the assessable parcels within 2020 Project to be derived from the 2020 Project will be not less than the costs of such Improvements comprising the 2020 Project.

The opinion of the probable construction cost is only an estimate and not a guaranteed maximum price. The estimated cost of the 2020 Project is based on historical unit prices or current prices being experienced for on-going and similar types of work in the region. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost of the Series 2020 Project may be more or less than this estimate.



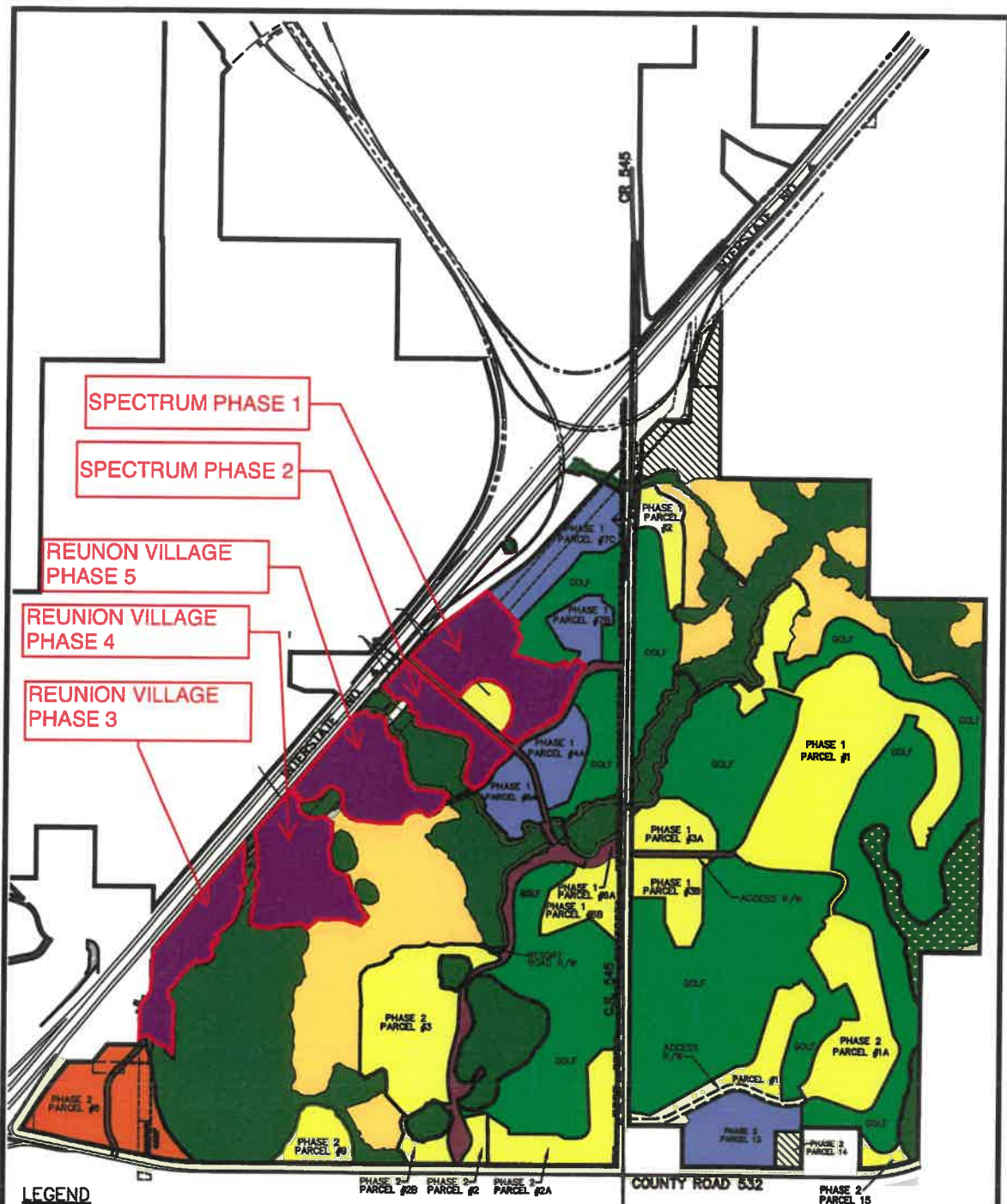
Steven N Boyd

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Steve Boyd, P.E. Dated: September _____, 2020
Boyd Civil Engineering, Inc.
Reunion East CDD District Engineer
State of Florida Registration No. 43225

EXHIBIT A – GRAPHICAL DEPICITON OF 2020 PROJECT
EXHIBIT B – SITE PLAN – REUNION VILLAGE



LEGEND

Development Areas

- CDP & Construction Plans Approved
- CDP Approved
- CDP Submitted – Under Review
- PUD Zoning Approved
- Golf Course Parcels
- Area of Resort Road R/W

Preservation Areas

- Upland Preservation
- Wetland Buffers
- Wetland Conservation

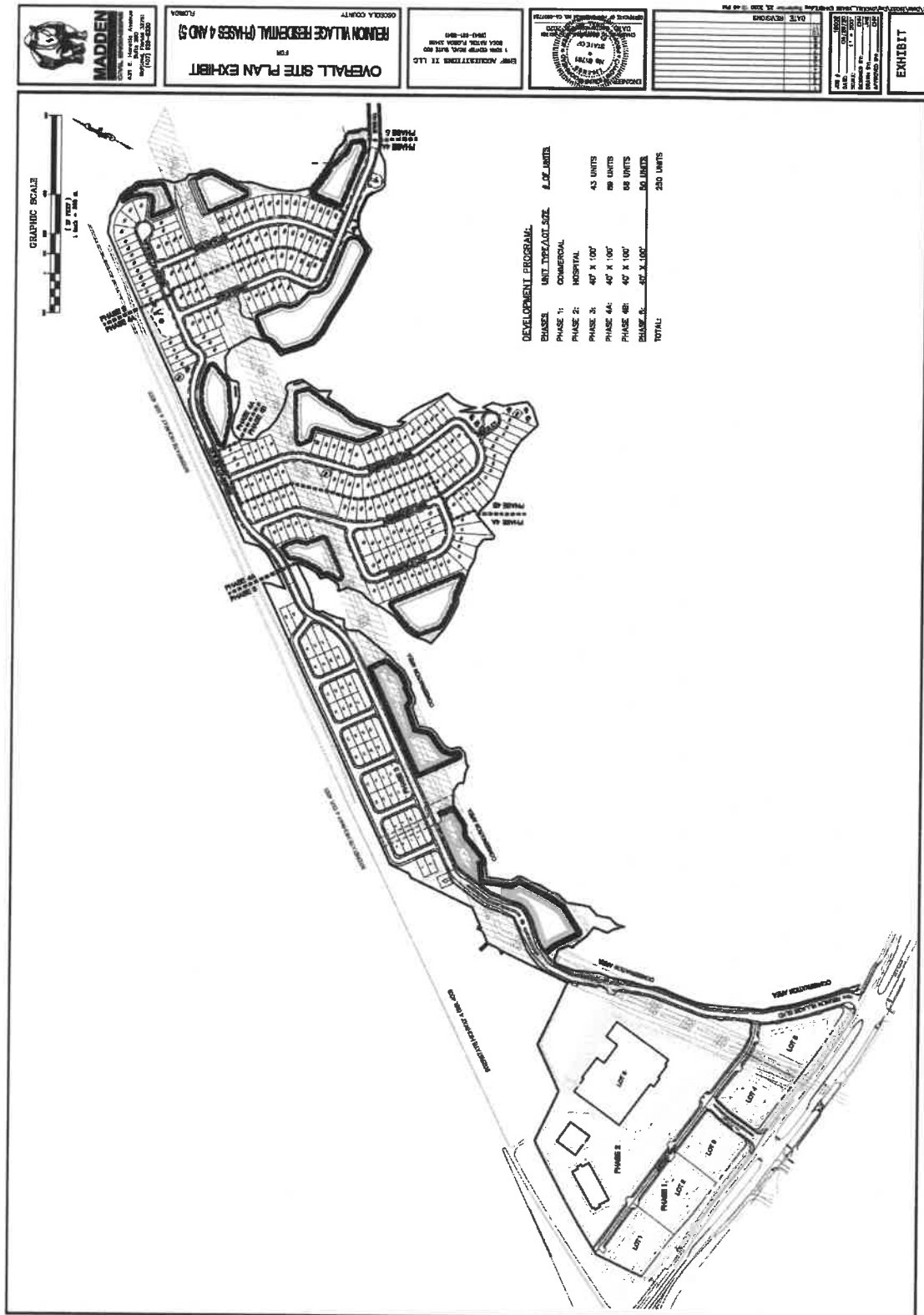


PROJECT 2020 - PROJECT AREAS

EXHIBIT A REUNION EAST CDD 2020 PROJECT AREAS



SITE PLAN FOR 2020 PROJECT REUNION VILLAGE



SPECTRUM AT REUNION

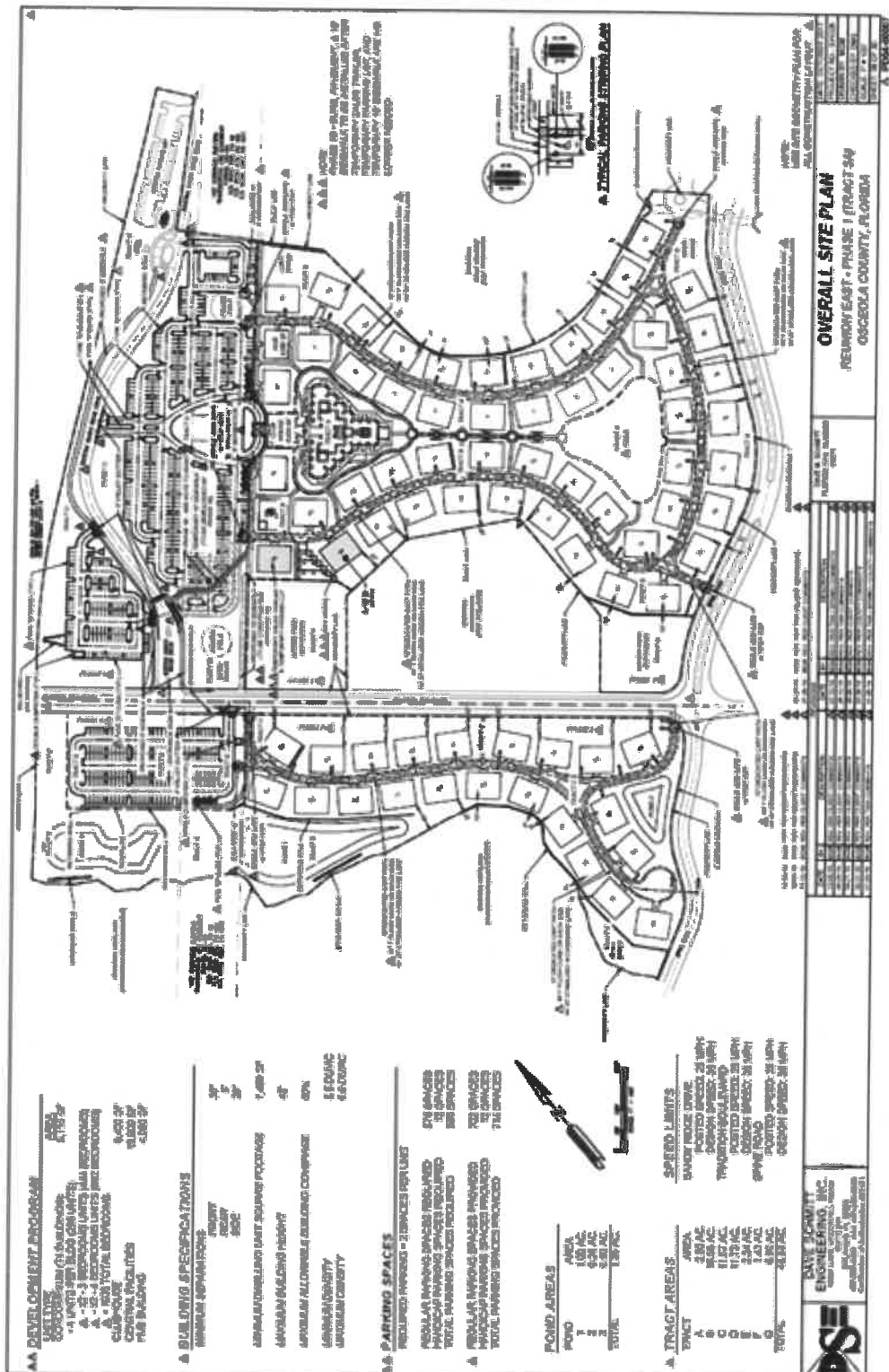
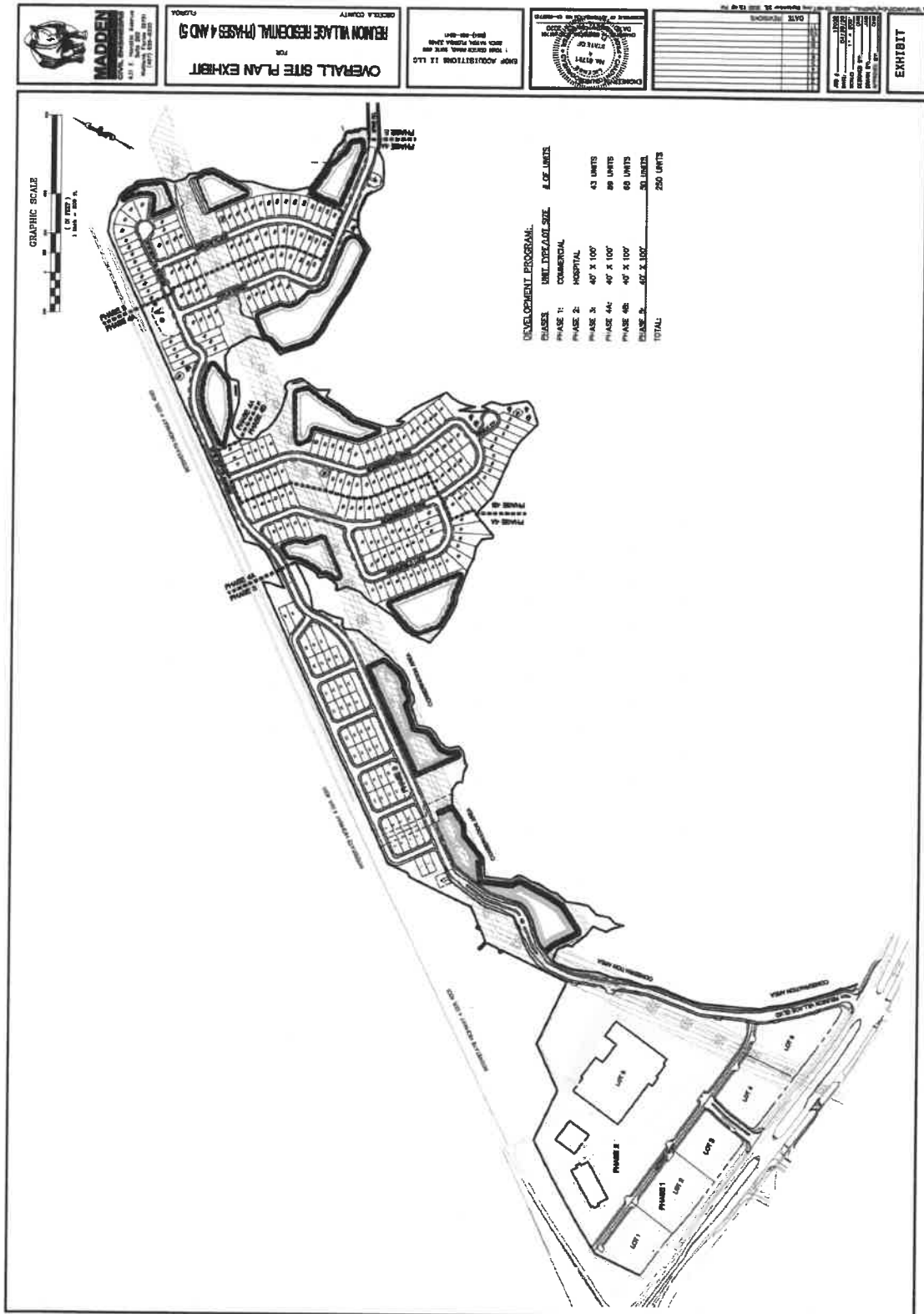
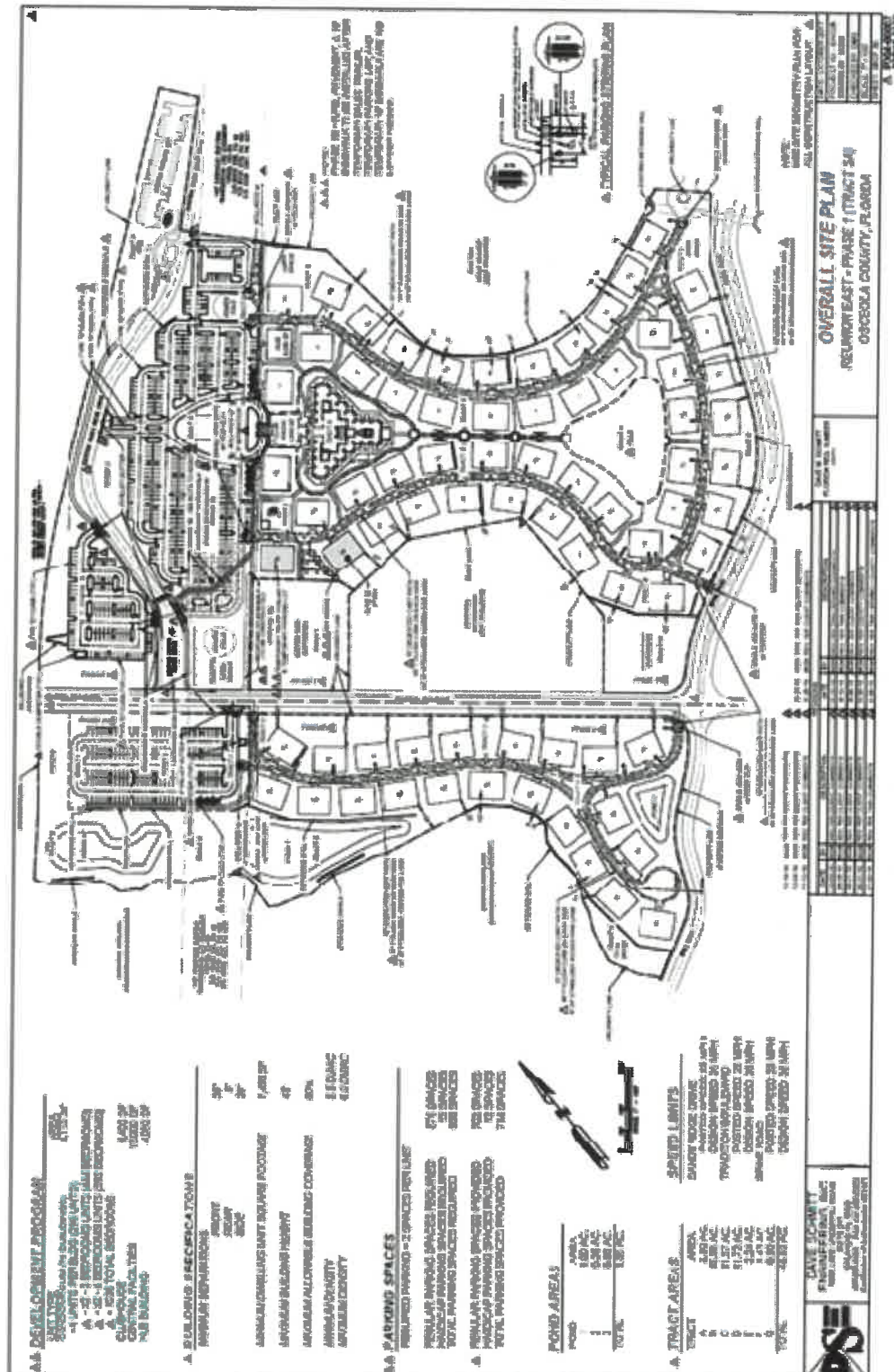


EXHIBIT B

SITE PLAN FOR 2020 PROJECT REUNION VILLAGE



SPECTRUM AT REUNION



SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR THE 2020 PROJECT

FOR

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

Date: November 12, 2020

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Reunion East Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Reunion East Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Reunion East Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District anticipates the issuance of, not to exceed, \$31,000,000 of special assessment bonds ("Series 2020 Bonds"). The Series 2020 Bonds are anticipated to fund certain infrastructure improvements that benefit Spectrum at Reunion Phase 1 and Phase 2 and Reunion Village Phases 3, 4 and 5 collectively referred to as the 2020 Project. The infrastructure to be financed (the "2020 Project") is identified in the First Supplemental Engineer's Cost Report, amended November 3, 2020, for Community wide Capital Improvements prepared by Boyd Civil Engineering, Inc. (the "Engineer's Report").

1.1 Purpose

This Master Assessment Methodology for the 2020 Project (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the 2020 Project. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the 2020 Project, as delineated in the Engineer's Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of Series 2020 Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the 2020 Project based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 1,278.54 acres in Osceola County, Florida of which the 2020 Project represents approximately 97.6 acres. The proposed development plan is depicted in Table 1 (the "Development Plan"). The Development Plan envisions approximately 546 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the 2020 Project include master public facilities that benefit certain properties within the 2020 Project of the District.

Specifically, the District will construct and/or acquire certain infrastructure including mass grading (excluding any assessable lands in the 2020 Project) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping, hardscaping, offsite obligations, recreation facilities, and security facilities as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the 2020 Project.
2. The District Engineer determines the assessable acres that benefit from the District's the 2020 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the 2020 Project.
4. The assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

1.3 Special Benefits and General Benefits

The 2020 Project undertaken by the District creates special and peculiar benefits to assessable property within the 2020 Project different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the 2020 Project enables the 2020 Project within the boundaries the 2020 Project to be developed. Without the District's 2020 Project, there would be no infrastructure to support development of land within the 2020 Project the District. Without these improvements, development of the property within the 2020 Project of the District would be prohibited by law.

There is no doubt that the general public and property owners outside the 2020 Project the District will benefit from the provision of the District's the 2020 Project. However, these benefits will be incidental to the District's the 2020 Project, which is designed solely to meet the needs of property within the 2020 Project of the District. Properties outside the District boundaries and outside of the 2020 Project of the District do not depend upon the District's the 2020 Project. The property owners within the 2020

Project are therefore receiving special benefits not received by those outside the District's boundaries and outside the boundaries of the 2020 Project within the District.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the 2020 Project are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2020 Project, that is necessary to support full development of property within the 2020 Project, will cost approximately \$23,735,095. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including the 2020 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$31,000,000. Without the 2020 Project, the property within the 2020 Project would not be able to be developed and occupied by future residents of the development.

2.0 Assessment Methodology

2.1 Overview

The District may issue up to \$31,000,000 in Series 2020 bonds to fund the District's the 2020 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$31,000,000 in debt to the properties benefiting from the 2020 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within the 2020 Project. The construction costs needed for completion of the 2020 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$23,735,095. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the 2020 Project and related costs was determined by the District's Underwriter to total approximately \$31,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt assessments is a continuous process until the Development Plan is completed. The 2020 Project funded by the Series 2020 Bonds benefits all developable acres within the 2020 Project.

The initial debt assessments will be levied on the gross acres within Assessment Area Five and then as platting occurs such debt assessments will be assigned to the platted lots. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the 2020 Project are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2020 Bonds will be allocated to the planned 546 residential units within the 2020 Project. The planned 546 residential units are the beneficiaries of the 2020 Project, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer, or one of its affiliates that own land within the 2020 Project is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The 2020 Project consists of mass grading (excluding any assessable lands in the 2020 Project) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping, hardscaping, offsite obligations, recreation facilities, and security facilities as detailed in the Engineer's Report, and professional fees along with related incidental costs. There are two product types within the Development Plan. The multi-family has been set as the base unit and has been assigned one and a half equivalent residential units ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the 2020 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed 2020 Project will provide several types of systems, facilities and services for its residents. These include mass grading (excluding any assessable lands in the 2020 Project) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping, hardscaping, offsite obligations, recreation facilities, and security facilities and professional fees along with related incidental costs. The the 2020 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the 2020 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the 2020 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2020 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within the 2020 Project will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the two product types (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed the 2020 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

4.0 Assessment Roll

The District will initially distribute the liens across the platted or unplatted property within the 2020 Project of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current assessment roll is depicted in Table 7.

TABLE 1
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR THE 2020 PROJECT

Product Type	Spectrum at		Spectrum at		Reunion Village		Reunion Village		Total Units	ERUs per Unit (1)	Total ERUs
	Reunion, Phase 1	Reunion, Phase 2	Reunion, Phase 3	Reunion, Phase 4 & 5	Reunion, Phase 1	Reunion, Phase 2	Reunion, Phase 3	Reunion, Phase 4 & 5			
Single Family	0	0	43	207	250	2.00	500				
Multi-Family	208	88	0	0	296	1.50	444				
Total Units*	208	88	43	207	546		944				

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Condominium = 1 ERU

* - Unit mix is subject to change based on market and other factors

TABLE 2
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY FOR THE 2020 PROJECT

2020 Project (1)	Cost Estimate
Mass Grading and Stormwater Facilities	\$5,576,295
Public Roadways	\$2,185,179
Potable Water, Wastewater, and Effluent Reuse	\$5,624,707
Electrical, Communications & Lighting	\$975,416
Landscape, Hardscape, and Irrigation	\$4,326,998
Western Connector Offsite Obligation	\$4,000,000
Parks, Recreation, and Entrance Gatehouse	\$115,000
Professional and Inspection Fees, Other Misc. Fees	\$931,500
Totals	\$ 23,735,095

(1) A detailed description of these improvements is provided in the First Supplemental Engineer's Cost Report revised November 3, 2013, prepared by Boyd Civil Engineering, Inc.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR THE 2020 PROJECT

Description	Total
Construction Funds	\$ 23,735,095
Debt Service Reserve	\$ 2,252,116
Capitalized Interest	\$ 3,720,000
Underwriters Discount	\$ 620,000
Cost of Issuance	\$ 250,000
Contingency	\$ 422,789
Par Amount*	\$ 31,000,000

Bond Assumptions:		
Interest Rate	6.00%	
Amortization	30 years	
Capitalized Interest	24 Months	
Debt Service Reserve	100% Max Annual D/S	
Underwriters Discount	2%	

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
 REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF IMPROVEMENT COSTS
 MASTER ASSESSMENT METHODOLOGY FOR THE 2020 PROJECT

Product Type	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product Type	Improvement Costs Per Unit
Single Family	250	2.00	500	53.0%	\$ 12,571,555	\$ 50,286
Multi-Family	296	1.50	444	47.0%	\$ 11,163,540	\$ 37,715
Totals	546		944	100.00%	\$ 23,735,095	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR THE 2020 PROJECT

Product Type	No. of Units *	ERU Factor	ERU Totals	% of ERU	Improvement		Allocation of Par		Par Debt Per Unit
					Costs by	Product Type	Debt Per Product	Type	
Single Family	250	2.00	500	53.0%	\$ 12,571,555		\$ 16,419,492		\$65,678
Multi-Family	296	1.50	444	47.0%	\$ 11,163,540		\$ 14,580,508		\$49,258
Totals	546		944	100%	\$ 23,735,095		\$ 31,000,000		

* Unit mix is subject to change based on marketing and other factors

TABLE 6
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR THE 2020 PROJECT

Product Type	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	250	\$ 16,419,492	\$ 65,678	\$ 1,192,858	\$ 4,771	\$ 5,076
Multi-Family	296	\$ 14,580,508	\$ 49,258	\$ 1,059,258	\$ 3,579	\$ 3,807
Totals	546	\$ 31,000,000		\$ 2,252,116		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

* Unit mix is subject to change based on market and other factors

TABLE 7

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY FOR THE 2020 PROJECT

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CB10	9.7	\$ 3,358,059	\$ 243,959	\$ 258,486
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CB20	2.18	\$ 754,698	\$ 54,828	\$ 58,093
EHOF II- SPECTRUM LLC	27-25-27-5011-0001-CD10	12.63	\$ 4,372,400	\$ 317,650	\$ 336,565
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-FD20	55.55	\$ 19,230,945	\$ 1,397,107	\$ 1,480,300
	Unplatted	80.06	\$ 27,716,102	\$ 2,013,544	\$ 2,133,443

Owner	Property ID #'s	Unit	Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0010	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0020	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0030	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0040	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0050	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0060	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0070	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0080	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0090	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0100	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0110	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0120	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0130	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0140	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0150	SF	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	34-25-27-4974-0001-0160	SF	\$ 65,678	\$ 4,771	\$ 5,076

			Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
	Unit				
EHOF AQUISITONS II BORROWER LLC	SF	34-25-27-4974-0001-0480	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	SF	34-25-27-4974-0001-0490	\$ 65,678	\$ 4,771	\$ 5,076
EHOF AQUISITONS II BORROWER LLC	SF	34-25-27-4974-0001-0500	\$ 65,678	\$ 4,771	\$ 5,076
	Platted		\$ 3,283,898	\$ 238,572	\$ 253,800
Totals			\$ 31,000,000	\$2,252,116	\$ 2,387,243

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$2,252,116

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION C

RESOLUTION NO. 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Reunion East Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain certain public infrastructure improvements referred to as the "2020 Project" described in the Reunion East Community Development District First Supplemental Engineer's Cost Report dated November 3, 2020 and attached hereto as Exhibit "A" and incorporated by reference (the "Engineer's Report"); and

WHEREAS, the Board has determined that the Reunion East Community Development District ("District") shall defray the cost of the 2020 Project by the levy of non-ad valorem special assessments pursuant on the properties within District in pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology for Reunion East Community Development District dated November 12, 2020, attached hereto as Exhibit "B" and incorporated by reference (the "Assessment Report") and on file at 219 E. Livingston Street, Orlando, Florida 32801("District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. Assessments shall be levied to defray the cost of the 2020 Project.
2. The Board hereby approves and adopts the Engineer's Report, which may be amended from time to time by this Board.
3. The general nature of the 2020 Project is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the 2020 Project is shown in the Engineer's Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the 2020 Project is approximately \$23,735,095 (hereinafter collectively referred to as the "Estimated Cost").
6. The Assessments will defray approximately \$31,000,00 for the 2020 Project, which includes the Estimated Cost, plus financing related costs, capitalized interest and, debt service reserve.
7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit "B" and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the 2020 Project development areas or specially benefited thereby and are further designated on the assessment plat referenced below.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the 2020 Project and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes

and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the 2020 Project, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

PASSED AND ADOPTED this 12th day of November, 2020

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____

By: _____

Name: _____

Secretary / Assistant Secretary

Name: _____

Chairman / Vice Chairman

Exhibit "A"

First Supplemental Engineer's Cost Report for Reunion East Community Development District
dated November 3, 2020

Exhibit "B"

Master Assessment Methodology
for Reunion East Community Development District
dated November 12, 2020

SECTION D

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2020 AT _____ A.M./P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION (KISSIMMEE), FLORIDA, 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”); and

WHEREAS, the District has previously adopted Resolution 2021-02, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2021-02, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”).

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. **DECLARATION OF PUBLIC HEARING.** The District hereby declares a public hearing to be held on _____, 2020, at _____ A.M./P.M. at the HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION (KISSIMMEE), FLORIDA, 34747, for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Master Assessment Methodology for the 2020 Project dated November 12, 2020 (the "Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. **ADVERTISING OF PUBLIC HEARING.** Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. **SEVERABILITY.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE FOR RESOLUTION 2021-03

ADOPTED this 12th day of November, 2020.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

Its: Secretary

EXHIBIT “A”

ASSESSMENT REPORT

**Master Assessment Methodology for the 2020 Project for Reunion East Community
Development District**
(dated November 12, 2020)

[ATTACHED ON FOLLOWING PAGES]

SECTION VIII

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CONVEYANCE OF THE TRACT LS-1 LIFT STATION; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DEEDS AND OTHER DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Osceola County Ordinance Number 01-31 (the “Ordinance”); and

WHEREAS, the District has the authority, generally under the Act and the Ordinance, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, EHOF Acquisitions II, LLC, a Delaware limited liability company (hereinafter “Developer”), has requested the acceptance and transfer by the District of the Tract LS-1 Lift Station property and improvements (hereinafter the “Lift Station”), located on land described in Exhibit “A” attached hereto, from Developer to the District, and thereafter transferred from the District to the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida legislature (hereinafter “Toho”), as more particularly described in the warranty deeds, affidavits and other documents, attached hereto as Exhibit “B” (the “Conveyance Documents”), evidencing such conveyances; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances, and the District Engineer has also reviewed the conveyances and improvements related thereto and provided an Engineer’s Certificate, attached hereto as Exhibit “C,” to evidence compliance with the requirements of the District for accepting the Lift Station.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Reunion East Community Development District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Lift Station. The Board hereby approves the transfer and acceptance of the Lift Station to the District and the transfer thereafter to Toho, and the acceptance of the Conveyance Documents.

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyances of the Lift Station, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute the Conveyance Documents and all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Reunion East Community Development District, this 6th day of May, 2020.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LIFT STATION

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

EXHIBIT “B”

Index

- B-1 Warranty Deed between EHOF Acquisitions II, LLC and Reunion East Community Development District
- B-2 Owner’s Affidavit, Non-Foreign Certificate and Request for Taxpayer Identification Number (EHOF)
- B-3 Limited Liability Company Affidavit
- B-4 Written Consent of Manager of EHOF Acquisitions II, LLC
- B-5 Bill of Sale
- B-6 Engineer’s Certification
- B-7 Agreement regarding Taxes
- B-8 Special Warranty Deed between Reunion East Community Development District and Tohopekaliga Water Authority
- B-9 Owner’s Affidavit, Non-Foreign Certificate and Request for Taxpayer Identification Number (Reunion East)

Prepared by and after recording return to:
Zelica M. Quigley
zelica.quigley@nelsonmullins.com
Lynn Financial Center | Suite 310
1905 NW Corporate Blvd | Boca Raton, FL 33431

Parcel ID Number: 34-25-27-4936-0001-LS10

WARRANTY DEED

THIS INDENTURE is made between **EHOF ACQUISITIONS II, LLC**, a Delaware limited liability limited partnership, whose post office address is One Town Center Road, Suite 600, Boca Raton, Florida 33486, hereinafter the "Grantor", and the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, whose post office address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, hereinafter the "Grantee".

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, convey, bargain, and sell to the said Grantee, and Grantee's successors and assigns forever, the following described improved land, situate, lying and being in Osceola County, Florida, to-wit:

LEGAL DESCRIPTION FOR LIFT STATION PARCEL
See attached Exhibit "A" incorporated herein by reference.

GRANTOR does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever; provided that this conveyance is made subject to the Permitted Exceptions set forth on the attached Exhibit "B", without reimposing any of the same.

[Remainder of page intentionally left blank. Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has duly caused the execution of this Warranty Deed as of the date(s) set forth below.

WITNESSES:

Witness #1

Witness #1 printed name

Witness #2

Witness #2 printed name

GRANTOR:

EHO ACQUISITIONS II, LLC,
a Delaware limited liability company

By: Encore Housing Opportunity Fund II General
Partner, LLC, a Delaware limited liability
company, its Manager

By: AF Encore Management, LLC,
a Florida limited liability company,
Executive Managing Member

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2020, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHO ACQUISITIONS II, LLC, a Delaware limited liability company. He/she ☐ is personally known to me, or ☐ has produced _____ as identification.

(Seal)

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

EXHIBIT A

LEGAL DESCRIPTION AND SKETCH FOR LIFT STATION PARCEL

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years.
2. An undivided fifty percent (50%) interest in and to the royalties or profit from any and all minerals, oil, petroleum products and gas which may be extracted from the property, in favor of the Trustees of Tufts College, as reserved in that certain Deed from said Trustees of Tufts College to Irlo Bronson and Flora B. Bronson, his wife, dated December 8, 1943 and recorded December 23, 1943, in Deed Book 107, Page 564 and an undivided fifty percent (50%) interest in and to all of the mineral, oil petroleum products and gas and to one hundred percent (100%) of all rights of ingress, egress, exploration and other rights as conveyed in that certain Conveyance of Mineral Rights, from the Trustees of Tufts College to Francis X. Heidrich and Paul D. Heidrich, as tenants in common, dated March 7, 1972, and recorded April 3, 1972, in Official Records Book 238, Page 311, Public Records of Osceola County, Florida. Right of Entry/Exploration released per F.S. 704.05.
3. Allocation and Assignment of Land Use and Development Rights and Duties recorded June 28, 2000, in Official Records Book 1750, Page 2258, Public Records of Osceola County, Florida.
4. Unrecorded Ordinance No. 01-31 adopted September 24, 2001; Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded December 26, 2001, in Official Records Book 1976, Page 2759; Refiling of the Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded August 7, 2002, in Official Records Book 2090, Page 2031; Notice of Refiling recorded March 24, 2004, in Official Records Book 2471, Page 1405; and Refiling of Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded August 24, 2009, in Official Records Book 3879, Page 2895, Public Records of Osceola County, Florida.
5. Master Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 18, 2002, in Official Records Book 1990, Page 1654 (which contains provisions for a private charge or assessments), as amended by that certain First Amendment to Master Declaration of Covenants, Conditions,

Restrictions and Easements For Reunion Resort & Club of Orlando recorded February 13, 2003, in Official Records Book 2194, Page 546, as further amended by that certain First Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 24, 2003, in Official Records Book 2200, Page 38, as further amended by that Second Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded July 6, 2005, in Official Records Book 2832, Page 1612, as further amended by that Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded September 27, 2005, in Official Records Book 2908, Page 1853, as further amended by that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded October 19, 2010, in Official Records Book 4049, Page 2118, as further amended by that certain Fifth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 21, 2011, in Official Records Book 4085, Page 2212, as further amended by that certain Sixth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded April 15, 2011, in Official Records Book 4118, Page 865, as further amended by that certain Seventh Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded October 15, 2013, in Official Records Book 4517, Page 395 and re-recorded October 18, 2013, in Official Records Book 4518, Page 1813, as further amended by that certain Eighth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded May 8, 2015, in Official Records Book 4776, Page 1506, and as affected by Assignment of Declarant's Rights Under Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 12, 2019, in Official Records Book 5476, Page 138, Public Records of Osceola County, Florida.

6. Osceola County Facilitation of Public Infrastructure Agreement recorded March 5, 2003, in Official Records Book 2205, Page 2775; First Amendment to Osceola County Facilitation of Public Infrastructure Agreement recorded August 26, 2004, in Official Records Book 2585, Page 418, Public Records of Osceola County, Florida.
7. Drainage Agreement between Reedy Creek Improvement District and Ginn-LA Orlando, Ltd., LLLP recorded May 16, 2003, in Official Records Book 2253, Page 604 and Assignment of and Modification to Drainage Agreement recorded September 9,

2004, in Official Records Book 2591, Page 824, Public Records of Osceola County, Florida.

8. City of Kissimmee/Ginn-LA Orlando II, LLLP, Water, Wastewater, and Reclaimed Water System Developer's Service Agreement recorded August 5, 2003, in Official Records Book 2307, Page 131, Public Records of Osceola County, Florida.
9. Osceola County Facilitation of Public Infrastructure Agreement for roadway improvements of County Road 545 recorded August 25, 2003, in Official Records Book 2323, Page 166, Public Records of Osceola County, Florida.
10. Osceola County Facilitation of Public Infrastructure Agreement for Roadway Improvements recorded December 2, 2003, in Official Records Book 2393, Page 825, Public Records of Osceola County, Florida.
11. Reunion East Reclaimed Water Delivery Interlocal Agreement recorded November 2, 2005, in Official Records Book 2950, Page 2299, Public Records of Osceola County, Florida.
12. Reunion Reclaimed Water Master Planning Interlocal Agreement recorded November 2, 2005, in Official Records Book 2950, Page 2323, Public Records of Osceola County, Florida.
13. Parcel Declaration of Covenants, Conditions, Restrictions and Obligation, which contains provisions for a private charge or assessments recorded June 1, 2018, in Official Records Book 5343, Page 869; together with Amendment recorded January 31, 2019, in Official Records Book 5470, Page 1675, Second Amendment to Parcel Declaration of Covenants, Conditions, Restrictions and Obligations (Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcels 4-8 recorded September 21, 2020, in Official Records Book 5797, Page 362, Agreement Regarding Parcel Declaration recorded April 30, 2019, in Official Records Book 5516, Page 1090, Acknowledgement to Agreement Regarding Parcel Declaration of Covenants, Conditions, Restrictions and Obligations Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcels 4-8, recorded December 23, 2019 in Official Records Book 5645, Page 1556, and Partial Assignment and Assumption of Parcel Developer's Rights recorded December 23, 2019 in Official Records Book 5645, Page 1578, Public Records of Osceola County, Florida.
14. Eighth Amended and Restated Development Order recorded August 28, 2018, in Official Records Book 5392, Page 1182; together with and Partial Assignment and

Assumption of Development Rights and Obligations and Allocation Agreement as recorded June 1, 2018 in Official Records Book 5342, Page 2944, and Amendment to Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement, recorded January 31, 2019, in Official Records Book 5470, Page 1657, Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement recorded April 30, 2019 in Official Records Book 5516, Page 979 and Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement executed by EHOFF Acquisitions II, LLC and EHOFF Acquisitions II Borrower, LLC recorded December 23, 2019 in Official Records Book 5645, Page 1568, Public Records of Osceola County, Florida.

15. Tohopekaliga Water Authority Water and Wastewater System Developer's Service Agreement recorded January 9, 2019, in Official Records Book 5460, Page 2286, Public Records of Osceola County, Florida.
16. Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAT OF REUNION VILLAGE 1C, recorded in Plat Book 16, Pages 100 through 103, and shown on the Plat of REUNION VILLAGE 1C REPLAT, recorded March 11, 2019, in Plat Book 27, Pages 178 through 186, Public Records of Osceola County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
17. Recorded Notice of Environmental Resource Permit recorded March 25, 2019, in Official Records Book 5496, Page 2241, Public Records of Osceola County, Florida.
18. Recorded Notice of Environmental Resource Permit recorded December 20, 2019, in Official Records Book 5644, Page 2520, Public Records of Osceola County, Florida.
19. Reunion East Community Development District Notice of Lien Special Assessments For Series 2015 Bonds recorded June 5, 2015, in Official Records Book 4789, Page 1704, Public Records of Osceola County, Florida.
20. Notice of Collection Agent for Special Assessments (Series 2015 Bonds) (Reunion Easement Community Development District) recorded June 5, 2015, in Official Records Book 4789, Page 1712, Public Records of Osceola County, Florida.
21. Declaration of Consent to Jurisdiction of Reunion East Community Development District, To Series 2015-1 Assessments, to Series 2015-2 Assessments and to Series

2015-3 Assessments recorded June 5, 2015, in Official Records Book 4789, Page 1730,
Public Records of Osceola County, Florida.

Note: All of the recording information contained herein refers to the Public Records of OSCEOLA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

**OWNER'S AFFIDAVIT,
NON-FOREIGN CERTIFICATE
AND
REQUEST FOR TAXPAYER IDENTIFICATION NUMBERS**

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant"), who, after being duly sworn, as required by law, declare, depose and say:

A. OWNER'S AFFIDAVIT

1. Affiant is the Chairman of the Board of Supervisors of the Reunion East Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "CDD").

2. The CDD is the owner of that certain real property located in Osceola County, Florida, more particularly described on Exhibit "A" attached hereto (the "Property").

3. Except as set forth in the Title Commitment (hereinafter defined), there are no liens, encumbrances, mortgages, claims, boundary line or other disputes, demands or security interests in, on or against the Property, and there are no unpaid taxes, levies, assessments, or liens against the Property.

5. There have been no improvements upon the Property within the past ninety (90) days for which there remain any outstanding and unpaid bills for labor, materials or other charges for which a lien or liens might be claimed by anyone whomsoever, other than infrastructure development work being performed on the Property, the bills for which are to be issued in the ordinary course of business for amounts not yet due and payable.

6. There are no matters pertaining to the CDD which could give rise to a lien that would encumber the Property during the period of time between October 30, 2020, the effective date of the title insurance commitment issued under Order No. 2037-5006171, issued by Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel, as agent for First American Title Insurance Company (the "Commitment"), and the time of recording of the Warranty Deed in favor of Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature (the "Grantee").

7. The CDD has not executed and will not execute any instrument that would adversely affect the title to the Property from the effective date of the Commitment forward.

8. There are no judgments, claims, disputes, demands or other matters pending against the CDD that would attach to the Property.

B. NON-FOREIGN CERTIFICATE AND REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

Section 1445 of the Internal Revenue Code provides that a Transferee (the Grantee) of a U.S. real property interest must withhold tax at a rate of 10% of the amount realized on the disposition if the transferor is a foreign person. For U.S. tax purposes (including Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by the CDD, the undersigned hereby swears, affirms and certifies the following as or on behalf of the CDD:

1. The CDD's Legal Name and Mailing Address:

Reunion East Community Development District,
c/o Governmental Management Services – Central Florida, LLC,
219 E. Livingston Street
Orlando, Florida 32801

2. The CDD is not non-resident alien (if individuals) or a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

3. The CDD is not a disregarded entity as defined in §1.1445-2(b) (2) (iii).

4. In connection with the sale or exchange of the Property you are required by law to provide Grantee with your correct taxpayer identification numbers (TIN). If you do not so provide your TIN, you may be subject to civil or criminal penalties imposed by law.

CDD's Tax ID Number: _____

5. For purposes of reporting this transaction to the Internal Revenue Service on Form 1099-B, the Property is the CDD's (check one):

____ Principal Residence
 X Other Real Estate

Affiant understands that this Certificate may be disclosed to the Internal Revenue Service by the Grantee and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury, Affiant declares that he has examined this certification; and to the best of his knowledge and belief, it is true, correct and complete. Affiant further declares that he has authority to sign this document on behalf of the CDD, and that the number shown on this statement is the CDD's correct taxpayer identification number.

Affiant states that this instrument is given with the understanding that Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel, as agent for First American Title Insurance Company (the "Title Company"), is relying on it to delete certain standard exceptions from the title insurance policy for the Property.

The CDD does hereby agree to indemnify and hold the Title Company, and its agent, Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel, harmless of and from any and all loss, costs, damage and expense of every kind, including reasonable attorneys' fees, which said parties shall or may suffer or become liable for under or with respect to its said policy to be issued, on account of reliance on the statements made herein, with regard to any matters that may be recorded by, or as a result of any action or omission of Affiant, or by any person or entity claiming by, through or under the CDD, between the effective date of the Commitment above and the time of the recording of the instruments to be insured in the Commitment.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Dated this ____ day of November, 2020.

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

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn to, subscribed and acknowledged before me, by
means of ☒ physical presence or ☐ online notarization, this ____ day of November, 2020, by
_____, as Chairman of the Board of Supervisors of the Reunion East
Community Development District, a local unit of special-purpose government established
pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter
190, Florida Statutes. He/She is personally known to me or has produced
_____ as identification.

Notary Public State of Florida

EXHIBIT "A"

Property

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof, recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

Prepared By and Return To:
Zelica M. Quigley, Esq.
Nelson Mullins Broad and Cassel
Lynn Financial Center
1905 NW Corporate Boulevard, Suite 310
Boca Raton, FL 33431

LIMITED LIABILITY COMPANY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Arthur J. Falcone ("Affiant"), who under oath, warrants, represents, deposes and says as follows:

1. Affiant is the manager of AF Encore Management, LLC, a Florida limited liability company ("AF Management"), the Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company ("EHOFGP"), the Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company (the "Company").

2. The facts and matters contained and recited in this Affidavit are based upon the personal knowledge of the Affiant and are true and correct as of the date of execution of this Affidavit.

3. The Company is a limited liability company organized, existing and in good standing under the laws of the State of Delaware.

4. The Company is a manager-managed limited liability company.

5. EHOFGP is the Manager of the Company.

6. Neither the Company nor any member or officer of the Company is or has been a debtor in any bankruptcy proceeding since acquiring the Property (as hereinafter defined) and there are no proceedings pending for or with regard to the dissolution, liquidation or bankruptcy of the Company.

7. The Company owns and holds the fee simple title to the property as described on **Exhibit A** attached hereto and by this reference made a part hereof (the "Property").

8. The Company has authorized the execution of a Warranty Deed with respect to the Property in favor of the Reunion East Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "Deed").

9. Affiant, as the Manager of AF Management, as the Executive Managing Member of EHOFGP, as Manager of the Company, or John Chiste, as Chief Financial Officer of

EHOFGP, as Manager of the Company, is authorized to execute and deliver the Deed and all other documents related thereto, on behalf of the Company.

10. Affiant has read, or heard read to Affiant, and to the best of Affiant's knowledge believes it is true, correct and complete, and that Affiant is familiar with the nature of an oath with the penalty of perjury as provided by law.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

Dated as if the ____ day of _____, 2020.

Arthur J. Falcone, Manager of AF Encore
Management, LLC, the Executive Managing
Member of Encore Housing Opportunity
Fund II General Partner, LLC, the Manager
of EHOA Acquisitions II, LLC

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2020, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, the Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, the Manager of EHOA Acquisitions II, LLC, a Delaware limited liability company. He is personally known to me or has produced _____ as identification.

Notary Public State of Florida

EXHIBIT A

Property

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof, recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

**WRITTEN CONSENT OF MANAGER
EHOF ACQUISITIONS II, LLC
(Conveyance of Tract LS-1)**

The undersigned, Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company (“**Manager**”), the manager of EHOF Acquisitions II, LLC, a Delaware limited liability company (the “**Company**”), hereby takes the following actions by written consent and hereby adopts the following resolutions on behalf of the Company, effective as of the date set forth below:

WHEREAS, the Company owns the following property located in Osceola County, Florida (the “**Company Property**”):

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof, recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

WHEREAS, the Company desires to convey the Company Property (the “**Transaction**”) to the Reunion East Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the “**District**”).

WHEREAS, in connection with the Transaction, the District requires the Company to enter into the documents listed on Exhibit “A” attached hereto (such documents, together with any other documents, certificates or other instruments necessary in connection therewith are collectively referred to herein as the “**Transaction Documents**”).

NOW, THEREFORE, it is resolved as follows:

RESOLVED: That the Operating Agreement of the Company dated November 8, 2019, remains in effect and has not been amended.

FURTHER RESOLVED: That the Operating Agreement of Acquisitions dated July 13, 2015, remains in effect and has not been amended.

FURTHER RESOLVED, That the Limited Liability Company Agreement of the Manager dated July 17, 2012 remains in effect and has not been amended.

FURTHER RESOLVED: That AF Encore Management, LLC, a Florida limited liability company (“**AFEM**”), the Executive Managing Member of Manager in the capacity as manager of the Company, John Chiste (“**Chiste**”), as Chief Financial Officer of the Manager in the capacity as manager the Company, or any officer of the Manager in the capacity as manager of the Company, are each hereby individually authorized to make, execute and deliver the Transaction Documents, and any and all other certificates, documents and instruments as may be required to facilitate or to consummate the Transaction and/or to perform the Company’s obligations under the Transaction Documents (collectively, the “**Authorized Documents**”), all of which Authorized

Documents executed and delivered as aforesaid to be and constitute the acts and obligations of the Company. The undersigned Manager of the Company, hereby ratifies and confirms the execution and delivery of the Authorized Documents in the foregoing capacity, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and confirms that the execution thereof is authorized pursuant to this Written Consent of Manager (“**Consent**”).

FURTHER RESOLVED: That the Company be and is hereby authorized, empowered and directed to carry out all of its obligations and responsibilities contemplated under and as set forth in the Transaction Documents and/or the other Authorized Documents.

FURTHER RESOLVED: That AFEM, as the Executive Managing Member of Manager in the capacity as manager of the Company, Chiste, as Chief Financial Officer of the Manager in the capacity as manager of the Company, or any officer of the Manager in the capacity as manager of the Company, be and is hereby authorized and empowered to take or carry out such other actions as necessary in order to effectuate the purposes of the foregoing resolutions without further approval or consent of the Company, including but not limited to, executing and delivering additional documents, instruments or certificates in such capacities as AFEM, Chiste or such officer of the Manager of the Company, deems necessary.

FURTHER RESOLVED: That this Consent shall continue in full force and effect and may be relied upon by the Company, Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel, the District, First American Title Insurance Company and any agent of First American Title Insurance Company.

FURTHER RESOLVED: That this Consent may be executed in counterparts, each of which shall constitute an original and together shall constitute one and the same instrument.

FURTHER RESOLVED: That the signature pages to this Consent may be delivered by facsimile transmission or via electronic mail (e-mail) as a portable data format (.pdf) file or image file attachment, such signature shall create a valid and binding obligation of the party executing such signature page (or on whose behalf such signature is executed) with the same force and effect as if such signature page were an original thereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have executed this Consent as of the _____ day of November, 2020.

Encore Housing Opportunity Fund II
General Partner, LLC,
a Delaware limited liability company

By: AF Encore Management, LLC,
a Florida limited liability company,
Executive Managing Member

By: _____
Arthur J. Falcone, Manager

By: Avila Encore Management, LLC,
a Delaware limited liability company,
Administrative Managing Member

By: _____
Anthony Avila, Manager

EXHIBIT "A"

1. LLC Affidavit
2. Owner's Affidavit, Non-Foreign Certificate and Request for Taxpayer Identification Numbers
3. Warranty Deed
4. Bill of Sale Absolute
5. Agreement Regarding Taxes

BILL OF SALE ABSOLUTE
(REUNION EAST –LIFT STATION)
(TRACT LS-1 REUNION VILLAGE 1C REPLAT)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2020, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801, and **EHOF ACQUISITIONS II, LLC**, a Delaware limited liability company (hereinafter referred to as “Developer”) whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486, and

RECITALS

WHEREAS, Developer owns certain improvements and equipment located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

4. 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.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company

Witness

By: Encore Housing Opportunity Fund II
General Partner, LLC, a Delaware
limited liability company, its Manager

Printed Name

By: AF Encore Management, LLC,
a Florida limited liability company,
Executive Managing Member

Witness

By: _____
Arthur J. Falcone, Manager

Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, as Executive Managing Member of Encore Housing Opportunity Fund II, a Delaware limited liability company, as Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, on its behalf. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
(REUNION EAST –LIFT STATION)
(TRACT LS-1 REUNION VILLAGE 1C REPLAT)

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of the Board of Supervisors of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

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

EXHIBIT "A"

**LOCATION LEGAL DESCRIPTION AND
LIST OF IMPROVEMENTS**

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

[description of improvements/personal property with references to plans/specs to be included]

CERTIFICATE OF DISTRICT ENGINEER

(Reunion East – Lift Station)

(Tract LS-1 Reunion Village 1C Replat)

I, **Steven N. Boyd**, as a professional engineer of Boyd Civil Engineering, Inc., a Florida corporation licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 29791, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 (“BCE”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through BCE, currently serve as District Engineer to the Reunion East Community Development District (the “District”).

2. That the District proposes to accept, for perpetual ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto (the “Property”), as well as associated improvements made in, on, over and through the Property, including but not limited to those items of personal property listed on Exhibit “B” attached hereto and incorporated herein (collectively, the “Improvements”).

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s acceptance of the Property and Improvements, and the District will rely on this Certification for such purposes.

4. That the Improvements, to the extent they exist, were constructed, installed and/or completed, as appropriate, in general accordance with known plans, specifications and permits required and/or approved by any known governmental authorities, as applicable.

5. That the Improvements are in good working order and repair, free from any and all major defects.

6. That there are no existing easements, encroachments or other matters that will prevent the District from accessing, operating, maintaining or repairing the Property and/or Improvements.

7. That the Improvements are properly permitted by the appropriate governmental entities (as applicable and if necessary), and that copies of the applicable documents and permits relating to the Property and/or Improvements that have actually been provided to BCE are being held by BCE as records of the District on its behalf.

8. That the District’s acquisition, ownership, operation and maintenance of the Property and Improvements is consistent with existing plats depicting the Property and/or Improvements, the District’s prior acceptance and current ownership of other areas within the District of a similar nature and type, and is not inconsistent with the District’s Engineer’s Cost Report, as amended.

[Signature page to follow]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

(Reunion East – Lift Station)
(Tract LS-1 Reunion Village 1C Replat)

DATED: _____, 2020.

Witness: _____

Print: _____

Witness: _____

Print: _____

STEVEN N. BOYD

Professional License No.: FL 43225

President, Boyd Civil Engineering, Inc.,

6816 Hanging Moss Road

Orlando, Florida 32807

FL Certificate of Authorization No. 43225

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020 by **STEVEN N. BOYD**, of Boyd Civil Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

TRACT LS-1, REUNION VILLAGE 1C REPLAT, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 27, PAGES 178 THROUGH 186, OF THE PUBLIC RECORDS
OF OSCEOLA COUNTY, FLORIDA.

EXHIBIT "B"

PERSONAL PROPERTY

[description of improvements/personal property with references to plans/specs to be provided]

AGREEMENT REGARDING TAXES
(REUNION EAST - LIFT STATION)
(Tract LS-1 Reunion Village 1C Replat)

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this ____ day of _____, 2020, by and between **EHOF Acquisitions II, LLC**, a Delaware limited liability company, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 ("Developer"), and **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "District").

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District via a Warranty Deed; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2019 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2020.

4. District shall, within ten (10) days of receipt, forward to the Developer, at their address set forth above and via U.S. mail, any correspondence, notice or bill from the Osceola County Tax Collector relating to the Property for tax year 2020 that the District actually receives in its office.

5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2020, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

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.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
(REUNION EAST - LIFT STATION)
(Tract LS-1 Reunion Village 1C Replat)

WITNESSES:

EHOF ACQUISITIONS II, LLC, a Delaware
limited liability company

X _____

Print: _____

By: Encore Housing Opportunity Fund II
General Partner, LLC, a Delaware
limited liability company, its Manager

X _____

Print: _____

By: AF Encore Management, LLC,
a Florida limited liability company,
Executive Managing Member

By: _____
Arthur J. Falcone, Manager

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

EXHIBIT "A"

Legal Description of the Property

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

Instrument prepared by and to be
returned to:

Molly A. Maggiano, Esq.
Latham Luna Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

Parcel ID Number 34-25-27-4936-0001-LS10

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of November, 2020 between the Reunion East Community Development District, a Florida community development district, having an address at c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “Grantor”), and the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741(hereinafter the “Grantee”).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, convey, bargain, and sell to the said Grantee, and Grantee’s successors and assigns forever, the following described property, situate, lying and being in Osceola County, Florida, to-wit:

See attached Exhibit “A” incorporated herein by reference.

GRANTOR does hereby covenant with and warrant to Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that Grantor fully warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE CONVEYANCE made herein, however, is expressly made subject to the Permitted Exceptions set forth on the attached Exhibit “B”, without reimposing any of the same.

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, the said Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

WITNESSES:

**By: REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____

Its: Chairman

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of November 2020, by _____, as Chairman of the Board of Supervisors of the Reunion East Community Development District and who has acknowledged that he has executed the same on behalf of the Reunion East Community Development District. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT A

(Legal Description)

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

EXHIBIT B

(Permitted Exceptions)

1. Taxes and assessments for the year 2020 and subsequent years.
2. An undivided fifty percent (50%) interest in and to the royalties or profit from any and all minerals, oil, petroleum products and gas which may be extracted from the property, in favor of the Trustees of Tufts College, as reserved in that certain Deed from said Trustees of Tufts College to Irlo Bronson and Flora B. Bronson, his wife, dated December 8, 1943 and recorded December 23, 1943, in Deed Book 107, Page 564 and an undivided fifty percent (50%) interest in and to all of the mineral, oil petroleum products and gas and to one hundred percent (100%) of all rights of ingress, egress, exploration and other rights as conveyed in that certain Conveyance of Mineral Rights, from the Trustees of Tufts College to Francis X. Heidrich and Paul D. Heidrich, as tenants in common, dated March 7, 1972, and recorded April 3, 1972, in Official Records Book 238, Page 311, Public Records of Osceola County, Florida. Right of Entry/Exploration released per F.S. 704.05.
3. Allocation and Assignment of Land Use and Development Rights and Duties recorded June 28, 2000, in Official Records Book 1750, Page 2258, Public Records of Osceola County, Florida.
4. Unrecorded Ordinance No. 01-31 adopted September 24, 2001; Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded December 26, 2001, in Official Records Book 1976, Page 2759; Refiling of the Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded August 7, 2002, in Official Records Book 2090, Page 2031; Notice of Refiling recorded March 24, 2004, in Official Records Book 2471, Page 1405; and Refiling of Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded August 24, 2009, in Official Records Book 3879, Page 2895, Public Records of Osceola County, Florida.
5. Master Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 18, 2002, in Official Records Book 1990, Page 1654 (which contains provisions for a private charge or assessments), as amended by that certain First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements For Reunion Resort & Club of Orlando recorded February 13, 2003, in Official Records Book 2194, Page 546, as further amended by that certain First Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 24, 2003, in Official Records Book 2200, Page 38, as further amended by that Second

Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded July 6, 2005, in Official Records Book 2832, Page 1612, as further amended by that Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded September 27, 2005, in Official Records Book 2908, Page 1853, as further amended by that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded October 19, 2010, in Official Records Book 4049, Page 2118, as further amended by that certain Fifth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 21, 2011, in Official Records Book 4085, Page 2212, as further amended by that certain Sixth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded April 15, 2011, in Official Records Book 4118, Page 865, as further amended by that certain Seventh Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded October 15, 2013, in Official Records Book 4517, Page 395 and re-recorded October 18, 2013, in Official Records Book 4518, Page 1813, as further amended by that certain Eighth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded May 8, 2015, in Official Records Book 4776, Page 1506, and as affected by Assignment of Declarant's Rights Under Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 12, 2019, in Official Records Book 5476, Page 138, Public Records of Osceola County, Florida.

6. Osceola County Facilitation of Public Infrastructure Agreement recorded March 5, 2003, in Official Records Book 2205, Page 2775; First Amendment to Osceola County Facilitation of Public Infrastructure Agreement recorded August 26, 2004, in Official Records Book 2585, Page 418, Public Records of Osceola County, Florida.
7. Drainage Agreement between Reedy Creek Improvement District and Ginn-LA Orlando, Ltd., LLLP recorded May 16, 2003, in Official Records Book 2253, Page 604 and Assignment of and Modification to Drainage Agreement recorded September 9, 2004, in Official Records Book 2591, Page 824, Public Records of Osceola County, Florida.
8. City of Kissimmee/Ginn-LA Orlando II, LLLP, Water, Wastewater, and Reclaimed Water System Developer's Service Agreement recorded August 5, 2003, in Official Records Book 2307, Page 131, Public Records of Osceola County, Florida.
9. Osceola County Facilitation of Public Infrastructure Agreement for roadway improvements of County Road 545 recorded August 25, 2003, in Official Records Book 2323, Page 166, Public Records of Osceola County, Florida.

10. Osceola County Facilitation of Public Infrastructure Agreement for Roadway Improvements recorded December 2, 2003, in Official Records Book 2393, Page 825, Public Records of Osceola County, Florida.
11. Reunion East Reclaimed Water Delivery Interlocal Agreement recorded November 2, 2005, in Official Records Book 2950, Page 2299, Public Records of Osceola County, Florida.
12. Reunion Reclaimed Water Master Planning Interlocal Agreement recorded November 2, 2005, in Official Records Book 2950, Page 2323, Public Records of Osceola County, Florida.
13. Parcel Declaration of Covenants, Conditions, Restrictions and Obligation, which contains provisions for a private charge or assessments recorded June 1, 2018, in Official Records Book 5343, Page 869; together with Amendment recorded January 31, 2019, in Official Records Book 5470, Page 1675, Second Amendment to Parcel Declaration of Covenants, Conditions, Restrictions and Obligations (Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcels 4-8 recorded September 21, 2020, in Official Records Book 5797, Page 362, Agreement Regarding Parcel Declaration recorded April 30, 2019, in Official Records Book 5516, Page 1090, Acknowledgement to Agreement Regarding Parcel Declaration of Covenants, Conditions, Restrictions and Obligations Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcels 4-8, recorded December 23, 2019 in Official Records Book 5645, Page 1556, and Partial Assignment and Assumption of Parcel Developer's Rights recorded December 23, 2019 in Official Records Book 5645, Page 1578, Public Records of Osceola County, Florida.
14. Eighth Amended and Restated Development Order recorded August 28, 2018, in Official Records Book 5392, Page 1182; together with and Partial Assignment and Assumption of Development Rights and Obligations and Allocation Agreement as recorded June 1, 2018 in Official Records Book 5342, Page 2944, and Amendment to Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement, recorded January 31, 2019, in Official Records Book 5470, Page 1657, Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement recorded April 30, 2019 in Official Records Book 5516, Page 979 and Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement executed by EHOAcquisitions II, LLC and EHOAcquisitions II Borrower, LLC recorded December 23, 2019 in Official Records Book 5645, Page 1568, Public Records of Osceola County, Florida.
15. Tohopekaliga Water Authority Water and Wastewater System Developer's Service Agreement recorded January 9, 2019, in Official Records Book 5460, Page 2286, Public Records of Osceola County, Florida.
16. Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAT OF REUNION VILLAGE 1C, recorded in Plat Book 16, Pages 100

through 103, and shown on the Plat of REUNION VILLAGE 1C REPLAT, recorded March 11, 2019, in Plat Book 27, Pages 178 through 186, Public Records of Osceola County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

17. Recorded Notice of Environmental Resource Permit recorded March 25, 2019, in Official Records Book 5496, Page 2241, Public Records of Osceola County, Florida.
18. Recorded Notice of Environmental Resource Permit recorded December 20, 2019, in Official Records Book 5644, Page 2520, Public Records of Osceola County, Florida.
19. Reunion East Community Development District Notice of Lien Special Assessments For Series 2015 Bonds recorded June 5, 2015, in Official Records Book 4789, Page 1704, Public Records of Osceola County, Florida.
20. Notice of Collection Agent for Special Assessments (Series 2015 Bonds) (Reunion Easement Community Development District) recorded June 5, 2015, in Official Records Book 4789, Page 1712, Public Records of Osceola County, Florida.
21. Declaration of Consent to Jurisdiction of Reunion East Community Development District, To Series 2015-1 Assessments, to Series 2015-2 Assessments and to Series 2015-3 Assessments recorded June 5, 2015, in Official Records Book 4789, Page 1730, Public Records of Osceola County, Florida.

Note: All of the recording information contained herein refers to the Public Records of OSCEOLA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

**OWNER'S AFFIDAVIT,
NON-FOREIGN CERTIFICATE
AND
REQUEST FOR TAXPAYER IDENTIFICATION NUMBERS**

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant"), who, after being duly sworn, as required by law, declare, depose and say:

A. OWNER'S AFFIDAVIT

1. Affiant is the Chairman of the Board of Supervisors of the Reunion East Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "CDD").

2. The CDD is the owner of that certain real property located in Osceola County, Florida, more particularly described on Exhibit "A" attached hereto (the "Property").

3. Except as set forth in the Title Commitment (hereinafter defined), there are no liens, encumbrances, mortgages, claims, boundary line or other disputes, demands or security interests in, on or against the Property, and there are no unpaid taxes, levies, assessments, or liens against the Property.

5. There have been no improvements upon the Property within the past ninety (90) days for which there remain any outstanding and unpaid bills for labor, materials or other charges for which a lien or liens might be claimed by anyone whomsoever, other than infrastructure development work being performed on the Property, the bills for which are to be issued in the ordinary course of business for amounts not yet due and payable.

6. There are no matters pertaining to the CDD which could give rise to a lien that would encumber the Property during the period of time between October 30, 2020, the effective date of the title insurance commitment issued under Order No. 2037-5006171, issued by Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel, as agent for First American Title Insurance Company (the "Commitment"), and the time of recording of the Warranty Deed in favor of Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature (the "Grantee").

7. The CDD has not executed and will not execute any instrument that would adversely affect the title to the Property from the effective date of the Commitment forward.

8. There are no judgments, claims, disputes, demands or other matters pending against the CDD that would attach to the Property.

B. NON-FOREIGN CERTIFICATE AND REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

Section 1445 of the Internal Revenue Code provides that a Transferee (the Grantee) of a U.S. real property interest must withhold tax at a rate of 10% of the amount realized on the disposition if the transferor is a foreign person. For U.S. tax purposes (including Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by the CDD, the undersigned hereby swears, affirms and certifies the following as or on behalf of the CDD:

1. The CDD's Legal Name and Mailing Address:

Reunion East Community Development District,
c/o Governmental Management Services – Central Florida, LLC,
219 E. Livingston Street
Orlando, Florida 32801

2. The CDD is not non-resident alien (if individuals) or a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

3. The CDD is not a disregarded entity as defined in §1.1445-2(b) (2) (iii).

4. In connection with the sale or exchange of the Property you are required by law to provide Grantee with your correct taxpayer identification numbers (TIN). If you do not so provide your TIN, you may be subject to civil or criminal penalties imposed by law.

CDD's Tax ID Number: _____

5. For purposes of reporting this transaction to the Internal Revenue Service on Form 1099-B, the Property is the CDD's (check one):

____ Principal Residence
 X Other Real Estate

Affiant understands that this Certificate may be disclosed to the Internal Revenue Service by the Grantee and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury, Affiant declares that he has examined this certification; and to the best of his knowledge and belief, it is true, correct and complete. Affiant further declares that he has authority to sign this document on behalf of the CDD, and that the number shown on this statement is the CDD's correct taxpayer identification number.

Affiant states that this instrument is given with the understanding that Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel, as agent for First American Title Insurance Company (the "Title Company"), is relying on it to delete certain standard exceptions from the title insurance policy for the Property.

The CDD does hereby agree to indemnify and hold the Title Company, and its agent, Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel, harmless of and from any and all loss, costs, damage and expense of every kind, including reasonable attorneys' fees, which said parties shall or may suffer or become liable for under or with respect to its said policy to be issued, on account of reliance on the statements made herein, with regard to any matters that may be recorded by, or as a result of any action or omission of Affiant, or by any person or entity claiming by, through or under the CDD, between the effective date of the Commitment above and the time of the recording of the instruments to be insured in the Commitment.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Dated this ____ day of November, 2020.

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

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn to, subscribed and acknowledged before me, by
means of ☒ physical presence or ☐ online notarization, this ____ day of November, 2020, by
_____, as Chairman of the Board of Supervisors of the Reunion East
Community Development District, a local unit of special-purpose government established
pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter
190, Florida Statutes. He/She is personally known to me or has produced
_____ as identification.

Notary Public State of Florida

EXHIBIT "A"

Property

Tract LS-1, Reunion Village 1C Replat, according to the plat thereof, recorded in Plat Book 27, Pages 178 through 186, of the Public Records of Osceola County, Florida.

EXHIBIT "C"

CERTIFICATE OF DISTRICT ENGINEER

SECTION IX

SECTION C

SECTION 1

Reunion East Community Development District					
Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Kingwood / Carpenter	In Process	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	3/16/17	Allocation of 532 Costs	Carpenter	On Hold	Proposals from Yellowstone presented at BOS meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Scheerer/ Adams/Carpenter	First Phase implemented Second Phase Underway	No Parking Zones expanded 08.13.2020; Towing and towing enforcement agreements amended 09.09.20; No Parking Signs approved 09.09.20. No Parking signs installation underway November 2020.
4	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint / Boyd	On Hold	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. Engineer presented first revision of Preliminary Plan to BOS at the July meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.
5	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carl	Phase 3 Ongoing	As of 10.03.2020 all amenities except water fountains open per Phase 3 Reopening Guidelines.

1	3/14/11	Irrigation Turnover	Kingwood / Carpenter	In Process	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
6	5/14/20	Seven Eagles MSA	Flint/Carl	In Process	Kingwood cancelled MSA. Management transition scheduled November 30, 2020.
7	5/14/20	Golf Cart Community Status	Flint	Completed	PSA regarding golf carts on public roads released in October 2020.
8	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Upgrade sign posts to decorative fluted posts with finial. Sign Posts are on order November 2020.
9	8/13/20	Security / Technology Assessment	Adams / Dryburgh	In Process	OCSO met with Reunion Security 09.16.2020. Report presented to BOS in closed session 10.08.2020. Security Camera proposals to be reviewed by IT. Purchase NTE \$22K approved 10.08.2020. OCSO Traffic Hotline published on RECDD and RWCDD websites 10.09.2020. Revised camera proposals to be presented 11.12.2020.
10	8/13/20	Entrance Monument at Spine Road	Scheerer / Goldstein	In Process	First proposal reviewed by BOS 10.08.2020; Alternative proposals are being solicited.

1	3/14/11	Irrigation Turnover	Kingwood / Carpenter	In Process	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
11	9/10/20	New Bond Issuance	Boyd / Carpenter / Flint / Bond Counsel	In Process	Resolution 2020-11 Authorizing District Staff / Bond Counsel to commence work approved 09.10.2020. Developer to retire Bond series 2015-1,2, & 3. Encore developing about 296 condos at Spectrum and 250 residences at Reunion Village (behind hospital parcel). Engineer's Report and Assessment Methodology on Agenda 11.12.2020
12	9/10/20	Secure Pool Access Gates	Cruz	In Process	Secure access gates so no one can reach over and unlock. Alternative solution is to install an exit only button nearby pool gates.
13	10/8/20	Intersection Improvements / Signalization of CR 532 / Reunion Blvd	Boyd / Greenstein	In Process	DE to review Nvision Development proposal and confer with County staff; DE will make recommendation and Chairman is delegated authority to sign off.

Reunion West Community Development District				
Item #	Meeting Assigned	Action Item	Assigned To	Status
1	2/21/19	Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	In Process
				All Terrain awarded the bid. Cost \$40,195. Construction started 09.21.20. Should be finished early November. Change order ratified at BOS meeting 10.08.2020.

1	3/14/11	Irrigation Turnover	Kingwood / Carpenter	In Process	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	NA	Exit Gates & Signage	Scheerer	Completed	To deter vehicles from entering the property using the exit gates on Sinclair Road, exit gate bars were reinstalled. Temporary sign posts installed "gates close as vehicles exit." Permanent sign posts to match community standard installed November 2020.
3	10/08/2020	Determine Recreational Use of 1 acre CDD parcel on Grand Traverse Parkway	Adams / Scheerer	In Process	Staff to administer preferred use survey via e mail distribution as first step.
4	NA	Sidewalk Extensions	Scheerer	Completed	Castle Pines should done October 2020.
5	NA	Lighting Monuments	Scheerer	In Process	Lights installed at most monuments completed as of 10.08.20. On Tradition Boulevard Masters Landing & Golden Bear pending directional bore and other details.
6	5/14/20	Street Parking Towaway Zones	Scheerer / Adams / Carpenter	In Process	Parking Rules Approved 08.13.2020. Towing and towing enforcement agreements and sign proposal approved 09.10.20. Sign installation is underway.

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

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

SECTION 2

Reunion East

Community Development District

Summary of Check Register

October 1, 2020 to October 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	10/8/20	4784-4793	\$	45,567.13
	10/14/20	4794-4796	\$	2,922.90
	10/21/20	4797-4802	\$	4,337.87
	10/29/20	4803-4809	\$	8,102.18
			\$	60,930.08
Replacement & Maintenance	10/8/20	118	\$	4,192.00
	10/14/20	119-120	\$	13,105.00
			\$	17,297.00
Payroll	<u>October 2020</u>			
	Donald Harding	50558	\$	184.70
	John Dryburgh	50559	\$	184.70
	Mark Greenstein	50560	\$	184.70
	Steven Goldstein	50561	\$	184.70
	Trudy Hobbs	50562	\$	184.70
			\$	923.50
			\$	79,150.58

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
10/08/20	00074	9/30/20	188908		202009	320-53800-47000		AQUATIC PLANT MGMT SEP20	*	72.24		
10/08/20		9/30/20	188908		202009	300-13100-10100		AQUATIC PLANT MGMT SEP20	*	56.76		
10/08/20	00095	9/29/20	165477		202009	320-53800-57400		APPLIED AQUATIC MANAGEMENT, INC.	*	396.04	129.00	004784
10/08/20		9/29/20	165477		202009	300-13100-10100		RPLC CTRL BD/BELT/BRUSHES	*	311.18		
10/08/20		9/30/20	165214		202009	320-53800-57400		RPLC CTRL BD/BELT/BRUSHES	*	185.48		
10/08/20		9/30/20	165214		202009	300-13100-10100		NYLAN NUT/INST.PLAT/SWITCH	*	145.74		
10/08/20		9/30/20	165325		202009	320-53800-57400		NYLAN NUT/INST.PLAT/SWITCH	*	470.75		
10/08/20		9/30/20	165325		202009	300-13100-10100		RPLC BOARD/BATTERIES/FREQ	*	369.87		
10/08/20	00160	10/02/20	11224		202010	320-53800-12200		ACCESS CONTROL TECHNOLOGIES, INC.	*	1,770.76	1,879.06	004785
10/08/20		10/02/20	11224		202010	300-13100-10100		FACILITIES BLDG RENT OCT	*	1,634.54		
10/08/20	00161	9/27/20	2489		202007	320-53800-46200		CITICOMMUNITIES LLC	*	150.08	3,405.30	004786
10/08/20		9/27/20	2489		202007	300-13100-10100		7 EAG-FNT TEMP RPR/WTRFLW	*	117.92		
10/08/20		9/27/20	2494		202008	320-53800-46200		7 EAG-FNT TEMP RPR/WTRFLW	*	64.40		
10/08/20		9/27/20	2494		202008	300-13100-10100		CP-RMV DMGD UMBRELLA/FURNIT	*	50.60		
10/08/20		9/27/20	2498		202009	320-53800-53000		CP-RMV DMGD UMBRELLA/FURNIT	*	327.60		
10/08/20		9/27/20	2498		202009	300-13100-10100		GRD TRVRS-RPR STORM DRAIN	*	257.40		
10/08/20		9/30/20	2514		202009	320-53800-53200		GRD TRVRS-RPR STORM DRAIN	*	227.10		
10/08/20		9/30/20	2514		202009	300-13100-10100		CP-INST.POST/SIGN/PAINT	*	178.44		
10/08/20	00054	10/01/20	20200CT		202010	320-53800-34500		HERITAGE SERVICE SOLUTIONS LLC	*	6,066.66	1,373.54	004787
10/08/20								SECURITY SERVICES-OCT20				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
10/08/20	00092	10/01/20	2020	OCT	202010	300-13100-10100		REUNION RESORT & CLUB MASTER ASSOC.	*	5,600.00	11,666.66 004788
								SECURITY SERVICES-OCT20			
9/21/20								DUKE-DUK 202008 320-53800-43000	*	826.91	
9/21/20								DUKE ENERGY #40845 34210	*	273.45	
9/30/20								DUKE-DUK 202008 320-53800-43000	*	847.21	
9/30/20								DUKE ENERGY #43303 35141	*	289.85	
9/30/20								DUKE-DUK 202009 320-53800-43000	*	1,848.00	
9/30/20								DUKE ENERGY #40845 34210	*	1,452.00	
9/30/20								DUKE ENERGY #43303 35141	*	1,003.15	
9/30/20								RECDDREE 202009 320-53800-46200	*	815.36	
9/30/20								POOL CLEANING SERVS SEP20			
9/30/20								RECDDREE 202009 300-13100-10100	*		
9/30/20								POOL CLEANING SERVS SEP20	*		
9/30/20								TOHO-TOH 202009 320-53800-43100	*		
9/30/20								TOHO METER#62644093 SEP20	*		
9/30/20								TOHO-TOH 202008 320-53800-43100	*		
								TOHO METER#62644093 AUG20			
10/08/20	00175	10/01/20	2020	OCT	202010	320-53800-46200		REUNION RESORT	*	3,744.00	7,355.93 004789
								POOL MAINTENANCE OCT20			
10/01/20	6321	10/01/20	2020	OCT	202010	300-13100-10100		POOL MAINTENANCE OCT20	*	3,456.00	
10/08/20	00060	9/21/20	2020	OCT	202009	320-53800-46200		ROBERTS POOL SERVICE AND REPAIR INC	*	331.80	7,200.00 004790
								HC B-ANN.PM INSPCT/CLN HT	*	260.70	
9/21/20	357507	9/21/20	2020	OCT	202009	300-13100-10100		HC B-ANN.PM INSPCT/CLN HT	*	165.69	
9/22/20	357525	9/22/20	2020	OCT	202009	320-53800-46200		HS-REPLMB INLT/RESTRT PMP	*	130.19	
9/22/20	357525	9/22/20	2020	OCT	202009	300-13100-10100		HS-REPLMB INLT/RESTRT PMP	*	333.20	
9/22/20	357526	9/22/20	2020	OCT	202009	320-53800-46200		HS-ANN.PM INSPC/CLN HEATR	*	261.80	
9/22/20	357526	9/22/20	2020	OCT	202009	300-13100-10100		HS-ANN.PM INSPC/CLN HEATR	*	443.80	
9/23/20	357543	9/23/20	2020	OCT	202009	320-53800-46200		7 EAG-ANN.PM INSPC/CLN HT	*	348.70	
9/23/20	357543	9/23/20	2020	OCT	202009	300-13100-10100		7 EAG-ANN.PM INSPC/CLN HT	*	316.37	
9/23/20	357544	9/23/20	2020	OCT	202009	320-53800-46200		CP-RPLC HEATER DISPLY BRD	*		

REUE REUNION EAST TVISCARRA

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
10/23/20	357544	202009	300-13100-10100	CP-RPLC HEATER DISPLY BRD							*	248.58		
9/24/20	357575	202009	320-53800-46200	7EAG-RPLC CTRL PANEL/HEAT							*	359.74		
9/24/20	357575	202009	300-13100-10100	7EAG-RPLC CTRL PANEL/HEAT							*	282.66		
10/08/20	00030	10/01/20	REU 1527	202008 320-53800-46500							*	635.60	3,483.23	004791
10/01/20		REU 1527	202008 300-13100-10100	FIX BRKN HEAD/LINE/NOZZLE							*	499.40		
		10/01/20	REU 1527	202008 300-13100-10100							*			
				FIX BRKN HEAD/LINE/NOZZLE							*			
10/08/20	00049	10/01/20	506	202010 310-51300-34000							*	3,689.58	1,135.00	004792
		10/01/20	506	202010 310-51300-35100							*	183.33		
		10/01/20	506	202010 310-51300-31300							*	833.33		
		10/01/20	506	202010 310-51300-51000							*	16.02		
		10/01/20	506	202010 310-51300-42000							*	16.85		
		10/01/20	506	202010 310-51300-42500							*	116.55		
		10/01/20	507	202010 320-53800-12000							*	3,083.75		
10/14/20	00010	10/06/20	7-142-00	202010 310-51300-42000							*	92.20	7,939.41	004793
				DELIVERY 10/01/20							*			
10/14/20	00060	9/30/20	357807	202009 320-53800-46200							*	120.09	92.20	004794
		9/30/20	357807	202009 300-13100-10100							*	94.36		
		10/05/20	357766	202010 320-53800-46200							*	142.87		
		10/05/20	357766	202010 300-13100-10100							*	131.88		
		10/05/20	357767	202010 320-53800-46200							*	28.57		
		10/05/20	357767	202010 300-13100-10100							*	26.38		

REUE REUNION EAST TVISCARRA


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AP300R
*** CHECK DATES 10/01/2020 - 10/31/2020 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD
RUN 11/03/20

```

.....INVOICE.....	...EXPENSED TO...			VENDOR NAME
DATE	INVOICE	YRMO	DPT ACCT#	SUB SUBCLASS

[illegible]

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/21/20	00010	10/13/20	7-149-15 202010 310-51300-42000 DELIVERY 10/05/20		FEDEX	*	185.14	185.14 004799
10/21/20	00002	9/30/20	25886307 202009 310-51300-48000 NOT.OF MEETING 09/10/20			*	556.26	- - - - -
9/30/20	25886307	202009 310-51300-48000	NOT.OF FY21 MEETING DATES			*	267.50	- - - - -
10/21/20	00163	10/14/20	1670 202010 320-53800-47500 PRS WSH-SPARKLING-ANNIKAS		ORLANDO SENTINEL COMMUNICATION	*	384.80	823.76 004800
10/14/20	1670	202010 300-13100-10100	PRS WSH-SPARKLING-ANNIKAS			*	355.20	- - - - -
10/14/20	1671	202010 320-53800-47500	PRESS.WSH-HOMESTEAD POOL			*	262.60	- - - - -
10/14/20	1671	202010 300-13100-10100	PRESS.WSH-HOMESTEAD POOL			*	242.40	- - - - -
10/14/20	1672	202010 320-53800-47500	PRS WSH-WATSON CT & PARK			*	260.00	- - - - -
10/14/20	1672	202010 300-13100-10100	PRS WSH-WATSON CT & PARK			*	240.00	- - - - -
10/14/20	1673	202010 320-53800-47500	PRS.WSH-PATRIOT LNDNG PND			*	431.60	- - - - -
10/14/20	1673	202010 300-13100-10100	PRS.WSH-PATRIOT LNDNG PND			*	398.40	- - - - -
10/21/20	00092	10/14/20	101420 202009 320-53800-41000 HC PHONE LINE 4574 SEP20		PRESSURE WASH THIS	*	35.98	2,575.00 004801
10/14/20	101420	202009 300-13100-10100	HC PHONE LINE 4574 SEP20			*	28.27	- - - - -
10/14/20	101420	202009 320-53800-41000	CP PHONE LINE 2365 SEP20			*	35.98	- - - - -
10/14/20	101420	202009 300-13100-10100	CP PHONE LINE 2365 SEP20			*	28.27	- - - - -
10/29/20	00095	10/19/20	S165695 202010 320-53800-57400 WELD JBOLT NUT ENTRNC GAT		REUNION RESORT	*	86.84	128.50 004802
10/19/20	S165695	202010 300-13100-10100	WELD JBOLT NUT ENTRNC GAT			*	80.16	- - - - -
10/29/20	00010	10/20/20	7-156-48 202010 310-51300-42000 DELIVERY 10/09-10/14/20		ACCESS CONTROL TECHNOLOGIES, INC.	*	48.68	167.00 004803
					FEDEX		48.68	48.68 004804

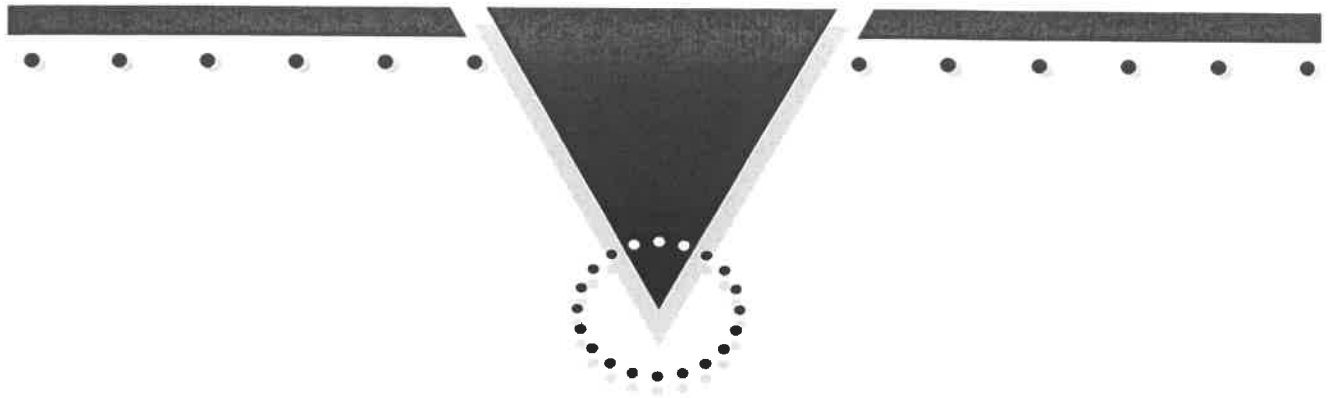
REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/29/20	00166	10/13/20	365993ES	202009	320	53800	43200			*	42.45	
			GAS CHARGE	09/04-10/07/20								
10/13/20	365993ES	202009	300	13100	10100					*	33.35	
			GAS CHARGE	09/04-10/07/20								
10/23/20	00161	10/23/20	2548	202010	320	53800	46200		FLORIDA NATURAL GAS	*	75.80	004805
			HC B-DOOR PLANED/REINST.								59.80	
10/23/20	2548	202010	300	13100	10100					*	55.20	
			HC B-DOOR PLANED/REINST.									
10/22/20	00119	10/22/20	94311	202009	310	51300	31500		HERITAGE SERVICE SOLUTIONS LLC	*	115.00	004806
			AGREE/MTG/GOLF CART ENFR								3,654.25	
10/15/20	00163	10/15/20	1674	202010	320	53800	47500		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,654.25	004807
			PRS. WSH-7 EAGLES PH/CUBS								936.00	
10/15/20	1674	202010	300	13100	10100					*	864.00	
			PRS. WSH-7 EAGLES PH/CUBS									
10/03/20	00060	10/03/20	358528	202010	320	53800	46200		PRESSURE WASH THIS	*	1,800.00	004808
			TER-RPLC CTRL PNL/TRNSFMR								464.07	
10/03/20	358528	202010	300	13100	10100					*	428.38	
10/07/20	358510	202010	320	53800	46200					*	167.70	
			TER-TRBLSHSHT FNT/RMV DEBRI									
10/07/20	358510	202010	300	13100	10100					*	154.80	
			TER-TRBLSHSHT FNT/RMV DEBRI									
10/07/20	358513	202010	320	53800	46200					*	153.40	
			HC B RPLC TEMP SENSOR									
10/07/20	358513	202010	300	13100	10100					*	141.60	
			HC B RPLC TEMP SENSOR									
10/07/20	358523	202010	320	53800	46200					*	380.38	
			TER-INST WIRE HARN/TRSFMR									
10/07/20	358523	202010	300	13100	10100					*	351.12	
			TER-INST WIRE HARN/TRSFMR									
									SPIES POOL LLC		2,241.45	004809

TOTAL FOR BANK A 60,930.08
 TOTAL FOR REGISTER 60,930.08

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

September 30, 2020



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
ASSETS:					
CASH	\$1,389,519	\$135,194	---	---	\$1,524,713
CUSTODY ACCOUNT	\$463,261	---	---	---	\$463,261
STATE BOARD OF ADMINISTRATION	---	\$3,067,623	---	---	\$3,067,623
ASSESSMENT RECEIVABLE	\$10,044	---	\$18,475	---	\$28,519
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM OTHER	\$98,696	---	---	---	\$98,696
DUE FROM REUNION WEST	\$81,961	\$100,467	---	---	\$182,428
PREPAID EXPENSES	\$45,224	---	---	---	\$45,224
INVESTMENTS	---	---	---	---	---
SERIES 2002A-2	---	---	---	---	---
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,931	---	\$100,931
SERIES 2005	---	---	---	---	---
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$202,191	---	\$202,191
Construction	---	---	---	\$10	\$10
SERIES 2015A	---	---	---	---	---
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$918,913	---	\$918,913
Prepayment	---	---	\$24	---	\$24
SERIES 2015-1	---	---	---	---	---
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$205,246	---	\$205,246
SERIES 2015-2	---	---	---	---	---
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$225,039	---	\$225,039
SERIES 2015-3	---	---	---	---	---
Revenue	---	---	\$101,519	---	\$101,519
TOTAL ASSETS	\$2,088,705	\$3,303,283	\$2,671,632	\$10	\$8,063,630
LIABILITIES:					
ACCOUNTS PAYABLE	\$20,253	---	---	---	\$20,253
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$11,358	---	---	---	\$11,358
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,020,000	---	\$3,020,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$2,815,148	---	\$2,815,148
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,110,560	---	\$2,110,560
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$2,525,000	---	\$2,525,000
FUND EQUITY:					
FUND BALANCES:	---	---	---	---	---
ASSIGNED	\$242,752	\$3,303,283	---	---	\$3,546,035
UNASSIGNED	\$1,808,020	---	---	---	\$1,808,020
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$5,734,214)	---	(\$5,734,214)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$4,433,364)	---	(\$4,433,364)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,117,117	---	\$1,117,117
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$550,749	---	\$550,749
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$599,097	---	\$599,097
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$101,540	---	\$101,540
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,088,705	\$3,303,283	\$2,671,632	\$10	\$8,063,630

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
Special Assessments - Tax Roll	\$1,417,679	\$1,417,679	\$1,481,662	\$63,983
Special Assessments - Direct	\$600,993	\$600,993	\$577,242	(\$23,751)
Interest	\$750	\$750	\$387	(\$363)
Miscellaneous Income	\$0	\$0	\$2,481	\$2,481
TOTAL REVENUES	\$2,019,422	\$2,019,422	\$2,061,773	\$42,351

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$12,000	\$10,800	\$1,200
FICA	\$918	\$918	\$826	\$92
Engineering	\$15,000	\$15,000	\$10,480	\$4,520
Attorney	\$35,000	\$35,000	\$39,466	(\$4,466)
Trustee Fees	\$17,500	\$17,500	\$16,310	\$1,190
Arbitrage	\$3,600	\$3,600	\$3,000	\$600
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$10,000	\$11,000	(\$1,000)
Property Appraiser Fee	\$1,000	\$1,000	\$502	\$498
Property Taxes	\$400	\$400	\$295	\$105
Annual Audit	\$5,200	\$5,200	\$5,578	(\$378)
District Management Fees	\$44,275	\$44,275	\$44,275	\$0
Information Technology	\$3,400	\$3,400	\$2,200	\$1,200
Telephone	\$300	\$300	\$7	\$294
Postage	\$3,500	\$3,500	\$1,583	\$1,917
Printing & Binding	\$2,500	\$2,500	\$784	\$1,716
Insurance	\$14,800	\$14,800	\$13,789	\$1,011
Legal Advertising	\$1,500	\$1,500	\$6,727	(\$5,227)
Other Current Charges	\$600	\$600	\$0	\$600
Office Supplies	\$500	\$500	\$184	\$316
Travel Per Diem	\$500	\$500	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$177,668	\$177,668	\$172,980	\$4,688

MAINTENANCE-SHARED EXPENSES:

Field Management	\$39,851	\$39,851	\$39,851	\$0
Facility Lease Agreement	\$22,884	\$22,884	\$22,884	\$0
Telephone	\$4,760	\$4,760	\$4,758	\$2
Electric	\$341,600	\$341,600	\$219,547	\$122,053
Water & Sewer	\$44,800	\$44,800	\$35,549	\$9,251
Gas	\$43,120	\$43,120	\$19,473	\$23,647
Pool & Fountain Maintenance	\$100,800	\$100,800	\$119,237	(\$18,437)
Environmental	\$5,600	\$5,600	\$4,306	\$1,294
Property Insurance	\$25,620	\$25,620	\$24,950	\$670
Irrigation Repairs	\$8,400	\$8,400	\$11,785	(\$3,385)
Landscape Contract	\$434,722	\$434,722	\$417,985	\$16,737
Landscape Contingency	\$28,000	\$28,000	\$17,958	\$10,042
Landscape Consulting	\$21,840	\$21,840	\$10,785	\$11,055
Gate and Gatehouse Expenses	\$17,920	\$17,920	\$14,799	\$3,121
Roadways/Sidewalks	\$28,000	\$28,000	\$7,221	\$20,779
Lighting	\$5,600	\$5,600	\$1,231	\$4,369
MSA Building Repairs	\$14,000	\$14,000	\$1,512	\$12,488
Pressure Washing	\$19,600	\$19,600	\$20,020	(\$420)
Maintenance (Inspections)	\$980	\$980	\$418	\$562
Repairs & Maintenance	\$11,200	\$11,200	\$3,633	\$7,567
Pest Control	\$406	\$406	\$0	\$406
Signage	\$4,480	\$4,480	\$26,548	(\$22,068)
Security	\$78,400	\$78,400	\$78,400	\$0
Parking Violation Tags	\$0	\$0	\$40	(\$40)

COMMUNITY CENTER:

Landscape	\$16,000	\$16,000	\$6,131	\$9,869
Telephone	\$1,500	\$1,500	\$726	\$774
Electric	\$25,000	\$25,000	\$10,961	\$14,039
Water & Sewer	\$2,500	\$2,500	\$1,023	\$1,477
Gas	\$350	\$350	\$165	\$185
Contract Cleaning	\$10,000	\$10,000	\$4,675	\$5,325
Maintenance (Inspections)	\$1,250	\$1,250	\$968	\$282

MAINTENANCE-DIRECT EXPENSES:

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

TOTAL MAINTENANCE

\$1,841,754	\$1,841,754	\$1,510,111	\$331,643
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TOTAL EXPENDITURES

\$2,019,422	\$2,019,422	\$1,683,091	\$336,331
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EXCESS REVENUES (EXPENDITURES)

\$0	\$378,682
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FUND BALANCE - Beginning

\$0	\$1,672,090
------------	--------------------

FUND BALANCE - Ending

\$0	\$2,050,772
------------	--------------------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

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

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Transfer In	\$382,571	\$382,571	\$382,571	\$0
Interest	\$25,000	\$25,000	\$33,425	\$8,425
TOTAL REVENUES	\$407,571	\$407,571	\$415,996	\$8,425
EXPENDITURES:				
Building Improvements	\$117,600	\$117,600	\$111,526	\$6,074
Fountain Improvements	\$14,000	\$14,000	\$0	\$14,000
Gate/Gatehouse Improvements	\$5,600	\$5,600	\$0	\$5,600
Landscape Improvements	\$140,000	\$140,000	\$50,611	\$89,389
Lighting Improvements	\$4,480	\$4,480	\$0	\$4,480
Monument Improvements	\$14,000	\$14,000	\$21,661	(\$7,661)
Pool Furniture	\$8,400	\$8,400	\$7,918	\$482
Pool Repair & Replacements	\$47,600	\$47,600	\$13,484	\$34,116
Roadways/Sidewalks Improvement	\$8,680	\$8,680	\$40,394	(\$31,714)
Signage	\$28,000	\$28,000	\$0	\$28,000
Contingency	\$0	\$0	\$50,686	(\$50,686)
TOTAL EXPENDITURES	\$388,360	\$388,360	\$296,280	\$92,080
EXCESS REVENUES (EXPENDITURES)	\$19,211		\$119,716	
FUND BALANCE - Beginning	\$2,934,206		\$3,183,567	
FUND BALANCE - Ending	\$2,953,417		\$3,303,283	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$937	\$937
TOTAL REVENUES	\$0	\$0	\$937	\$937

EXPENDITURES:

Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$4,514)	(\$4,514)
TOTAL OTHER	\$0	\$0	(\$4,514)	(\$4,514)

EXCESS REVENUES (EXPENDITURES)	\$0	\$0	(\$3,577)	
---------------------------------------	------------	------------	------------------	--

FUND BALANCE - Beginning	\$0	\$0	(\$5,730,637)	
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FUND BALANCE - Ending	\$0	\$0	(\$5,734,214)	
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

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

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,974	\$1,974
TOTAL REVENUES	\$0	\$0	\$1,974	\$1,974
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$20,908)	(\$20,908)
TOTAL OTHER	\$0	\$0	(\$20,908)	(\$20,908)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$18,934)	
FUND BALANCE - Beginning	\$0		(\$4,414,431)	
FUND BALANCE - Ending	\$0		(\$4,433,364)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

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

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$2,568,595	\$2,623,488	\$54,893
Interest	\$1,000	\$1,000	\$10,058	\$9,058
TOTAL REVENUES	\$2,569,595	\$2,569,595	\$2,633,545	\$63,950
EXPENDITURES:				
Interest Expense 11/01	\$641,025	\$641,025	\$641,025	\$0
Principal Expense 05/01	\$1,320,000	\$1,320,000	\$1,320,000	\$0
Interest Expense 05/01	\$641,025	\$641,025	\$641,025	\$0
TOTAL EXPENDITURES	\$2,602,050	\$2,602,050	\$2,602,050	\$0
EXCESS REVENUES (EXPENDITURES)	(\$32,455)		\$31,495	
FUND BALANCE - Beginning	\$891,203		\$1,085,621	
FUND BALANCE - Ending	\$858,748		\$1,117,117	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

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

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$28,771	\$28,771	\$32,905	\$4,134
Special Assessments - Direct Billed	\$196,599	\$196,599	\$196,599	\$0
Interest	\$1,000	\$1,000	\$15,176	\$14,176
TOTAL REVENUES	\$226,370	\$226,370	\$244,679	\$18,309
EXPENDITURES:				
Special Call 11/01	\$4,150,000	\$4,150,000	\$4,150,000	\$0
Interest Expense 11/01	\$204,105	\$204,105	\$204,105	\$0
Principal Expense 05/01	\$90,000	\$90,000	\$90,000	\$0
Interest Expense 05/01	\$67,155	\$67,155	\$67,155	\$0
TOTAL EXPENDITURES	\$4,511,260	\$4,511,260	\$4,511,260	\$0
EXCESS REVENUES (EXPENDITURES)	(\$4,284,890)		(\$4,266,581)	
FUND BALANCE - Beginning	\$4,470,778		\$4,817,330	
FUND BALANCE - Ending	\$185,888		\$550,749	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

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

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$10,225	\$10,225	\$6,579	(\$3,646)
Special Assessments - Direct Billed	\$583,215	\$583,215	\$583,216	\$1
Interest	\$1,000	\$1,000	\$8,122	\$7,122
TOTAL REVENUES	\$594,440	\$594,440	\$597,917	\$3,477
EXPENDITURES:				
Special Call 11/01	\$1,550,000	\$1,550,000	\$1,550,000	\$0
Interest Expense 11/01	\$250,470	\$250,470	\$250,470	\$0
Principal Expense 05/01	\$200,000	\$200,000	\$200,000	\$0
Interest Expense 05/01	\$199,320	\$199,320	\$199,320	\$0
TOTAL EXPENDITURES	\$2,199,790	\$2,199,790	\$2,199,790	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,605,350)		(\$1,601,873)	
FUND BALANCE - Beginning	\$1,825,115		\$2,200,970	
FUND BALANCE - Ending	\$219,765		\$599,097	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

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

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$6,769	\$6,769	\$2,945	(\$3,824)
Special Assessments - Direct Billed	\$329,496	\$329,496	\$329,496	(\$1)
Interest	\$500	\$500	\$528	\$28
TOTAL REVENUES	\$336,765	\$336,765	\$332,968	(\$3,797)
EXPENDITURES:				
Interest Expense 11/01	\$100,485	\$100,485	\$100,485	\$0
Principal Expense 05/01	\$135,000	\$135,000	\$135,000	\$0
Interest Expense 05/01	\$100,485	\$100,485	\$100,485	\$0
TOTAL EXPENDITURES	\$335,970	\$335,970	\$335,970	\$0
EXCESS REVENUES (EXPENDITURES)	\$795		(\$3,002)	
FUND BALANCE - Beginning	\$104,353		\$104,541	
FUND BALANCE - Ending	\$105,148		\$101,540	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$178,323	\$761,743	\$100,120	\$67,432	\$48,576	\$101,566	\$25,238	\$188,382	\$37	\$0	\$10,044	\$1,481,662
Special Assessments - Direct	\$0	\$113,330	\$125,764	\$64,445	\$119,547	\$2,386	\$0	\$56,665	\$0	\$95,105	\$0	\$0	\$577,242
Interest	\$68	\$59	\$57	\$59	\$59	\$49	\$22	\$4	\$4	\$2	\$2	\$2	\$387
Miscellaneous Income	\$0	\$2,400	\$0	\$0	\$56	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$2,481
Total Revenues	\$68	\$294,112	\$887,564	\$164,824	\$187,093	\$51,011	\$101,614	\$81,907	\$188,386	\$95,145	\$2	\$10,046	\$2,061,773
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$2,000	\$800	\$1,000	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$10,800
FICA	\$77	\$77	\$153	\$61	\$77	\$0	\$0	\$77	\$77	\$77	\$77	\$77	\$826
Engineering	\$252	\$150	\$252	\$324	\$150	\$0	\$0	\$1,942	\$2,394	\$2,794	\$1,098	\$1,125	\$10,480
Attorney	\$2,913	\$1,406	\$2,164	\$2,086	\$4,403	\$3,487	\$6,434	\$3,873	\$3,571	\$2,426	\$3,049	\$3,654	\$39,466
Trustees Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$4,310	\$0	\$16,310
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$2,400	\$0	\$0	\$3,000
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	\$833	\$833	\$833	\$833	\$833	\$11,000
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$502	\$0	\$0	\$0	\$0	\$0	\$0	\$502
Property Taxes	\$0	\$295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295
Annual Audit	\$1,500	\$78	\$0	\$0	\$0	\$0	\$0	\$2,000	\$1,000	\$0	\$0	\$0	\$5,578
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$44,275
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$2,200
Telephone	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$108	\$44	\$16	\$20	\$105	\$198	\$49	\$63	\$254	\$233	\$245	\$248	\$1,583
Printing & Binding	\$53	\$76	\$76	\$109	\$83	\$99	\$15	\$5	\$28	\$73	\$51	\$118	\$784
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	\$775	\$1,068	\$2,549	\$0	\$824	\$6,727
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	\$1	\$3	\$16	\$35	\$16	\$184
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$30,595	\$8,230	\$9,567	\$8,674	\$11,733	\$9,207	\$11,220	\$14,441	\$14,700	\$28,275	\$14,569	\$11,768	\$172,980

Reunion East CDD Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$39,851
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$22,884
Telephone	\$407	\$416	\$413	\$413	\$410	\$422	\$368	\$420	\$420	\$351	\$361	\$358	\$4,758
Electric	\$29,216	\$28,533	(\$71,920)	\$23,804	\$25,017	\$25,913	\$27,851	\$24,639	\$27,385	\$26,255	\$26,055	\$26,798	\$219,547
Water & Sewer	\$3,157	\$2,553	\$2,437	\$2,437	\$2,246	\$2,254	\$1,932	\$2,075	\$2,972	\$4,304	\$2,964	\$2,096	\$15,549
Gas	\$524	\$1,161	\$1,659	\$3,945	\$3,799	\$3,526	\$2,647	\$1,608	\$1,118	\$163	\$141	\$182	\$19,473
Pool & Fountain Maintenance	\$7,844	\$8,492	\$10,037	\$14,927	\$9,470	\$12,054	\$6,234	\$9,558	\$12,801	\$8,346	\$10,238	\$9,236	\$119,337
Environmental	\$146	\$784	\$784	\$146	\$784	\$146	\$784	\$146	\$146	\$146	\$784	\$146	\$4,366
Property Insurance	\$24,054	\$870	\$0	\$0	\$0	\$0	\$0	\$27	\$0	\$0	\$0	\$0	\$24,950
Irrigation	\$1,967	\$0	\$521	\$550	\$556	\$1,313	\$592	\$2,631	\$3,020	\$0	\$636	\$0	\$11,785
Landscape Contract	\$30,347	\$60,501	\$39,056	\$30,347	\$30,347	\$38,584	\$29,184	\$29,555	\$39,549	\$28,090	\$28,090	\$34,336	\$417,985
Landscape Contingency	\$6,787	\$0	\$2,968	\$0	\$0	\$0	\$336	\$0	\$1,996	\$0	\$5,871	\$0	\$17,958
Landscape Consulting	\$1,820	\$2,496	\$2,402	\$2,427	\$1,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,785
Gatehouse and Gatehouse Expenses	\$277	\$371	\$0	\$1,184	\$75	\$2,085	\$627	\$1,140	\$1,199	\$1,894	\$1,067	\$4,881	\$14,798
Roadways/Sidewalks	\$384	\$0	\$0	\$0	\$277	\$770	\$2,758	\$0	\$927	\$1,777	\$0	\$328	\$7,221
Lighting	\$0	\$0	\$0	\$0	\$0	\$1,124	\$0	\$0	\$106	\$0	\$0	\$0	\$1,231
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	\$168	\$0	\$0	\$0	\$0	\$418
Repairs & Maintenance	\$425	\$0	\$1,263	\$106	\$0	\$448	\$21	\$167	\$73	\$280	\$851	\$0	\$3,633
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	\$243	\$128	\$1,545	\$336	\$227	\$26,548
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$78,400
Parking Violation Tags	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$40
Community Center													
Landscape	\$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	\$22	\$24	\$24	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$165
Contract Cleaning	\$875	\$700	\$825	\$750	\$700	\$825	\$0	\$0	\$0	\$0	\$0	\$0	\$4,675
Maintenance (Inspections)	\$155	\$618	\$130	\$0	\$0	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$968
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$382,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,571
Total Expenditures	\$126,646	\$122,319	\$16,625	\$103,557	\$491,223	\$110,463	\$88,056	\$84,138	\$102,603	\$84,912	\$89,181	\$90,350	\$1,510,111
Excess Revenues (Expenditures)	\$157,241	\$130,548	\$26,192	\$112,231	\$502,956	\$119,670	\$99,316	\$98,579	\$117,303	\$113,187	\$103,750	\$102,118	\$1,683,091
	(\$157,173)	\$163,563	\$861,372	\$52,594	(\$315,862)	(\$68,659)	\$2,298	(\$16,672)	\$71,084	(\$18,042)	(\$103,748)	(\$92,071)	\$378,682

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015A					2015-1					2015-2					2015-3				
							General Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Total
							35.22%	63.75%	0.80%	0.16%	0.07%															
11/12/19	ACH	\$ 39,708.50	\$ 2,108.96	\$ 751.99	\$ -	\$ 36,847.55	\$ 12,977.65	\$ 23,490.00	\$ 294.62	\$ 58.91	\$ 26.36	\$ 12,977.65	\$ 23,490.00	\$ 294.62	\$ 58.91	\$ 26.36	\$ 12,977.65	\$ 23,490.00	\$ 294.62	\$ 58.91	\$ 26.36	\$ 12,977.65	\$ 23,490.00	\$ 294.62	\$ 58.91	\$ 26.36
11/22/19	ACH	\$ 499,006.54	\$ 19,959.97	\$ 9,580.92	\$ -	\$ 469,465.65	\$ 165,345.12	\$ 299,280.36	\$ 3,753.70	\$ 750.57	\$ 335.90	\$ 165,345.12	\$ 299,280.36	\$ 3,753.70	\$ 750.57	\$ 335.90	\$ 165,345.12	\$ 299,280.36	\$ 3,753.70	\$ 750.57	\$ 335.90	\$ 165,345.12	\$ 299,280.36	\$ 3,753.70	\$ 750.57	\$ 335.90
12/6/19	ACH	\$ 2,027,772.44	\$ 81,110.22	\$ 38,933.25	\$ -	\$ 1,907,728.97	\$ 671,899.35	\$ 1,216,161.01	\$ 15,253.61	\$ 3,050.01	\$ 1,364.99	\$ 671,899.35	\$ 1,216,161.01	\$ 15,253.61	\$ 3,050.01	\$ 1,364.99	\$ 671,899.35	\$ 1,216,161.01	\$ 15,253.61	\$ 3,050.01	\$ 1,364.99	\$ 671,899.35	\$ 1,216,161.01	\$ 15,253.61	\$ 3,050.01	\$ 1,364.99
12/9/19	ACH	\$ 3,622.47	\$ 40.97	\$ 71.63	\$ -	\$ 3,509.87	\$ 1,236.17	\$ 2,237.51	\$ 28.06	\$ 5.61	\$ 2.51	\$ 1,236.17	\$ 2,237.51	\$ 28.06	\$ 5.61	\$ 2.51	\$ 1,236.17	\$ 2,237.51	\$ 28.06	\$ 5.61	\$ 2.51	\$ 1,236.17	\$ 2,237.51	\$ 28.06	\$ 5.61	\$ 2.51
12/23/19	ACH	\$ 266,757.29	\$ 10,038.63	\$ 5,134.36	\$ -	\$ 251,584.30	\$ 88,607.62	\$ 160,382.85	\$ 2,011.59	\$ 402.22	\$ 180.01	\$ 88,607.62	\$ 160,382.85	\$ 2,011.59	\$ 402.22	\$ 180.01	\$ 88,607.62	\$ 160,382.85	\$ 2,011.59	\$ 402.22	\$ 180.01	\$ 88,607.62	\$ 160,382.85	\$ 2,011.59	\$ 402.22	\$ 180.01
1/10/20	ACH	\$ 271,480.47	\$ 8,180.47	\$ 5,266.02	\$ -	\$ 258,033.98	\$ 90,879.19	\$ 164,494.47	\$ 2,063.16	\$ 412.54	\$ 184.62	\$ 90,879.19	\$ 164,494.47	\$ 2,063.16	\$ 412.54	\$ 184.62	\$ 90,879.19	\$ 164,494.47	\$ 2,063.16	\$ 412.54	\$ 184.62	\$ 90,879.19	\$ 164,494.47	\$ 2,063.16	\$ 412.54	\$ 184.62
1/13/20	ACH	\$ 27,057.18	\$ 629.41	\$ 528.55	\$ -	\$ 25,899.22	\$ 9,121.67	\$ 16,510.53	\$ 207.08	\$ 41.41	\$ 18.53	\$ 9,121.67	\$ 16,510.53	\$ 207.08	\$ 41.41	\$ 18.53	\$ 9,121.67	\$ 16,510.53	\$ 207.08	\$ 41.41	\$ 18.53	\$ 9,121.67	\$ 16,510.53	\$ 207.08	\$ 41.41	\$ 18.53
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 906.81	\$ 906.81	\$ 319.38	\$ 578.08	\$ 7.25	\$ 1.45	\$ 0.65	\$ 319.38	\$ 578.08	\$ 7.25	\$ 1.45	\$ 0.65	\$ 319.38	\$ 578.08	\$ 7.25	\$ 1.45	\$ 0.65	\$ 319.38	\$ 578.08	\$ 7.25	\$ 1.45	\$ 0.65
2/12/20	ACH	\$ 1,226.94	\$ 36.81	\$ 23.81	\$ -	\$ 1,166.32	\$ 410.78	\$ 743.52	\$ 9.33	\$ 1.86	\$ 0.83	\$ 410.78	\$ 743.52	\$ 9.33	\$ 1.86	\$ 0.83	\$ 410.78	\$ 743.52	\$ 9.33	\$ 1.86	\$ 0.83	\$ 410.78	\$ 743.52	\$ 9.33	\$ 1.86	\$ 0.83
2/12/20	ACH	\$ 198,243.80	\$ 4,067.16	\$ 3,883.51	\$ -	\$ 190,293.13	\$ 67,020.96	\$ 121,310.25	\$ 1,521.52	\$ 304.23	\$ 136.16	\$ 67,020.96	\$ 121,310.25	\$ 1,521.52	\$ 304.23	\$ 136.16	\$ 67,020.96	\$ 121,310.25	\$ 1,521.52	\$ 304.23	\$ 136.16	\$ 67,020.96	\$ 121,310.25	\$ 1,521.52	\$ 304.23	\$ 136.16
3/9/20	ACH	\$ 140,368.26	\$ 1,451.56	\$ 2,778.34	\$ -	\$ 136,138.36	\$ 47,947.73	\$ 86,787.05	\$ 1,088.52	\$ 217.65	\$ 97.41	\$ 47,947.73	\$ 86,787.05	\$ 1,088.52	\$ 217.65	\$ 97.41	\$ 47,947.73	\$ 86,787.05	\$ 1,088.52	\$ 217.65	\$ 97.41	\$ 47,947.73	\$ 86,787.05	\$ 1,088.52	\$ 217.65	\$ 97.41
3/9/20	ACH	\$ 1,819.70	\$ -	\$ 36.40	\$ -	\$ 1,783.30	\$ 628.08	\$ 1,136.84	\$ 14.26	\$ 2.85	\$ 1.28	\$ 628.08	\$ 1,136.84	\$ 14.26	\$ 2.85	\$ 1.28	\$ 628.08	\$ 1,136.84	\$ 14.26	\$ 2.85	\$ 1.28	\$ 628.08	\$ 1,136.84	\$ 14.26	\$ 2.85	\$ 1.28
4/13/20	ACH	\$ 183,157.11	\$ 60.00	\$ 3,661.94	\$ -	\$ 179,435.17	\$ 63,196.80	\$ 114,388.40	\$ 1,434.71	\$ 286.87	\$ 128.39	\$ 63,196.80	\$ 114,388.40	\$ 1,434.71	\$ 286.87	\$ 128.39	\$ 63,196.80	\$ 114,388.40	\$ 1,434.71	\$ 286.87	\$ 128.39	\$ 63,196.80	\$ 114,388.40	\$ 1,434.71	\$ 286.87	\$ 128.39
4/13/20	ACH	\$ 17,561.76	\$ -	\$ 351.23	\$ -	\$ 17,210.53	\$ 6,061.52	\$ 10,971.57	\$ 137.61	\$ 27.52	\$ 12.31	\$ 6,061.52	\$ 10,971.57	\$ 137.61	\$ 27.52	\$ 12.31	\$ 6,061.52	\$ 10,971.57	\$ 137.61	\$ 27.52	\$ 12.31	\$ 6,061.52	\$ 10,971.57	\$ 137.61	\$ 27.52	\$ 12.31
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 241.37	\$ 241.37	\$ 85.01	\$ 153.87	\$ 1.93	\$ 0.39	\$ 0.17	\$ 85.01	\$ 153.87	\$ 1.93	\$ 0.39	\$ 0.17	\$ 85.01	\$ 153.87	\$ 1.93	\$ 0.39	\$ 0.17	\$ 85.01	\$ 153.87	\$ 1.93	\$ 0.39	\$ 0.17
5/12/20	ACH	\$ 68,792.41	\$ -	\$ 1,375.84	\$ -	\$ 67,416.57	\$ 23,744.02	\$ 42,977.49	\$ 539.04	\$ 107.78	\$ 48.24	\$ 23,744.02	\$ 42,977.49	\$ 539.04	\$ 107.78	\$ 48.24	\$ 23,744.02	\$ 42,977.49	\$ 539.04	\$ 107.78	\$ 48.24	\$ 23,744.02	\$ 42,977.49	\$ 539.04	\$ 107.78	\$ 48.24
5/12/20	ACH	\$ 4,329.75	\$ -	\$ 86.60	\$ -	\$ 4,243.15	\$ 1,494.43	\$ 2,704.97	\$ 33.93	\$ 6.78	\$ 3.04	\$ 1,494.43	\$ 2,704.97	\$ 33.93	\$ 6.78	\$ 3.04	\$ 1,494.43	\$ 2,704.97	\$ 33.93	\$ 6.78	\$ 3.04	\$ 1,494.43	\$ 2,704.97	\$ 33.93	\$ 6.78	\$ 3.04
6/9/20	ACH	\$ 51,900.29	\$ -	\$ 1,038.02	\$ -	\$ 50,862.27	\$ 17,913.62	\$ 32,424.27	\$ 406.68	\$ 81.32	\$ 36.39	\$ 17,913.62	\$ 32,424.27	\$ 406.68	\$ 81.32	\$ 36.39	\$ 17,913.62	\$ 32,424.27	\$ 406.68	\$ 81.32	\$ 36.39	\$ 17,913.62	\$ 32,424.27	\$ 406.68	\$ 81.32	\$ 36.39
6/9/20	ACH	\$ 481.65	\$ -	\$ 9.63	\$ -	\$ 472.02	\$ 166.24	\$ 300.91	\$ 3.77	\$ 0.75	\$ 0.34	\$ 166.24	\$ 300.91	\$ 3.77	\$ 0.75	\$ 0.34	\$ 166.24	\$ 300.91	\$ 3.77	\$ 0.75	\$ 0.34	\$ 166.24	\$ 300.91	\$ 3.77	\$ 0.75	\$ 0.34
6/16/20	ACH	\$ 493,409.40	\$ -	\$ 9,868.19	\$ -	\$ 483,541.21	\$ 170,302.51	\$ 308,253.41	\$ 3,866.24	\$ 773.07	\$ 345.98	\$ 170,302.51	\$ 308,253.41	\$ 3,866.24	\$ 773.07	\$ 345.98	\$ 170,302.51	\$ 308,253.41	\$ 3,866.24	\$ 773.07	\$ 345.98	\$ 170,302.51	\$ 308,253.41	\$ 3,866.24	\$ 773.07	\$ 345.98
7/9/20	ACH	\$ 26.99	\$ -	\$ 0.53	\$ -	\$ 26.46	\$ 26.46	\$ -	\$ -	\$ -	\$ -	\$ 26.46	\$ -	\$ -	\$ -	\$ -	\$ 26.46	\$ -	\$ -	\$ -	\$ -	\$ 26.46	\$ -	\$ -	\$ -	\$ -
7/17/20	ACH	\$ -	\$ -	\$ -	\$ 30.68	\$ 30.68	\$ 10.81	\$ 19.56	\$ 0.25	\$ 0.05	\$ 0.02	\$ 10.81	\$ 19.56	\$ 0.25	\$ 0.05	\$ 0.02	\$ 10.81	\$ 19.56	\$ 0.25	\$ 0.05	\$ 0.02	\$ 10.81	\$ 19.56	\$ 0.25	\$ 0.05	\$ 0.02
10/30/20	ACH	\$ 28,279.50	\$ -	\$ -	\$ 239.54	\$ 28,519.04	\$ 10,044.36	\$ 18,180.65	\$ 228.03	\$ 45.60	\$ 20.41	\$ 10,044.36	\$ 18,180.65	\$ 228.03	\$ 45.60	\$ 20.41	\$ 10,044.36	\$ 18,180.65	\$ 228.03	\$ 45.60	\$ 20.41	\$ 10,044.36	\$ 18,180.65	\$ 228.03	\$ 45.60	\$ 20.41
Totals		\$ 4,325,002.45	\$ 127,684.16	\$ 83,380.76	\$ 1,418.40	\$ 4,115,355.93	\$ 1,449,439.48	\$ 2,623,487.58	\$ 32,904.89	\$ 6,579.44	\$ 2,944.53	\$ 1,449,439.48	\$ 2,623,487.58	\$ 32,904.89	\$ 6,579.44	\$ 2,944.53	\$ 1,449,439.48	\$ 2,623,487.58	\$ 32,904.89	\$ 6,579.44	\$ 2,944.53	\$ 1,449,439.48	\$ 2,623,487.58	\$ 32,904.89	\$ 6,579.44	\$ 2,944.53

Ehof II - Spectrum LLC \$626,425.00 \$117,704.00 \$191,546.00 \$219,330.00 \$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
7/15/20	5/1/20	WIRE	\$ 156,607.00	\$ 156,607.00	\$ 29,426.00	\$ 47,886.50	\$ 54,837.50	\$ 24,457.00
			\$ 626,425.00	\$ 626,425.00	\$ 117,704.00	\$ 191,546.00	\$ 219,350.00	\$ 97,825.00

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
7/15/20	5/1/20	WIRE	\$ 203,760.00	\$ 203,760.00	\$ 54,876.00	\$ 90,966.25	\$ 57,917.75
			\$ 815,040.00	\$ 815,040.00	\$ 219,504.00	\$ 363,865.50	\$ 231,670.50

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
7/15/20	5/1/20	WIRE	\$ 8,006.00	\$ 8,006.00	\$ 8,006.00
			\$ 32,024.00	\$ 32,024.00	\$ 32,024.00

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
7/15/20	5/1/20	WIRE	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
			\$ 11,187.00	\$ 11,187.00	\$ 11,187.00

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	\$ 609,465.00	\$ 196,599.00	\$ 583,215.50	\$ 329,495.50
VARIANCE	\$ 1.00	\$ -	\$ 0.50	\$ (0.50)

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2021

Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Orlando Health 34-25-27-4936-0001-0040								
					Nov			
					Feb			
					May			
					Total			
Totals								
Orlando Reunion Development LLC 35-25-27-4885-PRCL-0C30	4 MF							
					Nov			
					Feb			
					May			
					Total			
EHOF/SPECTRUM 11-1-15 Interest								
27-25-27-2985-TRAC-FD20/FD30	296 Condos				Nov			
34-25-27-4936-0001FD10	276 SF				Feb			
34-25-27-4936-0001-					May			
0010/0020/0050/0031	Commercial				Total			