

*Reunion East Community
Development District*

Agenda

March 11, 2021

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

March 4, 2021

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, March 11, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

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 February 11, 2021 Meeting
4. Consideration of Resolution 2021-09 Providing for Removal and Appointment of Treasurer and Appointment of Assistant Treasurer and Assistant Secretary
5. Ratification of E-Verify Memorandum of Understanding
6. Review of Reserve Study
7. Discussion Items
 - A. Feasibility to Sell District Roads to Private Entity
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date
12. Adjournment

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

The third order of business is the approval of the minutes of the February 11, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration Resolution 2021-09 providing for removal and appointment of Treasurer and appointment of Assistant Treasurer and Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fifth order of business is the ratification of the E-Verify system Memorandum of Understanding. A copy of the MOU is enclosed for your review.

The sixth order of business is the review of the Reserve Study. A copy of the report is enclosed for your review.

The seventh order of business are the discussion items. The memorandum regarding selling the District roads to a private entity is enclosed under Section A for your review.

The eighth 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,



Tricia Adams
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, February 11, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Zoryliz Ramos	Reunion Security
Mike Smith	Yellowstone
Michael Ezekial	Creative North
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. Supervisors Harding, Hobbs and Goldstein were present in person and Mr. Greenstein and Mr. Dryburgh were present by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: This is an opportunity for anyone in the audience to make a statement to the Board of Supervisors regarding anything that's on the agenda or not on the agenda. We ask that you please state your name and address for the record and limit your comments to three minutes. Is there anyone who would like to make a public comment? Do we have any callers who would like to make a public comment? Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 14, 2021 Meeting

Ms. Adams: I will note that any approval of the minutes is subject to a couple of minor non-substantive corrections. Did any Board Members have any comments or corrections?

Mr. Harding: No.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor, the Minutes of the January 14, 2021 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Installation of Entry Monuments

Ms. Adams: This is an item that the Board has been discussing for several months regarding entry monuments. Your Operations Manager Alan Scheerer has been working on this issue with Supervisor Goldstein. Alan, are you ready to present this issue?

Mr. Scheerer: Yes, it's self-explanatory. The documentation in your agenda package is for a wayfinding sign made of foam for the entrance to Spine Road. They are obviously not the stone and brick monuments that we had. Mr. Goldstein and I met with Mr. Darren Uner with Onsite Industries and we came up with a pretty good plan for a two-sided sign that is similar in design to other wayfinding signs. It will have a 6x6 post with caps. I thought the price was extremely reasonable. Something else that the Board may not know is we also have lighting in that center island on Spine Road. We replaced all of the lights that are there now and extended the lighting down to the location of this particular sign that is approved by the Board. It will have lights on both sides to illuminate the sign.

Mr. Goldstein: This sign is double the size of existing ones and are much wider.

Mr. Harding: They are on aluminum posts. Right?

Mr. Scheerer: That is correct.

Mr. Harding: They look like they are going to last a long time.

Mr. Goldstein: Yes, I think so.

Mr. Scheerer: If there are any issues with the signs, we already have someone under contract that we used in the past. They already have the brackets, dimensions, everything.

Mr. Greenstein MOVED to approve the proposal from Onsite Industries for the Spine Road entry monument in the amount of \$2,950.95 and Mr. Harding seconded the motion.

Mr. Greenstein: Are we basically following the direction that we discussed at the last meeting?

Mr. Goldstein: Yes.

Mr. Greenstein: Okay. You are talking about Spine Road. Right?

Mr. Goldstein: Yes, it is far enough back that we don't have to worry about the widening of the road.

Mr. Greenstein: Is there any location other than Spine Road?

Mr. Goldstein: No, we are just putting the one entrance marker we have been talking about. It is a back-to-back sign.

Mr. Harding: It is two sided.

Mr. Greenstein: That's fine.

Mr. Goldstein: You saw the pictures didn't you, Mark?

Mr. Greenstein: Yes, is Anthony aware that we are doing this? Not that we need his approval, but just an FYI type of thing.

Mr. Goldstein: I don't think we need to involve him in this.

Ms. Adams: We can provide an FYI.

Mr. Goldstein: We can send it to him and let him see it, if we do it.

Mr. Harding: I don't think he will have an objection.

On VOICE VOTE with all in favor the proposal from Onsite Industries for the Spine Road entry monument in the amount of \$2,950.95 was approved.

Mr. Harding: Thank you Steve and Alan.

Ms. Adams: Yes.

FIFTH ORDER OF BUSINESS

Consideration of Access Reader for Seven Eagles Fitness Center Door

Ms. Adams: At last month's meeting staff was asked to investigate the cost to add an access reader to the Fitness Center door at Seven Eagles because the keypad on the Fitness Center door was no longer providing adequate security. Residents and guests who were issued access cards

would be able to use the same access card to gain entrance to the Fitness Center. Because of the narrow door frame and the specific location, the Reunion Resort team looked for various options and found something that was suitable. The total amount for parts and installation is \$4,325.17. They provided the proposal for the parts, which was over \$3,000. So that is where a majority of the cost is. There are also some labor and incidental tie ins for IT purposes.

Mr. Harding: I was surprised at the cost.

Ms. Adams: I agree.

Mr. Harding: There has to be a cheaper way.

Mr. Scheerer: I believe that is so we can utilize the same key card system we currently have and integrate it. The Board didn't want 10 different access cards.

Mr. Harding: I understand.

Mr. Goldstein: Is this the only company that can do it? Was this the only bid?

Mr. Scheerer: Yes, that is who security and the resort uses. We are using the same people.

Mr. Harding: As far as the cards you swipe to get in now, can we use the same ones to get in the main gate too?

Ms. Adams: Yes.

Mr. Dryburgh: I had the same question.

Ms. Adams: It would be the card that you were issued to gain access at the pool gates as well as community entrances.

Mr. Harding: Correct. Resort visitors would be able to use their cards as well.

Mr. Scheerer: It will keep random people from getting the code. If you don't have a card, you can't get in unless someone lets you in.

Mr. Goldstein: It is a good option if we want to get away from using codes.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor, the access card reader for the Seven Eagles Fitness Center door in the amount of \$4,325.17, was approved.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Possibility to Sell District Roads to Private Entity

Ms. Adams: This is to discuss the feasibility to sell District roads to a private entity. At last month's Reunion West CDD Board of Supervisors meeting, the Supervisors received a memorandum that was provided by Bond Counsel that lined up the steps necessary to determine

the sales price and the cost required to retire the debt. There was discussion that before the District incurs any additional professional fees for engineering and District management analysis of the bond issuances it would be good to get a formal position from the Master Association in terms of their willingness to acquire the property and presumably enter into a Purchase and Sale Agreement. Because of David Burman's position and access to the Master Association, he was delegated that task and there is a Board Meeting coming up in March for the Master Association. We don't yet have an update from the Board regarding the Master Association's position. So, I want to make the Board aware that depending on the timing for that Master Association meeting in March, it may occur before your Board meeting or after. If this Board wants to consider continuing your March meeting to another time in order to address any issues that are on the agenda, you have the ability to do so.

Mr. Harding: So, we have to wait and see.

Ms. Adams: Yes.

Mr. Goldstein: When will we know?

Ms. Adams: We don't yet know when their meeting is. David will be reporting that information.

Mr. Goldstein: Okay.

Ms. Adams: At Reunion West the discussion was that they would plan to meet on their regular meeting date, which is March 11th. Then if necessary, there would be discussion about continuing the meeting to consider any other items such as this issue.

Mr. Harding: Just to clarify, this wouldn't be a decision regarding the privatization of the roads by the Board. It would have to be made also by the Reunion property owners too. Right?

Ms. Adams: Yes. Kristen and I don't represent the Property Association, but my understanding is that for a significant financial undertaking, a vote of the membership was requested.

Mr. Harding: Yes, a certain percentage.

Ms. Trucco: Right. It depends on what their formation documents state, but the District owns the roads.

Mr. Harding: Then there's nothing we can do.

Ms. Trucco: Exactly.

Mr. Harding: I would say let's go with our regular meeting and then if we feel the need to have a continuance we can.

Mr. Goldstein: Right.

Ms. Trucco: The advantage of having a continuance is we don't have to pay for an additional publication.

Mr. Goldstein: We can cancel it.

Mr. Harding: Okay.

B. Consideration of License Agreement with Seven Eagles Condominium Association Regarding Mail Kiosks

Ms. Adams: The Board actually reviewed the Licensing Agreement with Seven Eagles back in December and approved it; however, the Property Owners Association requested a provision that rather than the District being able to provide a 30-day notice to terminate the agreement, they requested a 90-day notice. The reason is if they need to relocate their official USPS address, that process would take longer than 30 days. Legal counsel thought there was merit to the request so we drafted the new agreement with the 90-day provision. We would be seeking a motion to approve.

Mr. Harding: That sounds fair.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor, the revised License Agreement with the Seven Eagles Condo Association for the mail kiosk, allowing for a 90-day termination, was approved.

C. Sinclair Road Gate Traffic Issues

Ms. Adams: This is a discussion item primarily for information purposes only, which was added to the agenda at the request of Supervisor Goldstein. It was also added to the Reunion West CDD agenda. There was a robust discussion regarding the problems that residents and visitor traffic experienced at the Sinclair Gate during peak traffic hours. Ultimately the Reunion West Board of Supervisors made a motion and directed staff to facilitate a 30-day trial of scheduling additional security officers during peak traffic hours in order to expedite visitor and resident traffic. The resort kindly offered to fund the additional security staff during a 30-day trial period. During the trial period security staff will be gathering information such as the number of visitors and

residents coming through during peak hours. We will also keep an eye on how many visitors attempt to encroach into the resident lane and be able to focus in on challenges in that operation.

Mr. Harding: Right.

Mr. Goldstein: It sounds like a good plan.

Mr. Harding: It sounds like a great way to go. It will give us some more information. I know we all talked about wanting to be closed that day to the outside. That was the initial discussion and this is a great way to start. Maybe later on, it will give us some better data to work with what we should be doing. Did the Board approve it?

Ms. Adams: Yes. The Board took action, approved it unanimously, and I'll be communicating the official action to the Resort who will be funding it. Mr. Victor Vargas who was in attendance at that meeting is aware this should be implemented as soon as possible.

Mr. Harding: Okay. Thanks, Victor.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: Kristen?

Ms. Trucco: There are no new updates from Jan and I.

B. Engineer

Ms. Adams: Do we have Steve on the line? Steve planned to call in.

Ms. Boyd: I'm on the line.

Ms. Adams: Do you have any report?

Mr. Boyd: No, but I would be happy to answer any questions.

Ms. Adams: Thank you.

Mr. Harding: Everything that Steve is doing along with the traffic light at the main entrance and waiting for the development across the street is all moving along.

Ms. Adams: It's all completed.

Mr. Boyd: I haven't heard back from the group since we agreed to do it and work through the easement issues.

Mr. Harding: So that will be a four-way traffic intersection.

Mr. Boyd: Correct.

C. District Manager's Report

i. Action Items Lists

Ms. Adams: Included in your agenda package is the Action Item List that includes projects in process for Reunion East and well as Reunion West. I would be happy to answer any specific questions regarding the status of any of these projects. There is one item that I need to have further discussion on, but first I would like to take any questions or comments from the Board.

Mr. Harding: I would like to discuss a few things with the Board regarding Seven Eagles as far as the management. Maybe we are going to be okay, but I paid a visit over there the other day, as Alan knows. They were in the process of doing a lot of things as far as removing all of the games from the Game Room and cleaning it, which was already part of the plan. Alan reassured me that was going to happen and in fact it did happen and they locked up the Game Room to keep people from going in. The kitchen was a mess. They have a stove and refrigerator. I think you wound up disconnecting all of that too. Right?

Mr. Scheerer: I was trying to figure out what the rest of the Board wanted.

Mr. Harding: We have to decide what to do with the Game Room, but in the meantime, it has all been cleaned up and we turned off all of the equipment in there. Right?

Mr. Scheerer: Correct. There are some safety issues in there. Some plugs were exposed.

Mr. Harding: What also concerned me, to some extent, and what I wanted to have some discussion during our meeting about was there was a "Filming in Progress" sign out front. I don't know if Margarita or Bill put that up. People coming here had to agree to be filmed while they were there. We didn't know who posted that sign, but it has been there for a while. In fact, some woman came up to ask me, "What is this all about?" I said, "I have no idea." I contacted Bill and he didn't know anything about it either, nor did the Resort. The fact that it was there bothered me a little. I also walked around the facility and ran into our maintenance man, Jose, who doesn't speak English. I took him over to the Game Room and he told me that things were going to be cleaned up there. He used his cellphone to communicate with me. However, when I walked around to the back, the door to the Fitness Center was ajar to where people could get in easily. I don't know if anybody got in that way. I actually talked to some people about why the door was unlocked and nobody knew. I noticed that the picnic table didn't have any balls. The bocce court had balls spread all over the place and looked in disarray. I was looking at the TVs and wondered if that facility would be a little different than our other CDD facilities as to the management responsibility from a CDD standpoint. I'm wondering whether or not the maintenance person could have more

responsibility for monitoring and ensuring that things were done right and reacting immediately to any issues. With Jose, it would be a difficult kind of situation. It made me also concerned about our responsibility and to some extent, our liability relative to not having any management there during the day. I think we have, "Swim at Your Own Risk" signs. I'm wondering if we should have somebody there full-time to do the maintenance and also manage the facility. We should have a specific job description on what he is responsible for. Maybe Alan and Tricia already have plans in place on how that is going to be managed. I will just open it up for discussion purposes, especially to discuss what I found out that particular day. It seems like things were inactive and we are going to take care of some of the issues that I was concerned about.

Mr. Scheerer: If I may, Don. A lot of the items that you included in your email had already been addressed. I don't know if you saw it, but underneath the ping pong table is a ball holder.

Mr. Harding: I noticed.

Mr. Scheerer: When I got there, there were already balls there. I don't know if Jose replaced them. There were balls there the next day when I showed up.

Mr. Harding: Is that one of Jose's responsibilities?

Mr. Scheerer: I think he cleans and organizes throughout his day. I had the same issues and I had to use a translator. When I got there the next day I sent some pictures to Tricia. There were balls underneath the table tennis. The bocce balls were arranged in a nice triangle. The issue with the door is it was getting caught up. Chad was there doing the roof work for me because we had some issues with the roof. So, his guys went in and made some adjustments to that door. When someone went out the door it didn't close, but it closes now. It is now all self-closing with latches. The outdoor side is locked, so you can't get in that way. That was a great question about the TVs. I spoke with Anthony and they think that may have remotes for those. I'm trying to locate those for the TVs to make sure that they are operational. I asked if the resort installed the two in the common area. At some point down road, maybe Carlton installed them when he was here. We are trying to work through some of that. I don't know that would be an issue. Tricia and I are working with Anthony just to make sure there are some additional steps in place for the ping pong and bocce balls. They put bags out for the bocce court. I set up two tables underneath the overhang with chairs. So, if people want to sit there and enjoy bocce they have a place to put their drink. We may look at modifying some of the turf areas alongside the existing bocce courts between the pool deck and bocce court. Because the turf is in bad shape, I'm working with Yellowstone to come up

with an idea as opposed to just replacing the grass. Maybe we can have a small patio there or something with existing brick pavers.

Mr. Harding: Are bar staff going to give out ping pong balls?

Mr. Scheerer: I've never seen the bar staff do that.

Mr. Harding: Okay. That was closed.

Mr. Scheerer: It has been closed. I don't know if they open it on the weekend. I'm not here on weekends. If they don't, we can reach out to the Resort and speak with Anthony about it. As far as I know, right now, that facility is closed.

Mr. Harding: Okay, so they must have taken care of all of those things. Right?

Mr. Scheerer: It's possible.

Mr. Harding: He would be the only one to do that. Right?

Mr. Scheerer: Well, the MSA was in the name of the Resort at the time. So, yes, they took care of everything.

Ms. Adams: Currently, there is a Janitorial Services Agreement that includes a scope including straightening furniture, straightening items. So that's contracted with the Resort. They provide staff and the District pays for the janitorial services including straightening furniture.

Mr. Harding: Staff is now reporting to the CDD management company, right?

Ms. Adams: They report to the Resort, but any issues we bring to their attention. They have been very responsive in correcting them. When items are brought to their attention, they are consistently making operational changes.

Mr. Harding: Is there an agreement stating that Jose handles the entire facility as far as maintenance?

Ms. Adams: The agreement includes a specific scope that the Board reviewed and approved perhaps at your December Board meeting. It includes things like general straightening of the facility as well as some custodial duties.

Mr. Harding: We no longer have an MSA with the resort. Right?

Ms. Adams: Yes.

Mr. Harding: What documentation binds that together?

Ms. Adams: The Board has the Janitorial Services Agreement with the Resort and a Security Services Agreement. Security staff is helpful to notify when there are issues that require

maintenance attention. Alan is onsite as Field Operations Manager and does routine inspections of that facility.

Mr. Harding: And security too.

Mr. Vargas: Correct.

Mr. Harding: Security has to check off a security device noting that they were in there at certain times during the week. We will see how it goes. Does Jose have a job description that we are aware of so we know what his job description is?

Ms. Adams: The position is not specific. He may have a job description with his employer, but our agreement is with the Resort to provide custodial services, janitorial services and straightening services. That scope is what the Board reviewed and approved at an earlier meeting. I would be happy to circulate that agreement again if it would be helpful for the Board.

Mr. Dryburgh: Are you asking whether or not Jose had a complete list of items he should be checking every day and perhaps have that list in Spanish?

Mr. Harding: I would like to see what his job functions are through the Resort.

Mr. Dryburgh: Because if you are finding signs that security didn't find, such as bocce balls that were left out, then perhaps they didn't know you were supposed to put them away. If you are not finding ping pong balls, Jose may not know that he should've had them out there. It sounds like a perfect storm for things not happening.

Mr. Harding: I guess to Alan's point, he did take care of some of this stuff without being told to take care of it. So that's good news in itself. We will see how it goes, but I am a little concerned about if something goes on at that Fitness Center. It's not like our other CDD facilities. The other CDD facilities don't require any monitoring, but that facility is a little different.

Mr. Dryburgh: Does security go into the Fitness Center?

Mr. Vargas: There is a camera in the Fitness Center that security monitors.

Mr. Scheerer: I notified housekeeping that there is a concern.

Mr. Harding: Okay. I know that you are very attentive to that

Mr. Scheerer: There is a team out there. We just have to get some of these questions answered. We need to get the space used and determine how we do that. There's a lot of good things. The place looks great.

Mr. Harding: Okay. Do you understand some of my concerns though?

Mr. Scheerer: Yes sir.

Ms. Trucco: I think it's very important so we can monitor it. If we need additional people in there, we can do that. We can pull the agreement to see what the scope is.

Mr. Harding: Okay. We will see how it goes. I think Board Members should go over there a couple of times.

Ms. Adams: Supervisor Dryburgh, did you have a comment?

Mr. Dryburgh: No. I'm agreeing with the conversation. We need to make sure that we have some system in place so we can minimize people being potentially injured, any potential liability and we need to have a written understanding step-by-step of what we expect Jose to be doing for us. I think Don adequately described his concerns and I'm following along those same lines.

Mr. Harding: I guess the other concern is if someone goes to Jose and communicates something, there might be a communication problem. Anyway, let's see how it goes.

Ms. Adams: Just to clarify, I know Don was considering reviewing the job description. That would not be part of District record. The District record is the agreement with the Resort. We would not be privy to the Resort's personnel files.

Mr. Harding: I understand.

Ms. Adams: But I can circulate the agreement.

Mr. Dryburgh: Could we go back to the Resort to ask them for a comprehensive list of what they are asking Jose to do because it has a direct impact on the CDD facility?

Mr. Harding: It is exactly what Tricia says.

Ms. Adams: We have an agreement.

Ms. Trucco: As a management service, we updated the fee. So, if we had a question under that agreement, we need to communicate that.

Mr. Dryburgh: Okay.

Mr. Harding: Thank you. Enough discussion.

Ms. Adams: On the Action Item List, the area that I did want to focus on was Seven Eagles and the transition. I wanted to bring to the Board's attention that at your last meeting, there was discussion regarding Reunion Resort removing the arcade games from the Game Room. They scheduled that for this past week. Don walked into the Game Room as they were removing those arcade games. Right now, the plan is to clean up that space and keep it secured. There was discussion last month that rather than addressing the purpose of that space right now, the Board would like to defer the issue until COVID-19 is a little more under control.

Mr. Harding: Very good.

Ms. Adams: I wanted to confirm that, that is still the Board direction that you would just like to see the Game Room cleaned, maintained and closed for the time being and the Board would consider the best use of that space at a future meeting.

Mr. Harding: Sounds good.

Ms. Adams: Alrighty. Are there any other questions?

Mr. Greenstein: I agree with that approach. If anybody comes up with an idea, write it down. We will make use of that space in a productive way.

Mr. Harding: I had some other questions about the Action Items List.

Ms. Adams: Yes sir.

Mr. Harding: So, the security cameras are installed?

Ms. Adams: Yes, they are installed. They are still working with their IT team to fully implement the system and get good connectivity, but the bulk of the work is done and they hope to be operational by the end of the month.

Mr. Harding: Okay. We talked about the new signs at Spine Road. As far as putting in the new fence and gate at Seven Eagles, that's underway.

Ms. Adams: Yes. It's being fabricated. They are estimating installation towards the end of March.

Mr. Harding: Okay. Where are we as far as the landscaping on the south side of 532? Have we heard anything?

Ms. Adams: Staff is reviewing the Interlocal Agreement with Osceola County and determining the impact of amending the Agreement. There is a certain provision that the County may require the District to uninstall any improvements and install Bahia sod. So, we are reviewing that and will be consulting with legal counsel on that issue. We are also reviewing information from previous communication with owners on the south side of 532 and updating records in terms of property ownership. Tentatively, the plan is to amend the agreement with Osceola County to relieve responsibilities of maintaining the south side of 532.

Mr. Harding: Okay.

Ms. Adams: As well as notifying the property owners on the south side of 532 regarding a date and time that property will no longer be maintained by the Reunion East CDD, amending the

contract with Yellowstone, capping the irrigation and the amount. The estimated amount is \$27,733.

Mr. Harding: There is \$170 that we have paid out.

Ms. Adams: Yes. About \$173 was spent to maintain that general area. The bulk of that expense was for the median.

Mr. Harding: Okay. What about the Terraces signs?

Ms. Adams: They are done. The poles are going in.

Mr. Harding: Trudy, you had an issue with regard to conversation times.

Ms. Hobbs: Yes. They are done.

Mr. Goldstein: I have a question on the status of FDOT inspections on the bridge. We put that on hold. Has anything more about the bridge come up?

Ms. Adams: No because it's not time sensitive at this point. Are you talking about renewing the inspections for the bridge?

Mr. Goldstein: In talking about what they are going to do as far as gate access. You have restaurants already getting ready to open on the front side. They are supposed to start building model homes in there. Do we have a schedule for that? Do they know?

Ms. Adams: I don't have a schedule in front of me, but we can reach out to the developer for a general timeline.

Mr. Harding: That entire section is going to be separate from Reunion Village as far as access is concerned. Isn't that going to be closed off as far as the Villages?

Mr. Goldstein: There is going to be a gatehouse on each end.

Mr. Harding: Exactly.

Mr. Goldstein: So, at some point, that road is going to be drivable as soon as they start pouring concrete.

Mr. Harding: I know, but there aren't any homes built yet.

Mr. Scheerer: They are not there yet. If you want, I'll take you with me and we will go over there. They are doing a great job.

Mr. Harding: They are doing all of the infrastructure.

Mr. Scheerer: Yes.

Mr. Harding: My point was anybody going to restaurants won't have access to Reunion Village.

Mr. Goldstein: They will if they don't have a gate up. The road is done, Don.

Mr. Harding: But that's the front gate.

Mr. Goldstein: If they pour the roads, they will be able to drive from the restaurants through that entire area and right into Reunion.

Mr. Scheerer: They need to be able to get down into that area. For some reason, they still close at the end of each business day and they can park there.

Mr. Goldstein: Okay.

Mr. Scheerer: We did talk about the estimated cost of installing a gate on the Sinclair side.

Ms. Adams: It was put on hold.

Mr. Scheerer: I will keep an eye on it for you.

Mr. Goldstein: Alright. Thank you. We appreciate it.

Ms. Adams: Is there anything else on the Action Item List? Hearing none,

ii. Approval of Check Register

Ms. Adams: Under Tab 2, you have a summary of the Check Register from January 1 to January 31, 2021 in the total amount of \$852,489.48. Are there any questions on the Check Register? If not, staff will be seeking a motion to approve.

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

iii. Balance Sheet and Income Statement

Ms. Adams: This item is for informational purposes. These are your unaudited financial statements through November 31st. It includes the Combined Balance Sheet as well as an overview of your General Fund. No Board action is required, but we would be happy to answer any questions.

iv. Status of Direct Bill Assessments

Ms. Adams: There was some discussion last month regarding the direct bill assessments for Kingwood. They are not yet current on their November payment. They have also been issued their February payment. Those are still outstanding as of today. There has been communication.

Mr. Greenstein: That is the one thing I look at. There are two billing cycles in arrears.

Ms. Adams: Yes. Our accounting team was reaching out this morning.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Hobbs: I contacted Alan the first of the week to ask about the possibility of getting a bike rack at Seven Eagles. The issue is where to put it. The two areas residents talked about putting a bike rack at the Clubhouse, which of course is the Resort and Seven Eagles. So, I asked Alan to look into this. That is the perfect spot. They actually poured concrete for the area near the entrance.

Mr. Harding: Great.

Ms. Adams: Is there any other business? If not, Mr. Chairman, I have a procedural question for you.

Mr. Harding: Okay.

Ms. Adams: We had a member of the audience who indicated that they would like to speak. Would you like to add a public comment period before we adjourn?

Mr. Harding: Yes.

- **Public Comment Period** *(Added)*

Ms. Adams: If there are any members of the audience who would like to speak to the Board, this is the opportunity to do so. The Vice Chairman added a public comment period. Please state your name and address for the record and limit your remarks to three minutes.

Ms. Diane Davis (Corolla Court): Regarding the miscommunication with the landscaping issues, there should be a rule that supervisors must speak English to help residents. Miscommunication is one of the largest problems. My concern was looking at the pools at the Terraces. Is that a part of the CDD?

Mr. Scheerer: It is a CDD pool.

Ms. Davis: At the Terraces pool, there were children. They had to go to the bathroom, but both bathrooms were locked. So, the pool was open and the bathrooms were locked. Their mother told them to go in the bushes. That is not great for our landscaping, but also the sanitation. Where else do you think those kids are going to go?

Mr. Scheerer: They shouldn't have been locked. If they were, I apologize. Security unlocks and locks that facility.

Ms. Davis: We swim there almost daily.

Mr. Scheerer: It is heated.

Ms. Davis: I frequented Seven Eagles for the past two months. It just seems like someone should have a checklist to make sure things are in place because I go there sometimes and things are closed. It looks discombobulated, not in the right place. They are also broken hand soap dispensers. I was told all of the machines were broken. These are ongoing issues. Who has accountability? As a manager, you should make sure that this place looks the way it should. I'm shocked at the disarray and simple things that are not taken care of. I have been in leadership roles and I think if you are a supervisor, you need to speak English.

Mr. Scheerer: We will take care of any deficiencies and anything that is broken during my weekly site visits. I will take ownership and get it corrected immediately.

Ms. Davis: Thank you.

Ms. Adams: Just for the Board's information, one item that we noted on our transition checklist, which is still pending, is review of the signage, including contact information for notification of issues. We need to address that, which could be an additional helpful tool.

Mr. Goldstein: I actually have another issue. Every time I go over the bridge from the west side to the east side I see a pile of junk sitting there. The builders are all piling dirt, dead trees, and wood. I wonder why we can't get a screened fence put up there, so builders don't pile dirt there. It has been that way for two years at least. We put the green fence further down that occasionally they keep up, but we need another fence in there. I don't know whose attention we need to bring it to, but it looks terrible.

Mr. Harding: I think we have to bring it to Encore's attention.

Mr. Goldstein: We have to do something. They are going to be neighbors of ours. We are doing things for them and they need to do the same for us.

Ms. Adams: Noted.

Mr. Greenstein: I agree.

Mr. Harding: Who else?

Ms. Michelle Traynor (Corolla Court): I find that there is inconsistency with the landscaping. On Hole 18, there are weeds in the flower beds.

Mr. Goldstein: That is not a CDD issue. That is a Resort issue.

Ms. Adams: If you notice an issue with any of the CDD common areas, medians or other District property, please let us know because we want to address that.

Mr. Goldstein: You may want to get with Anthony, the Chair of the HOA.

Ms. Traynor: Is the sidewalk to the road the CDD's?

Mr. Goldstein: No.

Mr. Scheerer: The area between the sidewalk and the road is the responsibility of the owner. If there is a safety deficiency or a trip hazard, come to me.

Ms. Traynor: Do the new developments have that?

Mr. Scheerer: When the road was built, the sidewalk was put in, so if you have 10 vacant lots, you are not going to have any signs up.

Mr. Goldstein: When all of the concrete and construction trucks come in to build a house, they crack the sidewalks. Who is going to pay for them?

Ms. Traynor: If a car is in a driveway and are blocking the sidewalk, is that illegal?

Mr. Scheerer: That is a code enforcement violation.

Resident (Not Identified): Isn't that the CDD's responsibility?

Mr. Scheerer: The CDD does not have any police powers. They must have it towed.

Ms. Adams: It is not on District property. It is on private property. If they are on a District road and encroaching onto the sidewalk, that's when security can enforce it with issuing parking warnings and towing vehicles. They can't tow a vehicle from private property. So, if it is on a District road and encroaching onto the sidewalk, that's when they can take action.

Mr. Scheerer: Security makes contact with residents and tries to address that, but it is a code enforcement violation.

Mr. Harding: Victor, can you tag those cars?

Mr. Vargas: Every time we make contact with the homeowner, they will always move the vehicle.

Mr. Harding: Most people don't know that it is against the law.

Mr. Dryburgh: Supervisor Harding, one of the issues that I have been running into is security is not aggressively tagging cars or trying to correct parking violations unless someone calls and complains.

Mr. Harding: Victor said he is going to take care of that.

Mr. Dryburgh: I think we had the same conversation last month. Maybe we could step it up.

Mr. Goldstein: It seems to me that one of the officers at one point said that he doesn't have to clean the sidewalks. We can find out. Victor, find out if it is a code violation to park on

sidewalks. I think you guys didn't allow more violations than you had in the past, but it's getting better.

Ms. Traynor: Do we give our comments to Alan and the Board?

Ms. Adams: To security.

Mr. Vargas: Homeowners have an App that they can use to contact security.

Ms. Traynor: Do you keep a record of all the reports?

Mr. Vargas: When we put a violation on a vehicle, we have a record.

Mr. Harding: One thing that we might want to consider with the HOA's help, is to put out a notice to all of the residents in Reunion regarding who to contact and what CDD issues we have. Alan is always so responsive to people's needs. It's unbelievable. I think we need to send a notice to all property owners reminding them about our CDD meetings, a contact list of people and their responsibilities and maybe work with Debbie to get something out to everybody.

Mr. Goldstein: Emily publishes something in the Reunion newsletter. A lot of people I know see it and respond to it. It is a good place to get the word out to people.

Mr. Harding: Yes, but even a one-time notice and periodically doing it.

Ms. Traynor: Quite a few homes turned over this last year, so there are probably new homeowners.

Mr. Harding: Okay.

Ms. Honey Sherman (Excitement Drive): I was talking to a guard and I noticed that the bench was moved from where it was under the tree. I thought it was replaced.

Mr. Goldstein: No. We didn't feel like there was any reason to keep three benches over there. We moved one bench over by the playground so parents could sit and face their kids. Another bench was placed in the dog park. We didn't think we needed to put anything in there, unless someone feels there is a reason. We need a bench under that tree. I never saw anyone sitting on that bench.

Ms. Sherman: I suggest that we get another bench.

Mr. Goldstein: I have no problem getting another bench.

Mr. Scheerer: Benches aren't cheap.

Mr. Goldstein: Two people already said that they missed the bench there. We said we would put one in if we needed to.

Mr. Scheerer: I don't know the exact cost, but if the Board wants to, they could authorize an amount.

Mr. Goldstein: Why don't we set a not-to-exceed amount of \$1,500.

Mr. Goldstein MOVED to purchase a bench in a not-to-exceed amount of \$1,500 and Mr. Harding seconded the motion.

Ms. Adams: Do we need to take public comments since it was not on the agenda?

Ms. Trucco: Yes.

Ms. Adams: Do we have any public comments regarding the purchase of a bench in a not-to-exceed amount of \$1,500? Hearing none,

On VOICE VOTE with all in favor purchase a bench in a not-to-exceed amount of \$1,500 was approved.

Ms. Sherman: There are two places that are really bad. One is from Excitement Drive to the Terraces, where there is litter. I don't know what's going on.

Mr. Scheerer: Which entrance? Across from Corolla?

Ms. Sherman: Yes. When I'm walking on the sidewalk with my dog, there is always poop. It's disgusting.

Ms. Adams: Are there any other public comments?

Mr. Ezekial: I am Mr. Michael Ezekial from Creative North, the landscapers. We did all of the landscape installations at Reunion West through the POA and now we are under a maintenance contract with the Reunion West CDD Board. We already installed landscaping in Eagle Trace, Spectrum and Bear's Den. We are looking forward to working with the Reunion East CDD. That's all.

Mr. Harding: Thank you.

NINTH ORDER OF BUSINESS

Supervisor's Request

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

TENTH ORDER OF BUSINESS

Next Meeting Date

Next meeting scheduled for Thursday, March 11, 2021 at 1:00 PM.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER OF THE DISTRICT; PROVIDING FOR THE APPOINTMENT OF ASSISTANT TREASURER; PROVIDING FOR THE APPOINTMENT OF ASSISTANT SECRETARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Reunion East Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and appointment of an Assistant Treasurer and appointment of an Assistant Secretary.

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

Section 1. Jill Burns is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Teresa Viscarra is appointed Assistant Treasurer effective immediately.

Section 3. Patricia Adams is appointed Assistant Secretary effective immediately.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF MARCH, 2021.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE-CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SECTION V

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Reunion East Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status



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(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon



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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
 - i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
 - ii. The employee's work authorization has not expired, and
 - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
 - i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
 - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
 - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with



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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

Company ID Number: 1634653

- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

Company ID Number: 1634653

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1634653

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.



Company ID Number: 1634653

Approved by:

Employer Reunion East Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/27/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print)	Title
Signature Electronically Signed	Date



Company ID Number: 1634653

Information Required for the E-Verify Program

Information relating to your Company:

Company Name	Reunion East Community Development District
Company Facility Address	219 E. Livingston St Orlando, FL 32801
Company Alternate Address	
County or Parish	ORANGE
Employer Identification Number	593754116
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1



Company ID Number: 1634653

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA

1 site(s)



Company ID Number: 1634653

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

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SECTION VI

RESERVE STUDY

Reunion East and West Community Development District



Reunion, Florida
January 19, 2021



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Long-term thinking. Everyday commitment.

Corporate Office

Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

Reunion East and West Community Development District
Reunion, Florida

Dear Board of Directors of Reunion East and West Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of Reunion East and West Community Development District in Reunion, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 19, 2021.

This *Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level II Reserve Study Update."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Reunion East and West Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on February 12, 2021 by

Reserve Advisors, LLC

Visual Inspection and Report by: Stephanie A. Mueller, RS¹

Review by: Nicole L. Lowery, RS, PRA², Associate Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

APRA

Association of Professional Reserve Analysts







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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Reunion East and West Community Development District (Reunion CDD)

Location: Reunion, Florida

Reference: 090500

Property Basics: Reunion East and West Community Development District maintains the common elements shared by a current total of approximately 5,379 units, or a combination of commercial, hotel, condominium, multi-family, single-family and golf unit types. The community began construction in 2001. The date of completion is unknown at this time.

Reserve Components Identified: 91 Reserve Components.

Inspection Date: January 19, 2021. We conducted the original inspection on June 1, 2009.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2050 due to replacement of asphalt pavement.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 0.9% anticipated annual rate of return on invested reserves
- 2.0% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$4,621,389 as of December 31, 2020¹
- 2021 budgeted Reserve Contributions of \$498,902

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the *Reserve Expenditures* tables and include a *Five-Year Outlook* table following the *Reserve Funding Plan* in Section 3. We recommend the CDD prioritize the following projects in the next five years based on the conditions identified:

- Replacement of asphalt shingle roofs (except Heritage Center)
- Asphalt pavement repairs as needed
- Replacement of deteriorated concrete sidewalks to maintain safe walking surfaces
- Repairs and/or replacement of vehicular pavers
- Replacement of pool mechanical equipment as needed

¹ The Fiscal Year (FY 2021) for Reunion CDD begins October 1, 2020 and ends September 30, 2021. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2020-21 is FY 2021 or simply 2021.

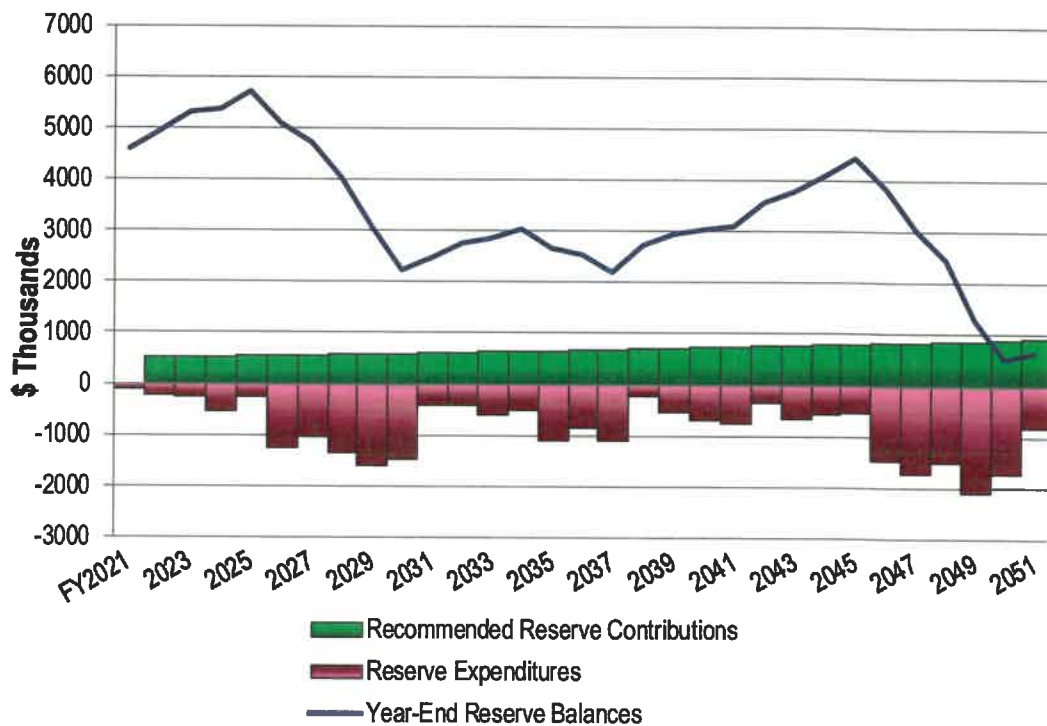


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Increase to \$525,000 in 2022
- Inflationary increases through 2051, the limit of this study's Cash Flow Analysis

Reunion CDD
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2022	525,000	4,947,584	2032	639,900	2,753,842	2042	780,100	3,580,912
2023	535,500	5,294,175	2033	652,700	2,838,947	2043	795,700	3,778,337
2024	546,200	5,367,145	2034	665,800	3,033,341	2044	811,600	4,089,400
2025	557,100	5,724,432	2035	679,100	2,661,035	2045	827,800	4,426,603
2026	568,200	5,094,341	2036	692,700	2,548,467	2046	844,400	3,848,658
2027	579,600	4,710,445	2037	706,600	2,182,609	2047	861,300	3,025,602
2028	591,200	4,019,506	2038	720,700	2,712,681	2048	878,500	2,444,366
2029	603,000	3,062,521	2039	735,100	2,949,946	2049	896,100	1,294,841
2030	615,100	2,236,522	2040	749,800	3,049,203	2050	914,000	519,597
2031	627,400	2,478,435	2041	764,800	3,110,797	2051	932,300	647,034





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Reunion East and West Community Development District

Reunion, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 19, 2021. We conducted the original inspection on June 1, 2009.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the CDD and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Reunion CDD responsibility

- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from the 30-year Reserve Expenditures at this time:

- Bridges, Concrete (Reunion CDD should continue to budget for regular inspections funded through the operating budget. Management does not report any significant deficiencies. Updates to the reserve study will revisit the need to include major repairs.)



Gathering Drive bridge



Gathering Drive bridge



I-4 bridge

- Chandeliers, Heritage Center
- Electrical Systems, Common
- Foundations, Common
- Fountains, Replacement, Seven Eagles Park
- Inlet/Outlet Structures, Concrete, Storm Water Management System
- Pipes, Interior Building, Domestic Water, Sanitary Waste, Vent, Sprinkler, Building Heating and Cooling, Common
- Pipes, Subsurface Utilities
- Pool Structures (2001-2007)
- Structural Frames
- Walls, Siding, Wood, Interior at Stable
- Windows and Doors, Gate House, Fairfax Drive (2015)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$10,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Arbors, Wood, Paint Finishes and Repairs
- Bike Racks
- Bridge, Wood, Pedestrian, N. Old Lake Wilson Road
- Deck/ramp, Composite, Gazebo at The Terraces
- Detention Basins
- Doors, Pool Houses and Stable
- Drinking Fountains
- Fences, Wood, Grand Traverse Parkway
- Fountains, Seven Eagles Park



Storm water detention basin at Encore phase



Fountain at Seven Eagles park

- Furnishings and Miscellaneous Equipment, Heritage Center and Seven Eagles Pool Pavilion
- Interior Renovations, Gate Houses
- Landscape
- Light Fixtures, Exterior Buildings
- Paint Finishes, Touch Up
- Ponds, Aerators
- Ponds, Maintenance
- Pumps Less Than Five-HP (horsepower)
- Railings, Seven Eagles Park
- Retaining Walls, Shorter Lengths and Heights
- Showers, Outdoor at Pools
- Signage, Miscellaneous
- Site Furniture
- Split Systems, Gate Houses and Stable
- Trellises, Wood, Reunion Boulevard



Pond at Patriot's Landing



One of two trellises at Reunion Boulevard

- Walls, Masonry, Inspections and Repairs
- Walls, Siding, Fiber Cement, Paint Finishes
- Walls, Stucco, Paint Finishes and Capital Repairs (Except at Heritage Center)
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the homeowners to repair or replace at their cost. Property Maintained by Homeowners, including items billed back to Homeowners, relates to:

- Homes and Lots

Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Asphalt Pavement, Alleys at Single Family Subdivisions (Others)
- Asphalt Pavement, Streets/Access Drives and Parking Spaces at Condominiums (Condominium Associations) (Except at Heritage Crossing, Reunion CDD maintains the street Heritage Crossing Way and parking areas for Heritage Center only)
- The Bear's Den at Reunion (Separate Entity)
- Cart Paths (Resort)
- Condominium Buildings and Respective Amenities (Condominium Associations)
- The Cove Bar and Grille, Seven Eagles Pool Pavilion (Resort)
- Golf Courses (Resort)
- Irrigation System (Developer)
- Lift Stations (Osceola County)
- Light Poles and Fixtures, Streets (Electric Company)
- Mailbox Kiosks (Condominium Associations)



Mailbox kiosk

- Monuments at Condominiums and Reunion East Subdivisions (Others)
- Park at East Phase of Encore Resort (Resort)
- Tennis Center (Resort)
- Water Parks (Resorts)



3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2021 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your CDD, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

**Reunion East and West
Community Development District**
Reunion, Florida

Explanatory Notes:

1) **2.0%** Is the estimated Inflation Rate for estimating Future Replacement Costs.

2) FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Span, Years	Percent Remaining	Unit (2021)	Costs, \$ (2021)	Total (2021)	Percentage of Future Expenditures	RUL = 0 FY2021																
											2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
Exterior Building Elements																											
1,260	45	45 Square	Roof Assemblies, Asphalt Shingles, Gate Houses	2023	12 to 18	2	450.00	20,250	20,250	0.2%	21,068																
1,261	140	140 Squares	Roof Assemblies, Asphalt Shingles, Heritage Center (Includes Flat)	2037	12 to 18	16	1,000.00	140,000	140,000	0.7%																	
1,262	85	43 Squares	Roof Assemblies, Asphalt Shingles, Pool Houses, Phased	2022	12 to 18	1 to 3	450.00	18,225	38,250	0.3%	15,808																
1,263	130	130 Squares	Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (incl. Flat, Pump House)	2024	12 to 18	3	1,000.00	13,000	130,000	1.3%																	
1,264	70	70 Squares	Roof Assemblies, Asphalt Shingles, Stables	2025	12 to 18	4	500.00	35,000	35,000	0.3%																	
1,440	10	10 Squares	Roof Assembly, Metal, Gate House, Fairfax Drive (incl. Monument Road)	2045	to 30	24	700.00	7,000	7,000	0.6%																	
1,515	1	Allowance	Stairs, Renovation	2028	to 25	7	50,000.00	50,000	50,000	0.2%																	
1,945	6,950	6,950 Square Feet	Walls, Siding, Floor Ceilings, Pool Houses and Stable	2051	to 30	30	10.00	69,500	69,500	0.5%																	
1,980	1	Allowance	Walls, Siding, Paint Finishes and Capital Repairs, Heritage Center	2027	5 to 7	6	20,000.00	20,000	20,000	0.6%																	
1,985	2,530	843 Square Feet	Windows and Doors, Heritage Center, Seven Eagles and Gate Houses, Phased	2044	to 40	20 to 24	40.00	33,733	107,360	0.6%																	
Interior Building Elements																											
Heritage Center																											
2,060	5,800	5,800 Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2033	to 30	12	6.50	37,700	37,700	0.2%																	
2,200	475	475 Square Yards	Floor Coverings, Carpet	2023	6 to 12	2	48.00	22,800	22,800	0.3%																	
2,400	130	198 Square Yards	Floor Coverings, Wood Laminate	2024	18 to 25	3	76.00	9,680	9,680	0.1%																	
2,518	1	Allowance	Kitchen, Equipment, Partial Repairs	2024	to 10	3	38,500.00	38,500	38,500	0.6%																	
2,550	310	Each	Light Fixtures (incl. Emergency and Exit)	2020	to 25	9	140.00	43,400	43,400	0.2%																	
2,565	1	Allowance	Lighting System	2025	to 20	4	30,000.00	30,000	30,000	0.3%																	
2,585	4	4 Each	Rest Rooms, Renovation	2026	to 25	5	13,000.00	52,000	52,000	0.8%																	
2,615	2,750	27,500 Square Feet	Wall Coverings, Kitchen	2020	to 20	9	5.00	13,750	13,750	0.2%																	
2,616	1,600	1,600 Square Feet	Wall Coverings, Main Room	2025	to 20	4	8.00	12,800	12,800	0.1%																	
2,625	3,750	3,750 Square Feet	Wall Partitions	2023	to 30	12	50.00	187,500	187,500	0.9%																	
Seven Eagles Pool Pavilion																											
2,705	1	Allowance	Exercise Equipment, Cardiovascular	2022	to 5	1	49,000.00	49,000	49,000	1.5%																	
2,715	1	Allowance	Exercise Equipment, Strength Training	2030	to 15	9	46,500.00	46,500	46,500	0.5%																	
2,720	1	Allowance	Exercise Room, Renovation	2030	to 15	9	19,000.00	19,000	19,000	0.2%																	
2,805	6,000	6,000 Square Feet	Floor Coverings, Paved, Open Common Area	2031	to 30	10	8.00	48,000	48,000	0.2%																	
2,855	1	Allowance	Miscellaneous Rooms, Renovation	2028	to 15	6	25,000.00	25,000	25,000	0.2%																	
2,905	2	2 Each	Rest Rooms, Renovation	2026	to 25	5	23,500.00	47,000	47,000	0.5%																	
Building Services Elements																											
3,040	1	Allowance	HVAC Equipment, Heritage Center	2023	15 to 25	2	47,000.00	47,000	47,000	0.9%																	
3,061	1	Allowance	HVAC Equipment, Seven Eagles Pool Pavilion	2022	15 to 20	1	37,000.00	37,000	37,000	0.3%																	
Pavilion Site Elements																											
4,020	315,000	83,000 Square Yards	Asphalt Paved, Paved, Phased	2022	3 to 5	1 to 5	0.50	31,500	157,500	5.0%																	
4,040	225,000	45,040 Square Yards	Asphalt Paved, Mill and Overlay, Original, Phased	2026	15 to 20	5 to 9	14.00	638,560	3,194,800	34.8%																	
4,041	88,800	28,833 Square Yards	Asphalt Paved, Mill and Overlay, Remain, Worst Case Phase, Phased	2035	15 to 20	14 to 16	14.00	405,067	1,215,200	8.2%																	
4,046	2	2 Each	Bears Ball Courts, Renovation	2031	10 to 15	10	10,700.00	21,400	21,400	0.2%																	
4,100	8	1 Allowance	Catch Basins, Inspections and Capital Repairs, Phased	2026	15 to 20	6 to 18	51,500.00	51,500	415,000	3.6%																	
4,110	230,000	2,300 Linear Feet	Concrete Cuts and Gutters, Pavil	2026	to 65	5 to 30+	26.00	59,800	5,980,000	4.2%																	

RESERVE EXPENDITURES

Years 2027 to 2051

**Reunion East and West
Community Development District**

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit	Costs, \$		Percentage of Future Expenditures	Years											
						Useful	Remaining		(2021)	Per Phase (2021)		Total (2021)	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Exterior Building Elements																							
1.200	45	45	Squares	Roof Assemblies, Asphalt Shingles, Gate Houses	2023	12 to 18	2	450.00	20,250	20,250	0.2%				29,500								
1.201	140	140	Squares	Roof Assemblies, Asphalt Shingles, Heritage Center (includes Fall)	2027	12 to 18	16	1,000.00	140,000	140,000	0.7%												
1.202	85	43	Squares	Roof Assemblies, Asphalt Shingles, Pool Houses, Phased	2022	12 to 18	16 to 3	450.00	18,125	30,250	0.3%				28,419								
1.203	130	130	Squares	Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (incl. Pool Pump House)	2024	12 to 18	3	1,000.00	130,000	130,000	1.3%				93,173								
1.204	70	70	Squares	Roof Assemblies, Asphalt Shingles, Stable	2025	12 to 18	4	500.00	35,000	35,000	0.3%												
1.400	10	10	Squares	Roof Assembly, Metal, Gate House, Palmetto Drive (incl. Monument Roof)	2045	16 to 20	24	700.00	7,000	7,000	0.0%												
1.515	1	1	Allowance	Stable, Renovation	2028	16 to 25	7	50,000.00	50,000	50,000	0.2%												
1.945	6,550	6,550	Square Feet	Walks, Stairs, Floor Cement, Pool Houses and Stables	2051	16 to 20	30	10.00	65,500	65,500	0.6%												
1.980	1	1	Allowance	Walks, Stairs, Paint Finishes and Capital Repairs, Heritage Center	2027	5 to 7	6	20,000.00	20,000	20,000	0.4%				28,719								
1.990	2,530	843	Square Feet	Windows and Doors, Heritage Center, Seven Eagles and Gate Houses, Phased	2041	16 to 40	20 to 24	40.00	33,733	101,203	0.6%				50,126								
Interior Building Elements																							
Heritage Center																							
2.000	5,800	5,800	Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2023	16 to 20	12	6.50	37,700	37,700	0.2%												
2.200	475	475	Square Yards	Floor Coverings, Carpet	2023	8 to 12	2	48.00	22,800	22,800	0.3%												
2.400	130	130	Square Yards	Floor Coverings, Wood Laminate	2024	18 to 25	3	76.00	9,880	9,880	0.1%												
2.518	1	1	Allowance	Kitchen, Equipment, Fixture Replacements	2024	16 to 10	3	38,500.00	38,500	38,500	0.6%												
2.590	310	310	Each	Light Fixtures (incl. Emergency and Exit)	2020	16 to 25	9	140.00	43,400	43,400	0.2%												
2.595	1	1	Allowance	Lighting System	2025	16 to 20	4	30,000.00	30,000	30,000	0.3%												
2.805	4	4	Each	Rest Rooms, Renovation	2026	16 to 25	5	19,000.00	52,000	52,000	0.6%												
2.815	2,750	2,750	Square Feet	Wall Coverings, Kitchen	2030	16 to 20	9	5.00	13,750	13,750	0.2%												
2.816	1,000	1,000	Square Feet	Wall Coverings, Men Room	2035	16 to 20	4	8.00	12,800	12,800	0.1%												
2.825	3,750	3,750	Square Feet	Wall Partitions	2038	16 to 30	12	50.00	187,500	187,500	0.9%												
Seven Eagles Pool Pavilion																							
2.705	1	1	Allowance	Exercise Equipment, Cardiovascular	2022	16 to 5	1	49,000.00	49,000	49,000	1.5%												
2.715	1	1	Allowance	Exercise Equipment, Strength Training	2020	16 to 15	9	45,500.00	45,500	45,500	0.5%												
2.720	1	1	Allowance	Exercise Room, Renovation	2030	16 to 15	9	19,000.00	19,000	19,000	0.2%												
2.855	8,000	6,600	Square Feet	Floor Coverings, Pavers, Open Common Area	2021	16 to 30	10	8.00	48,000	48,000	0.2%												
2.855	1	1	Allowance	Miscellaneous Rooms, Renovation	2029	16 to 15	8	25,000.00	25,000	25,000	0.3%												
2.905	2	2	Each	Rest Rooms, Renovation	2028	16 to 25	5	23,500.00	47,000	47,000	0.9%												
Building Services Elements																							
3.060	1	1	Allowance	HVAC Equipment, Heritage Center	2023	15 to 20	2	47,000.00	47,000	47,000	0.5%												
3.061	1	1	Allowance	HVAC Equipment, Seven Eagles Pool Pavilion	2022	15 to 20	1	37,000.00	37,000	37,000	0.3%												
Posse's Site Elements																							
4.020	315,000	63,000	Square Yards	Asphalt Pavement, Patch, Phased	2022	3 to 5	16 to 5	0.50	31,500	157,500	5.0%												
4.040	233,220	45,640	Square Yards	Asphalt Pavement, Mill and Overlay, Original, Phased	2026	15 to 20	5 to 9	14.00	638,860	3,194,890	34.3%												
4.041	86,800	28,933	Square Yards	Asphalt Pavement, Mill and Overlay, Reunion West, Encore Phase, Phased	2038	15 to 20	14 to 16	14.00	455,967	1,215,260	6.2%												
4.050	2	2	Each	Boys Ball Courts, Renovation	2031	10 to 15	10	10,000.00	20,000	20,000	0.2%												
4.100	8	1	Allowance	Catch Basins, Inspections and Capital Repairs, Phased	2026	15 to 20	5 to 16	51,500.00	51,500	412,000	3.6%												
4.110	230,000	2,300	Linear Feet	Concrete Curb and Gutters, Partial	2026	16 to 5	5 to 30+	26.00	59,800	5,980,000	4.2%												

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Expenditures - Section 3 - 2 of 6

RESERVE EXPENDITURES

**Reunion East and West
Community Development District**
Reunion, Florida

Year 2021 to 2036

Explanatory Notes:
1) $\pm 0.5\%$ is the estimated inflation rate for estimating future replacement costs.
2) FY2021 is fiscal year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit	Costs, \$		Percentage of Future Expenditures	FY2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						Event	Remaining		Per Phase (2021)	Total (2021)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
4.140	690,000	6,000	Square Feet	Concrete Sewerline, Partial	2022	to 65	to 30+	8.00	48,000	4,900,000	5.3%	48,000	50,538	52,098	53,692	55,327	56,992	58,692	60,432	62,216	64,002	65,822	67,682	69,582	71,522	73,492	75,492	77,522	79,582	81,682	83,822	85,982	88,182	90,422	92,692	94,992	97,322	99,682	102,082	104,522	106,992	109,492	111,992	114,522	117,082	119,682	122,322	124,992	127,692	130,422	133,182	135,982	138,822	141,692	144,592	147,522	150,482	153,482	156,522	159,592	162,692	165,822	168,982	172,182	175,422	178,692	181,992	185,322	188,682	192,082	195,522	198,992	202,492	206,022	209,582	213,182	216,822	220,492	224,182	227,892	231,622	235,382	239,182	242,992	246,822	250,682	254,582	258,522	262,492	266,492	270,522	274,582	278,682	282,822	286,992	291,182	295,422	299,692	303,992	308,322	312,682	317,082	321,522	325,992	330,492	334,992	339,522	344,082	348,682	353,292	357,922	362,582	367,282	371,992	376,722	381,482	386,282	391,122	395,992	400,892	405,822	410,782	415,782	420,822	425,892	430,992	436,122	441,282	446,482	451,722	456,992	462,292	467,622	472,982	478,382	483,822	489,292	494,792	500,322	505,882	511,482	517,122	522,792	528,492	534,222	539,982	545,782	551,622	557,492	563,392	569,322	575,282	581,282	587,322	593,392	599,492	605,622	611,782	617,982	624,222	630,492	636,792	643,122	649,482	655,882	662,322	668,792	675,292	681,822	688,382	694,982	701,622	708,292	714,992	721,722	728,482	735,282	742,122	748,992	755,892	762,822	769,782	776,782	783,822	790,892	797,992	805,122	812,282	819,482	826,722	833,992	841,292	848,622	855,982	863,382	870,822	878,292	885,792	893,322	900,882	908,482	916,122	923,792	931,492	939,222	946,982	954,782	962,622	970,492	978,392	986,322	994,282	1,002,282	1,010,322	1,018,392	1,026,492	1,034,622	1,042,782	1,050,982	1,059,222	1,067,482	1,075,782	1,084,122	1,092,482	1,100,882	1,109,322	1,117,782	1,126,282	1,134,822	1,143,382	1,151,982	1,160,622	1,169,282	1,177,982	1,186,722	1,195,482	1,204,282	1,213,122	1,221,992	1,230,882	1,239,792	1,248,722	1,257,682	1,266,682	1,275,722	1,284,782	1,293,882	1,302,992	1,312,122	1,321,282	1,330,482	1,339,722	1,348,982	1,358,282	1,367,622	1,376,982	1,386,382	1,395,822	1,405,282	1,414,782	1,424,322	1,433,882	1,443,482	1,453,122	1,462,782	1,472,482	1,482,182	1,491,922	1,501,682	1,511,482	1,521,322	1,531,182	1,541,082	1,550,992	1,560,922	1,570,882	1,580,882	1,590,922	1,600,982	1,611,082	1,621,222	1,631,382	1,641,582	1,651,822	1,662,082	1,672,382	1,682,722	1,693,082	1,703,482	1,713,922	1,724,382	1,734,882	1,745,422	1,755,982	1,766,582	1,777,182	1,787,822	1,798,482	1,809,182	1,819,922	1,830,682	1,841,482	1,852,322	1,863,182	1,874,082	1,885,022	1,895,982	1,906,982	1,918,022	1,929,082	1,940,182	1,951,322	1,962,482	1,973,682	1,984,922	1,996,182	2,007,482	2,018,822	2,030,182	2,041,582	2,053,022	2,064,482	2,075,982	2,087,522	2,099,082	2,110,682	2,122,322	2,133,982	2,145,682	2,157,422	2,169,182	2,180,982	2,192,822	2,204,682	2,216,582	2,228,522	2,240,482	2,252,482	2,264,522	2,276,582	2,288,682	2,300,822	2,312,982	2,325,182	2,337,422	2,349,682	2,361,982	2,374,322	2,386,682	2,399,082	2,411,522	2,424,022	2,436,482	2,448,982	2,461,522	2,474,082	2,486,682	2,499,322	2,511,982	2,524,682	2,537,422	2,550,182	2,562,982	2,575,822	2,588,682	2,601,582	2,614,522	2,627,482	2,640,482	2,653,522	2,666,582	2,679,682	2,692,822	2,705,982	2,719,182	2,732,422	2,745,682	2,758,982	2,772,322	2,785,682	2,799,082	2,812,482	2,825,922	2,839,382	2,852,882	2,866,422	2,879,982	2,893,582	2,907,182	2,920,822	2,934,482	2,948,182	2,961,882	2,975,622	2,989,382	3,003,182	3,017,022	3,030,882	3,044,782	3,058,722	3,072,682	3,086,682	3,100,722	3,114,782	3,128,882	3,142,982	3,157,122	3,171,282	3,185,482	3,199,722	3,213,982	3,228,282	3,242,622	3,256,982	3,271,382	3,285,822	3,299,282	3,313,782	3,328,322	3,342,882	3,357,482	3,372,082	3,386,682	3,401,322	3,415,982	3,430,682	3,445,422	3,460,182	3,474,982	3,489,822	3,504,682	3,519,582	3,534,522	3,549,482	3,564,482	3,579,522	3,594,582	3,609,682	3,624,822	3,639,982	3,655,182	3,670,422	3,685,682	3,700,982	3,716,322	3,731,682	3,747,082	3,762,522	3,777,982	3,793,482	3,809,022	3,824,582	3,840,182	3,855,782	3,871,422	3,887,082	3,902,782	3,918,522	3,934,282	3,950,082	3,965,882	3,981,722	3,997,582	4,013,482	4,029,422	4,045,382	4,061,382	4,077,422	4,093,482	4,109,582	4,125,722	4,141,882	4,158,082	4,174,322	4,190,582	4,206,882	4,223,222	4,239,582	4,255,982	4,272,422	4,288,882	4,305,382	4,321,922	4,338,482	4,355,082	4,371,682	4,388,322	4,404,982	4,421,682	4,438,422	4,455,182	4,471,982	4,488,822	4,505,682	4,522,582	4,539,522	4,556,482	4,573,482	4,590,522	4,607,622	4,624,782	4,641,982	4,659,222	4,676,482	4,693,782	4,711,122	4,728,482	4,745,882	4,763,322	4,780,782	4,798,282	4,815,822	4,833,382	4,850,982	4,868,622	4,886,322	4,904,082	4,921,882	4,939,722	4,957,622	4,975,582	4,993,582	5,011,622	5,029,682	5,047,782	5,065,922	5,084,082	5,102,282	5,120,522	5,138,782	5,157,082	5,175,422	5,193,822	5,212,282	5,230,782	5,249,322	5,267,882	5,286,482	5,305,122	5,323,822	5,342,582	5,361,382	5,380,222	5,399,082	5,417,982	5,436,922	5,455,922	5,474,982	5,494,082	5,513,222	5,532,482	5,551,782	5,571,122	5,590,522	5,610,022	5,629,582	5,649,182	5,668,822	5,688,522	5,708,282	5,728,082	5,747,922	5,767,822	5,787,782	5,807,822	5,827,922	5,848,082	5,868,282	5,888,522	5,908,822	5,929,182	5,949,582	5,969,982	5,990,482	6,011,022	6,031,622	6,052,282	6,072,982	6,093,722	6,114,522	6,135,382	6,156,282	6,177,222	6,198,222	6,219,282	6,240,382	6,261,522	6,282,682	6,303,882	6,325,122	6,346,422	6,367,782	6,389,182	6,410,622	6,432,122	6,453,682	6,475,282	6,496,922	6,518,622	6,540,382	6,562,182	6,584,022	6,605,922	6,627,882	6,649,882	6,671,922	6,694,022	6,716,182	6,738,382	6,760,622	6,782,922	6,805,282	6,827,682	6,850,122	6,872,622	6,895,182	6,917,722	6,940,322	6,962,982	6,985,682	7,008,422	7,031,222	7,054,082	7,076,982	7,099,922	7,122,922	7,145,982	7,169,082	7,192,222	7,215,422	7,238,682	7,261,982	7,285,322	7,308,722	7,332,182	7,355,682	7,379,222	7,402,782	7,426,382	7,450,022	7,473,682	7,497,382	7,521,122	7,544,922	7,568,782	7,592,682	7,616,622	7,640,622	7,664,682	7,688,782	7,712,922	7,737,082	7,761,282	7,785,522	7,809,822	7,834,182	7,858,582	7,883,022	7,907,482	7,931,982	7,956,522	7,981,082	8,005,682	8,030,322	8,054,982	8,079,682	8,104,422	8,129,182	8,153,982	8,178,822	8,203,722	8,228,682	8,253,682	8,278,722	8,303,822	8,328,982	8,354,182	8,379,422	8,404,682	8,429,982	8,455,322	8,480,722	8,506,182	8,531,682	8,557,222	8,582,822	8,608,482	8,634,182	8,659,922	8,685,722	8,711,582	8,737,482	8,763,422	8,789,422	8,815,482	8,841,582	8,867,722	8,893,922	8,920,182	8,946,482	8,972,822	9,000,082	9,026,422	9,052,882	9,079,382	9,105,922	9,132,522	9,159,182	9,185,882	9,212,622	9,239,422	9,266,282	9,293,182	9,320,122	9,347,122	9,374,182	9,401,282	9,428,422	9,455,622	9,482,882	9,510,182	9,537,522	9,564,922	9,592,382	9,619,882	9,647,422	9,675,022	9,702,682	9,730,382	9,758,122	9,785,922	9,813,782	9,841,682	9,869,622	9,897,682	9,925,782	9,953,922	9,982,122	10,010,382	10,038,682	10,067,022	10,095,422	10,123,882	10,152,382	10,180,922	10,209,522	10,238,182	10,266,882	10,295,622	10,324,422	10,353,282	10,382,182	10,411,122	10,440,122	10,469,182	10,498,282	10,527,422	10,556,582	10,585,782	10,615,022	10,644,322	10,673,682	10,703,122	10,732,622	10,762,182	10,791,782	10,821,422	10,851,122	10,880,882	10,910,682	10,940,522	10,970,422	10,1000,382	10,1003,382	10,1006,422	10,1009,482	10,1012,582	10,1015,682	10,1018,822	10,1021,982	10,1025,122	10,1028,282	10,1031,482	10,1034,682	10,1037,922	10,1041,182	10,1044,482	10,1047,822	10,1051,182	10,1054,582	10,1057,982	10,1061,422	10,1064,882	10,1068,382	10,1071,882	10,1075,422	10,1078,982	10,1082,582	10,1086,182	10,1089,822	10,1093,482	10,1097,182	10,1100,882	10,1104,582	10,1108,322	10,1112,082	10,1115,882	10,1119,682	10,1123,522	10,1127,382	10,1131,282	10,1135,182	10,1139,122	10,1143,082	10,1147,082	10,1151,122	10,1155,182	10,1159,282	10,1163,382	10,1167,522	10,1171,682	10,1175,882	10,1180,082	10,1184,322	10,1188,582	10,1192,882	10,1197,182	10,1201,522	10,1205,882	10,1210,282	10,1214,682	10,1219,122	10,1223,582	10,1228,082	10,1232,582	10,1237,122	10,1241,682	10,1246,282	10,1250,882	10,1255,482	10,1260,122	10,1264,782	10,1269,482	10,1274,182	10,1278,922	10,1283,682	10,1288,482	10,1293,282	10,1298,122	10,1302,982	10,1307,882	10,1312,782	10,1317,722	10,1322,682	10,1327,682	10,1332,722	10,1337,782	10,1342,882	10,1347,982	10,1353,122	10,1358,282	10,1363,482	10,1368,682	10,1373,922	10,1379,182	10,1384,482	10,1389,822	10,1395,182	10,1400,582	10,1405,982	10,1411,422	10,1416,882	10,1422,382	10,1427,882	10,1433,422	10,1438,982	10,1444,582	10,1450,182	10,1455,822	10,1461,482	10,146

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Expenditures - Section 3 - 3 of 6

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Reunion Parks

Years 2027 to 2051

Line Item		Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Useful	Life Analysis, Years		Total Expenditures (2021)	Costs, \$ (2021)	Percentage Expenditures	Years													
							Remaining	Useful				16 2037	17 2038	18 2039	19 2040	20 2041	21 2042	22 2043	23 2044	24 2045	25 2046	26 2047	27 2048	28 2049	29 2050	30 2051
4.140		600	600	Square Feet	Concrete Stairwells, Partial	2022 to 25	16 to 30+	8.00	48,000	4,800,000	5.3%	67,212		89,527		72,752	74,207	75,691	77,205	78,749	80,324	81,931	83,565	85,241	86,945
4.200		280	280	Linear Feet	Fence, Aluminum, Dog Park	2043 to 25	22	41.10	11,460	11,460	0.1%					17,748									
4.201		7,950	2,617	Linear Feet	Fence, Aluminum, Exercise Phase, Phased	2039 to 25	19 to 20	51.00	139,450	400,360	2.2%			188,800	194,412	198,300									
4.220		1,500	1,500	Linear Feet	Fence, Chain Link and Wire, Bridges	2044 to 30	13	50.00	75,000	75,000	0.4%														
4.310		5	1	Allowance	Gate Entry System, Phased	2023 to 10 to 15	2 to 14	32,500.00	32,500	162,500	1.7%														
4.320		44	4	Each	Gate Operations, Phased	2022 to 10	1 to 10	4,500.00	19,800	198,000	3.1%														
4.330		4	4	Each	Games, Metal	2027 to 20	8	6,000.00	24,000	24,000	0.3%														
4.620		19,000	6,500	Square Feet	Pavers, Masonry, Paved/Asian, Phased	2030 to 25	9 to 10	8.00	76,000	152,000	0.7%														
4.621		34,000	11,333	Square Feet	Pavers, Masonry, Vehicular, Phased	2024 to 25	3 to 7	8.00	50,667	272,000	2.4%														
4.690		1	1	Allowance	Playground Equipment (incl. Shade Structure), Eastern and Excluded/End Drive	2040 to 15 to 20	19	75,000.00	75,000	75,000	0.4%														
4.740		40,000	40,000	Square Feet	Reinforcing Wall, Masonry, Inspection and Capital Repairs (incl. Railings)	2028 to 10 to 15	7	4.00	160,000	160,000	1.6%														
4.800		1	1	Allowance	Signage, Renovation, Monuments (2021 is Remaining Expense)	2021 to 15 to 20	0	20,000.00	20,000	20,000	0.1%														
4.806		10	10	Each	Signage, Replacement, Roller-Spied	2025 to 5	4	6,000.00	60,000	60,000	1.5%														
4.810		4	1	Allowance	Signage, Replacement, Street and Traffic, Phased	2024 to 15 to 20	3 to 12	50,000.00	50,000	200,000	1.6%														
					Pool Elements																				
					Herbena A																				
6.105		500	500	Square Feet	Arbors, Wood	2030 to 25	9	26.50	13,250	13,250	0.4%														
6.115		5,200	5,200	Square Feet	Decks, Pavers	2033 to 30 to 30	12	8.00	41,600	41,600	0.2%														
6.120		415	475	Linear Feet	Fence, Aluminum (2021 is Modifications for All Locations)	2021 to 25	0	60.00	28,500	28,500	0.2%														
6.125		3	1	Allowance	Furniture (All Locations), Phased (2021 is Parties)	2021 to 12	0 to 2	41,000.00	41,000	123,000	1.4%														
6.130		3	3	Each	Light Poles and Fixtures	2020 to 25	9	3,000.00	9,000	9,000	0.0%														
6.135		4	1	Allowance	Mechanical Equipment (All Locations), Phased	2023 to 15	2 to 11	40,000.00	40,000	160,000	1.5%														
6.140		1,800	1,800	Square Feet	Pool Fountains, Plaster	2028 to 12 to 12	8	13.00	23,400	23,400	0.4%														
6.141		225	225	Linear Feet	Pool Fountains, Tile	2029 to 15 to 25	8	36.00	8,100	8,100	0.1%														
6.145		2	2	Each	Rest Rooms, Renovations	2029 to 25	8	6,500.00	13,000	13,000	0.1%														
6.150		1	1	Allowance	Security System (All Locations)	2024 to 10 to 15	13	60,000.00	60,000	60,000	0.7%														
					Herbena B																				
6.205		300	300	Square Feet	Arbors, Wood	2020 to 25	9	26.50	7,950	7,950	0.0%														
6.215		4,500	4,500	Square Feet	Decks, Pavers	2033 to 30 to 30	12	8.00	36,000	36,000	0.2%														
6.220		450	450	Linear Feet	Fence, Aluminum	2029 to 25	8	60.00	27,000	27,000	0.1%														
6.230		4	4	Each	Light Poles and Fixtures	2030 to 25	9	2,600.00	11,200	11,200	0.1%														
6.240		1,900	1,900	Square Feet	Pool Fountains, Plaster (2021 is Main Pool Only)	2027 to 12 to 12	0	13.00	24,700	24,700	0.5%														
6.241		210	210	Linear Feet	Pool Fountains, Tile	2031 to 15 to 25	10	36.00	7,560	7,560	0.1%														
6.245		2	2	Each	Rest Rooms, Renovations	2029 to 25	8	6,500.00	13,000	13,000	0.1%														
					Cottage Point																				
6.305		300	300	Square Feet	Arbors, Wood	2030 to 25	9	26.50	7,950	7,950	0.0%														
6.315		4,000	4,000	Square Feet	Decks, Pavers	2033 to 30 to 30	12	8.00	32,000	32,000	0.2%														
6.320		450	450	Linear Feet	Fence, Aluminum	2029 to 25	8	60.00	27,000	27,000	0.1%														
6.330		4	4	Each	Light Poles and Fixtures	2030 to 25	9	2,600.00	11,200	11,200	0.1%														
6.340		1,775	1,775	Square Feet	Pool Fountains, Plaster	2029 to 12 to 12	8	13.00	23,075	23,075	0.4%														
6.341		220	220	Linear Feet	Pool Fountains, Tile	2029 to 15 to 25	6	36.00	7,920	7,920	0.1%														
6.345		2	2	Each	Rest Rooms, Renovations	2029 to 25	8	6,500.00	13,000	13,000	0.1%														

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Hammock Fields

Year 2021 to 2036

Explanatory Notes:

- 1) 2.0% is the estimated inflation rate for estimating future replacement costs.
2) FY2021 is fiscal year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Useful Life	Life Analysis, Years		Unit Price (\$2021)	Costs & Expenses (\$2021)	Total (\$2021)	Percentage of Future Expenditures	FY2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
						Useful	Remaining																				
Homeside																											
6.405	300	300 Square Feet	Arbor, Wood	2030	to 25	9	26.50	7,950	7,950	0.0%										8,501							
6.415	7,330	7,330 Square Feet	Decks, Pavers	2031	25 to 30	12	8.00	58,640	58,640	0.3%										35,190							
6.420	500	500 Linear Feet	Fence, Aluminum	2029	to 25	8	60.00	30,000	30,000	0.1%																	
6.430	3	3 Each	Light Poles and Fixtures	2030	to 25	9	3,000.00	9,000	9,000	0.0%										10,756							
6.440	1,775	1,775 Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	23,075	23,075	0.4%										27,038							
6.441	200	200 Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	38.00	10,080	10,080	0.1%										11,810							
6.445	2	2 Each	Pool Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%										15,232							
Seven Eight																											
6.515	11,500	11,500 Square Feet	Decks, Pavers	2029	25 to 30	8	8.00	92,000	92,000	0.4%										107,793							
6.520	590	590 Linear Feet	Fence, Aluminum	2025	to 25	4	60.00	41,400	41,400	0.4%																	
6.530	7	7 Each	Light Poles and Fixtures	2026	to 25	5	2,500.00	17,500	17,500	0.2%																	
6.540	3,150	3,150 Square Feet	Pool Finishes, Plaster	2024	8 to 12	3	15.00	47,250	40,950	0.8%																	
6.541	320	320 Linear Feet	Pool Finishes, Tile	2024	15 to 25	3	38.00	11,520	11,520	0.1%																	
The Terrace																											
6.606	800	800 Square Feet	Arbor, Wood	2032	to 25	11	26.50	21,200	21,200	0.1%																	
6.615	19,500	19,500 Square Feet	Decks, Pavers (Incl. Stewalks)	2036	25 to 30	14	8.00	156,000	156,000	0.8%																	
6.620	770	770 Linear Feet	Fence, Aluminum	2031	to 25	10	60.00	46,200	46,200	0.2%																	
6.630	1	1 Allowance	Light Poles and Fixtures	2032	to 25	11	28,000.00	28,000	28,000	0.1%																	
6.640	3,300	3,300 Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	42,900	42,900	0.7%										50,284							
6.641	400	400 Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	36.00	14,400	14,400	0.3%										16,872							
6.645	2	2 Each	Pool Rooms, Renovations	2031	to 25	10	8,700.00	17,400	17,400	0.1%											21,211						
Reserve Study Update with Site Visit																											
1 Allowance						2	2	12,300.00	12,300	12,300	0.0%		12,300														
Anticipated Expenditures, By Year (\$48,282,171 over 36 years)																											
												67,860	204,812	234,790	520,951	240,501	1,248,757	1,007,420	1,321,248	1,581,711	1,484,838	498,609	387,533	592,650	497,713	1,078,916	838,666

RESERVE EXPENDITURES

Years 2027 to 2051

**Rouillon East and West
Community Development District**
Reserve Fields

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year Event	Life Analysis, Years		Unit (2021)	Cost, \$ (2021)	Total (2021)	Percentage of Future Expenditures																																						
						Useful	Remaining				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30																								
Homeowner																																																	
6.405	300	300	Square Feet	Arms, Wood	2020	to 25	6	28.5'	7,950	7,950	0.6%																																						
6.415	7,200	7,200	Square Feet	Decks, Pavers	2023	to 30	12	8.00	58,400	58,400	0.5%																																						
6.420	500	500	Linear Feet	Fence, Aluminum	2028	to 25	8	60.00	30,000	30,000	0.1%																																						
6.430	3	3	Each	Light Poles and Fixtures	2020	to 25	9	3,000.00	9,000	9,000	0.6%																																						
6.440	1,775	1,775	Square Feet	Pool Finishes, Plaster	2028	to 12	8	13.00	23,075	23,075	0.4%																																						
6.441	200	200	Linear Feet	Pool Finishes, Tile	2029	to 25	8	36.00	10,080	10,080	0.1%																																						
6.445	2	2	Each	Rest Rooms, Renovations	2026	to 25	8	6,500.00	13,000	13,000	0.1%																																						
System Engines																																																	
6.515	11,500	11,500	Square Feet	Decks, Pavers	2028	to 30	8	8.00	92,000	92,000	0.4%																																						
6.520	600	600	Linear Feet	Fence, Aluminum	2025	to 25	4	80.00	41,400	41,400	0.4%																																						
6.530	7	7	Each	Light Poles and Fixtures	2028	to 25	5	2,500.00	17,500	17,500	0.2%																																						
6.540	3,150	3,150	Square Feet	Pool Finishes, Plaster	2024	to 12	3	13.00	40,950	40,950	0.6%																																						
6.541	300	300	Linear Feet	Pool Finishes, Tile	2024	to 25	3	36.00	11,520	11,520	0.1%																																						
Tile Finishes																																																	
6.605	800	800	Square Feet	Arms, Wood	2022	to 25	11	26.50	21,200	21,200	0.1%																																						
6.615	19,500	19,500	Square Feet	Decks, Pavers (incl. Sidelings)	2025	to 30	14	8.00	156,000	156,000	0.6%																																						
6.620	770	770	Linear Feet	Fence, Aluminum	2021	to 25	10	60.00	48,200	48,200	0.2%																																						
6.630	1	1	Allowance	Light Poles and Fixtures	2022	to 25	11	29,000.00	29,000	29,000	0.1%																																						
6.640	3,300	3,300	Square Feet	Pool Finishes, Plaster	2029	to 12	8	73.00	42,990	42,990	0.7%																																						
6.641	400	400	Linear Feet	Pool Finishes, Tile	2029	to 25	8	36.00	14,400	14,400	0.2%																																						
6.645	2	2	Each	Rest Rooms, Renovations	2031	to 25	10	8,700.00	17,400	17,400	0.4%																																						
1 Allowance																																																	
Reserve Study Update with Site Visit												2023	2	2	12,300.00	12,300	12,300	0.6%																															
Anticipated Expenditures, By Year (\$38,302.171 over 30 years)												1,053,652	212,559	523,203	677,418	730,602	338,983	631,243	535,783	528,747	1,459,417	1,715,152	1,484,241	2,062,378	1,897,372	810,098																							

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Reunion East and West
Community Development District

Individual Reserve Budgets & Cash Flows for the Next 30 Years															
	FY2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2036
Reunion, Florida															
Reserves at Beginning of Year	4,621,389	4,584,494	4,947,584	5,294,175	5,367,145	5,724,432	5,094,341	4,710,445	4,019,506	3,062,521	2,235,522	2,478,435	2,753,842	2,838,947	2,661,035
Total Recommended Reserve Contributions	0	525,000	535,500	545,200	557,100	568,200	579,600	591,200	603,000	615,100	627,400	639,900	652,700	665,800	692,700
Estimated Interest Earned, During Year	30,965	42,702	45,881	47,761	49,688	48,466	43,924	39,109	31,726	23,739	21,122	23,440	25,055	26,307	23,338
Anticipated Expenditures, By Year	(67,860)	(204,612)	(234,790)	(520,991)	(249,501)	(1,246,757)	(1,007,420)	(1,321,248)	(1,581,711)	(1,464,838)	(406,609)	(387,933)	(592,650)	(497,713)	(828,606)
Anticipated Reserves at Year End	\$4,584,494	\$4,947,584	\$5,294,175	\$5,367,145	\$5,724,432	\$5,094,341	\$4,710,445	\$4,019,506	\$3,062,521	\$2,235,522	\$2,478,435	\$2,753,842	\$2,838,947	\$3,033,341	\$2,661,035

Individual Reserve Budgets & Cash Flows for the Next 30 Years. Continued															
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reunion, Florida															
Reserves at Beginning of Year	2,548,467	2,182,609	2,712,681	2,949,946	3,049,203	3,110,797	3,580,912	3,778,337	4,089,400	4,426,603	3,848,658	3,025,602	2,444,366	1,294,841	519,597
Total Recommended Reserve Contributions	706,600	720,700	735,100	749,800	764,800	780,100	795,700	811,600	827,800	844,400	861,300	878,500	896,100	914,000	932,300
Estimated Interest Earned, During Year	21,194	21,930	25,368	26,875	27,596	29,978	32,968	35,246	38,150	37,072	30,796	24,505	16,751	8,128	5,226
Anticipated Expenditures, By Year	(1,093,652)	(212,558)	(523,203)	(677,418)	(730,802)	(339,963)	(631,243)	(535,783)	(528,747)	(1,459,417)	(1,715,152)	(1,484,241)	(2,062,376)	(1,697,372)	(810,089)
Anticipated Reserves at Year End	\$2,182,609	\$2,712,681	\$2,949,946	\$3,049,203	\$3,110,797	\$3,580,912	\$3,778,337	\$4,089,400	\$4,426,603	\$3,848,658	\$3,025,602	\$2,444,366	\$1,294,841	\$519,597	\$519,597

Explanatory Notes:

- 1) Year 2021 ending reserves are as of December 31, 2020; FY2021 starts October 1, 2020 and ends September 30, 2021.
- 2) Reserve Contributions for 2021 are deposited; 2022 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2021 is a partial year of interest earned.
- 4) Accumulated year 2051 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

FIVE-YEAR OUTLOOK**Reunion East and West
Community Development District**
Reunion, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
1.280	Roof Assemblies, Asphalt Shingles, Gate Houses			21,068			
1.282	Roof Assemblies, Asphalt Shingles, Pool Houses, Phased		15,606		20,296		
1.283	Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (Incl. Flat, Pump House)				137,957		
1.284	Roof Assemblies, Asphalt Shingles, Stable					37,885	
<u>Interior Building Elements</u>							
<i>Heritage Center</i>							
2.200	Floor Coverings, Carpet			23,721			
2.400	Floor Coverings, Wood Laminate				10,485		
2.518	Kitchen, Equipment, Partial Replacements				41,918		
2.565	Lighting System					32,473	
2.605	Rest Rooms, Renovation						57,412
2.616	Wall Coverings, Main Room					13,855	
<i>Seven Eagles Pool Pavilion</i>							
2.705	Exercise Equipment, Cardiovascular		49,980				
2.905	Rest Rooms, Renovation						51,892
<u>Building Services Elements</u>							
3.060	HVAC Equipment, Heritage Center			48,899			
3.061	HVAC Equipment, Seven Eagles Pool Pavilion		37,740				
<u>Property Site Elements</u>							
4.020	Asphalt Pavement, Patch, Phased		32,130	32,773	33,428	34,097	34,779
4.040	Asphalt Pavement, Mill and Overlay, Original, Phased						705,463
4.100	Catch Basins, Inspections and Capital Repairs, Phased						56,860
4.110	Concrete Curbs and Gutters, Partial						66,024
4.140	Concrete Sidewalks, Partial		48,960		50,938		52,996
4.310	Gate Entry System, Phased			33,813			35,883
4.320	Gate Operators, Phased		20,196	20,600	21,012	21,432	21,861
4.621	Pavers, Masonry, Vehicular, Phased				96,216		100,103
4.800	Signage, Renovation, Monuments (2021 is Remaining Expense)	5,000					
4.809	Signage, Replacement, Radar Speed					64,946	
4.810	Signage, Replacement, Street and Traffic, Phased				53,060		

FIVE-YEAR OUTLOOK**Reunion East and West
Community Development District
Reunion, Florida**

Line Item	Reserve Component Inventory	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Pool Elements</u>							
<i>Heritage A</i>							
6.120	Fence, Aluminum (2021 is Modifications for All Locations)	20,000					
6.125	Furniture (All Locations), Phased (2021 is Partial)	20,500					
6.135	Mechanical Equipment (All Locations), Phased			41,616			44,163
<i>Heritage B</i>							
6.240	Pool Finishes, Plaster (2021 is Main Pool Only)	22,360					
<i>Seven Eagles</i>							
6.520	Fence, Aluminum					44,813	
6.530	Light Poles and Fixtures						19,321
6.540	Pool Finishes, Plaster				43,456		
6.541	Pool Finishes, Tile				12,225		
Reserve Study Update with Site Visit				12,300			
Anticipated Expenditures, By Year (\$26,202,171 over 30 years)		67,860	204,612	234,790	520,991	249,501	1,246,757

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Exterior Building Elements



Heritage Center



Stable building



Seven Eagles Pool Pavilion



Main gate house



Newest gate house



Typical pool house (Homestead)



The Terraces pool house

Roof Assemblies, Asphalt Shingles

Line Items: 1.280 through 1.284

Quantity and History:

Location	Quantity (Squares)	Year(s) of Construction
Gate Houses (3)	45	2001, 2004 to 2005
Heritage Center	140	2020
Pool Houses (5)	85	2001 to 2007
Seven Eagles Pool Pavilion	130	Approximately 2001
Stable	70	2005

In addition, Management informs us the Carriage Point pool house roof will likely be replaced in the near term funded by the association at this location.

Condition: With the exception of the Heritage Center, the roofs are in fair to poor condition.



Granular loss at shingles at main gate house



Shingle deterioration at Heritage B pool house



Shingle lift at Seven Eagles

Useful Life: 12- to 18-years

Component Detail Notes: Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic insulation minimizes heat gain and heat loss between the residential living spaces and attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work



harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

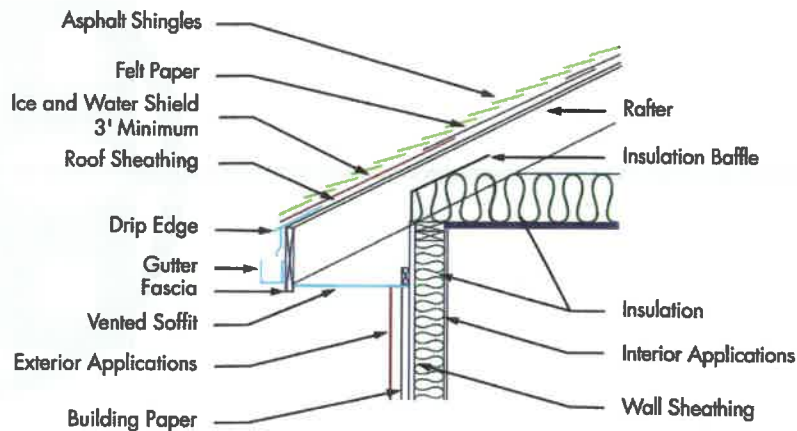
The vents should be clear of debris and not blocked from above by attic insulation. If the soffit vents are blocked from above, installation of polystyrene vent spaces or baffles between the roof joists at these locations can ensure proper ventilation.

Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Reunion CDD:

ROOF SCHEMATIC



© Reserve Advisors

Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The CDD should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We recommend the CDD maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As-needed:
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include a partially reduced expenditure for the pool house roofs in 2022 due to the planned replacement of the Carriage Point roof through other means. Our costs are based, in part, on information provided by Reunion CDD.

Roof Assembly, Metal

Line Item: 1.460

Quantity: 10 squares at the Fairfax Drive gate house. This quantity includes the nearby entrance monument roof.

History: Original to 2015

Condition: Good overall



Standing seam metal roofing

Useful Life: Up to 30 years

Preventative Maintenance Notes: We recommend the CDD maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- **Annually:**
 - Record any areas of water infiltration, flashing deterioration, damage or loose fasteners
 - Implement repairs as needed if issues are reoccurring
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation
 - Clear valleys of debris

- Periodic cleaning at areas with organic growth

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Stable, Renovation

Line Item: 1.515

Quantity: Components include:

- Mat and tile floor coverings
- Paint finishes (wood siding)
- Plumbing fixtures
- Light fixtures

History: Original

Condition: Fair overall. Management informs us the Stable is primarily used for storage.



Stable

Useful Life: Renovation every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Siding, Fiber Cement

Line Item: 1.845

Quantity: Approximately 6,850 square feet of the exterior walls at the Carriage Point, Heritage A and B, and Homestead pool houses, and the Stable building.

History: Original to approximately 2005

Condition: Good overall



Fiber cement siding at Carriage Point pool house



Finish deterioration at Heritage A pool house, note – budget for paint applications through operating budget

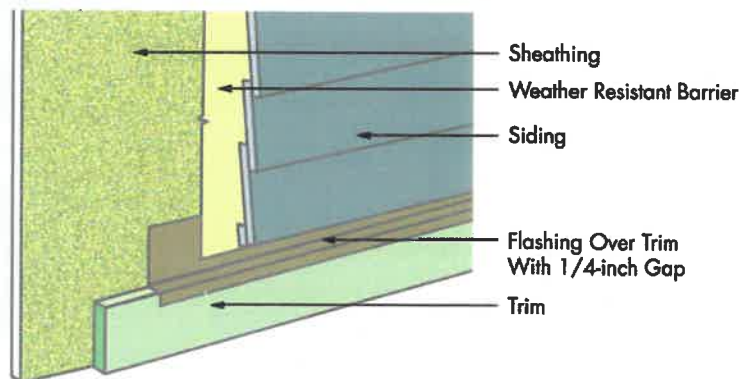
Useful Life: With the benefit of periodic maintenance, applications of this type of material can have a useful life of up to 50 years. This useful life is based on a high grade pre-finish applied in the factory. This useful life is also dependent upon periodic paint applications and partial replacements funded through the operating budget.

Component Detail Notes: Fiber cement siding is made from a combination of cement, sand and cellulose fiber. Manufacturing of the siding utilizes a steam curing process to increase strength and dimensional stability. The siding is also manufactured in layers forming a sheet of desired thickness. A wood grain imprint is typically applied to the exposed surface. Fiber cement siding offers many advantages over other types of siding. These advantages include:

- Capable of withstanding salt spray and ultraviolet rays
- Dimensional stability (will not buckle or warp as easily as other materials)
- Paint applications last longer compared to wood siding
- Resistant to insects, birds and fire

The following diagram details a typical fiber cement siding system at the interface with other building components although it may not reflect the actual configuration at Reunion CDD:

FIBER CEMENT SIDING DETAIL



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Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, loose boards and finish stains
 - Periodic pressure cleaning at areas with organic growth
 - Touch-up paint finish applications as needed and sealing of butt joints and field cut end joints

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Stucco, Heritage Center

Line Item: 1.880

History: Painted in 2020

Condition: Good overall

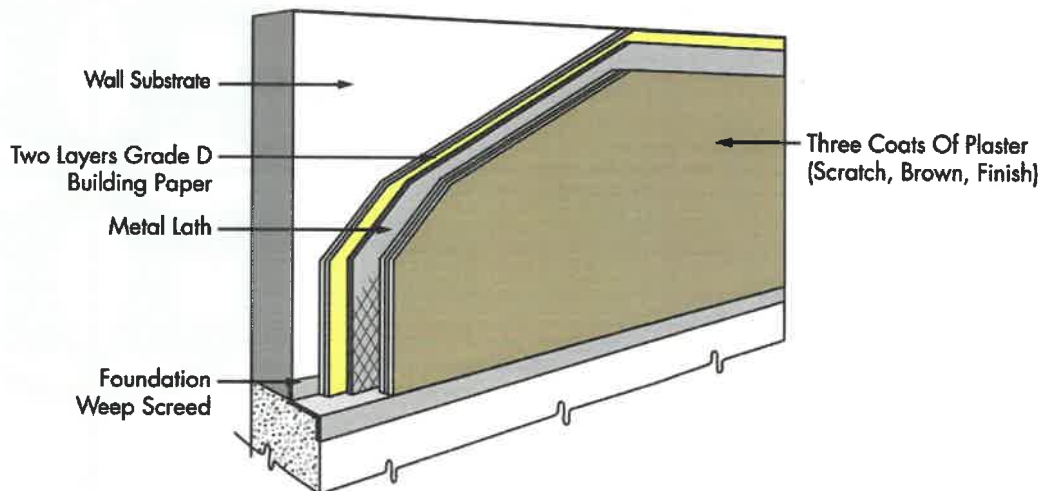


Heritage Center exterior

Useful Life: We recommend inspections, repairs and paint finish applications every five- to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Reunion CDD:

STUCCO DETAIL



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Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The



contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost is based on information provided by the CDD and anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of sealants as needed.

Windows and Doors, Heritage Center, Seven Eagles and Gate Houses

Line Item: 1.980

Quantity: 2,530 square feet. This quantity excludes the newest gate house at Fairfax Drive.

History: Original from 2001 to 2005

Condition: Good overall



Aluminum frame window and door at Seven Eagles

Useful Life: Up to 40 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - Inspect for broken glass and damaged screens
 - Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - Verify weep holes are unobstructed and note blocked with dirt or sealant
 - Replace damaged or deteriorated sliding glass rollers

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Interior Building Elements

Heritage Center



Heritage Center



Heritage Center

Ceilings, Acoustical Tiles, Grid and Lighting

Line Item: 2.060

Quantity: 5,800 square feet

History: Original

Condition: Good overall



Acoustical ceiling tiles

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Carpet

Line Item: 2.200

Quantity: Approximately 475 square yards (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Original

Condition: Fair overall with stains evident



Minor stains at carpet

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Wood Laminate

Line Item: 2.400

Quantity: 130 square yards

History: Original

Condition: Good overall



Minor deterioration at wood laminate floor

Useful Life: 18- to 25-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Kitchen, Equipment

Line Item: 2.518

Quantity: Kitchen equipment includes but is not limited to the following elements:

- Coffee brewer
- Dishwasher
- Ice machine

- Refrigerators

History: Primarily original

Condition: Reported satisfactory overall



Kitchen equipment

Useful Life: Individual useful lives for the kitchen equipment vary significantly. Therefore, we recommend the CDD budget for partial replacement of the kitchen equipment every 10 years.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Due to varied uses, ages and useful lives, we recommend the CDD budget \$39,500 plus inflation for phased replacements of the kitchen equipment per event.

Light Fixtures

Line Item: 2.560

Quantity: Approximately 310 interior wall and ceiling mounted light fixtures located throughout the interior

History: Original

Condition: Reported satisfactory

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Lighting System

Line Item: 2.565

History: Likely original

Condition: Reported satisfactory



Dimmer controls

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 2.605

Quantity: Three lobby rest rooms and one kitchen rest room. The rest room components include:

- Tile floor coverings
- Paper wall coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures

History: Components are primarily original

Condition: Good overall



Rest room

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

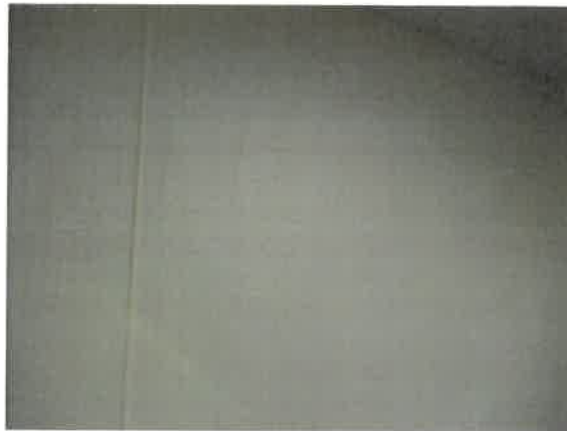
Wall Coverings

Line Item: 2.615 and 2.616

Quantity: Approximately 2,750 square feet at the kitchen and 1,600 square feet at the main room (Contractor measurements will vary from the actual area due to standard roll lengths, patterns and installation waste.)

History: Original

Condition: Good overall



Plastic wall covering at kitchen

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Wall Partitions

Line Item: 2.625

Quantity: Approximately 3,750 square feet

History: Reunion CDD spent approximately \$40,000 to upgrade the wall partitions in 2020.

Condition: Good overall



Partition

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the *Reserve Expenditures* table in Section 3.

Seven Eagles Pool Pavilion

Exercise Equipment

Line Items: 2.705 and 2.715

Quantity: The exercise room contains the following types of cardiovascular aerobic training equipment:

- Ellipticals
- Stationary cycles
- Treadmills

The exercise room contains the following types of strength training equipment:

- Benches
- Dumbbells
- Weight training

History: The cardiovascular equipment is approximately four- to five-years of age and the strength training equipment is approximately six- to seven-years of age.

Conditions: Reported satisfactory overall



Exercise equipment

Useful Life: The useful life of cardiovascular equipment is up to five years. The useful life of strength training equipment is up to 15 years.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Exercise Room

Line Item: 2.730

Quantity: The exercise room components include:

- Vinyl plank floor covering
- Acoustical tile ceiling finish
- Paint finishes
- Light fixtures

History: Unknown age

Condition: Good overall



Flooring

Useful Life: Renovation up to every 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Pavers

Line Item: 2.805

Quantity: 6,000 square feet at the open common area

History: Original

Condition: Good overall

Useful Life: Up to 30 years although replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Miscellaneous Rooms

Line Item: 2.855

Quantity: Components include:

- Carpet and vinyl floor coverings
- Acoustical tile ceiling finish
- Paint finishes
- Light fixtures

History: Components likely vary in age

Condition: Good to fair overall



Game room

Useful Life: Renovation up every 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 2.905

Quantity: Two common. The rest room components include:

- Tile floor coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures

History: Components are primarily original

Condition: Good to fair overall



Rest room

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Building Services Elements

HVAC Equipment

Line Items: 3.060 and 3.061

Quantity: Various rooftop units at Heritage Center and Seven Eagles Pool Pavilion

History: Reported primarily original

Condition: Reported satisfactory without operational deficiencies



Useful Life: 15- to 20-years

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the CDD maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Quarterly:
 - Inspect belts for alignment, tension and condition
 - Clean/replace filter and screen cleaning as needed
 - Inspect/clean coils, blowers and motors
 - Check refrigerant pressure and oil levels
 - Clean drainage and inspect drain pans
 - Check/adjust controls
- Semi-annually:
 - Lubricate motor bearings
- Annually:
 - Replace belts

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Property Site Elements

Asphalt Pavement, Patch

Line Item: 4.020

Quantity: Approximately 315,000 square yards total

History: Original

Condition: Good overall

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Repaving

Line Items: 4.040 and 4.041

Quantity and History:

- Approximately 228,200 square yards of streets installed from approximately 2001 to 2007
- Approximately 86,800 square yards of streets located at the newest phase in the northeast section of Reunion West installed from approximately 2015 to 2017

Condition: Good overall with isolated cracks and deterioration evident



Asphalt pavement street at Heritage Crossing



Fairview Circle



Reunion Boulevard



Cracks and deterioration at Reunion Boulevard



Excitement Drive



Minor cracks at Excitement Drive



Minor cracks at Assembly Court



Example of minor damage



Newer street at Encore phase

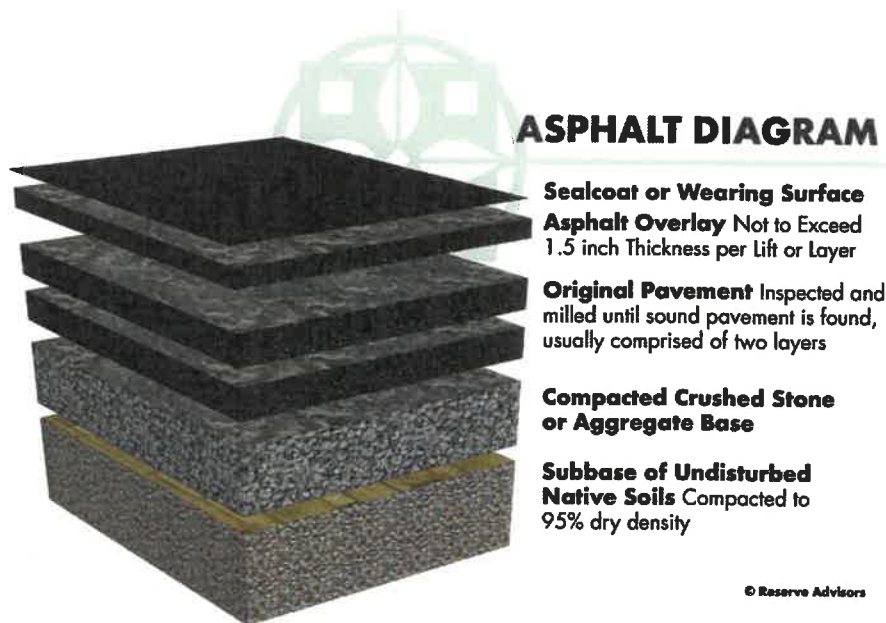


Newer street at Encore phase

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder

course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Reunion CDD:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Reunion CDD.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Bocce Ball Courts, Renovation

Line Item: 4.090

Quantity: Two bocce ball courts

History: Installed from approximately 2017 to 2018

Condition: Good overall



Bocce ball courts

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Catch Basins

Line Item: 4.100

History: Original

Condition: Good overall



Catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the CDD plan for phased inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 230,000 linear feet

Condition: Good overall with isolated cracks, damage and settlement evident



Minor concrete crack at curb and gutter



Isolated damage



Settlement at curb and gutter

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 29,900 linear feet of curbs and gutters, or thirteen percent (13%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 600,000 square feet

Condition: Good overall with isolated cracks and deterioration evident



Concrete sidewalk cracks and damage



Sidewalk cracks near Tradition Boulevard gate house



Multiple concrete sidewalk cracks near 1420 Reunion Boulevard

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair

- Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 120,000 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years with an accelerated rate of replacement as the concrete ages.

Fences, Aluminum

Line Items: 4.200 and 4.201

Quantity and History:

- Dog Park – 280 linear feet, installed in 2020
- Encore – 7,500 linear feet along Sinclair Road and N. Old Lake Wilson Road, and 350 linear feet above the detention basin wall on Fairfax Drive, installed beginning in 2015 through approximately 2017

Condition: Good overall with isolated damage evident



Aluminum fence at dog park



Perimeter fence at Encore phase



Isolated loose picket at Encore phase

Useful Life: Up to 25 years (The useful life of the finish is indeterminate. Future updates of this Reserve Study will again consider the need to refinish the railings based on condition.)

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fence, Chain Link and Wire, Bridges

Line Item: 4.220

Quantity: 1,500 linear feet along the Gathering Drive and I-4 bridges

History: Original

Condition: Good overall



Fencing at Gathering Drive bridge

Useful Life: Up to 30 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gate Entry System

Line Item: 4.310

Quantity: Components include:

- Cameras
- Card readers
- Intercoms
- Tag readers

History: Components vary in age

Condition: Reported satisfactory



Main gate entry components



Gate entry components

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Inspect panel for damage and ensure the panel is mounted securely, tighten or replace any loose or damaged fasteners.
 - Inspect panel for proper operation of buttons, displays, microphone and speaker.
- Annually:
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gates and Operators

Line Items: 4.320 and 4.330

Quantity:

- 4 metal gates (bi-parting gates are quantified as one gate)
- 44 operators total (includes 36 arms)

History: The metal gates are likely original and the operators vary in age.

Condition: Condition varies



Gate arms and operators



Gate arms and bi-parting gates

Useful Life: Up to 10 years for the operators and up to 20 years for the gates

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Ensure gates operate freely
 - Inspect for any wear, rust and loose fasteners
 - Inspect and correct tension in belts and chains, and lubricate hinges and chains as necessary
 - Check alignment of pulleys
 - Check for no oil leakage at the gear box
 - Check the control board for water damage. Clean and remove insects and other pests as needed.
 - Check all wiring for insulation damage and loose connections. If applicable, check functionality of battery power supply systems

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Items: 4.620 and 4.621

Quantity: 19,000 square feet at sidewalks and Seven Eagles Park, and 34,000 square feet at various entrances and crosswalks

History: Primarily original. Reunion CDD has conducted previous repairs on an as needed basis.

Condition: Good overall with minor cracks and spalls evident, and settlement at the main entrance



Masonry pavers at Seven Eagles park



Minor settlement

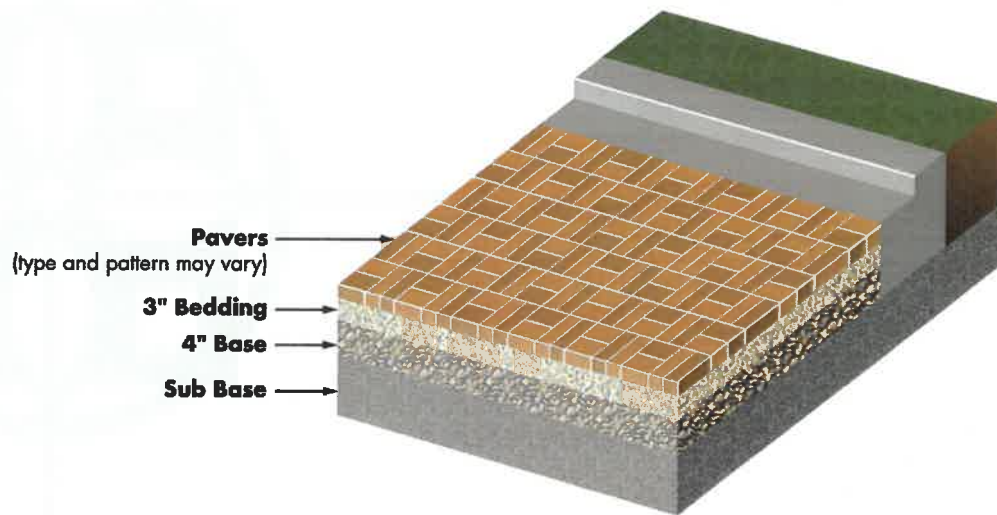


Vehicular pavers

Useful Life: Up to 25 years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Reunion CDD:

MASONRY PAVER DIAGRAM



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
 - Re-set and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the CDD conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Playground Equipment

Line Item: 4.660

Quantity: Playground equipment near Euston Drive and Excitement Drive includes the following elements:

- Playset
- Surface, wood chips

- Border, plastic
- Benches
- Trash receptacles

History: Installed in 2020

Condition: Good overall



Playground equipment

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the CDD learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose connections and fasteners or damaged elements
 - Inspect for safety hazards and adequate coverage of ground surface cover

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost is based, in part, on information provided by the Association and includes an allowance for replacement of the safety surface and border.

Retaining Walls, Masonry

Line Item: 4.740

Quantity: 40,000 square feet of larger retaining walls primarily located along Reunion Boulevard and Grand Traverse Parkway, and limited other locations. This quantity excludes walls short in length and height.

History: Original to various ages. The detention basin retaining wall at the newer Encore phase was installed from approximately 2015 to 2017.

Condition: Good overall



Masonry retaining wall along Reunion Boulevard, note – extensive quantity



Retaining wall near The Terraces



Water stains



Retaining wall at Encore phase detention basin

Useful Life: Masonry retaining walls have indeterminate useful lives. However, we recommend the Association plan for inspections and capital repairs every 10- to 15-years to forestall deterioration.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for an inspection, partial resetting and replacement of up to five percent (5%).

Signage, Renovation

Line Item: 4.800

Quantity: Various subdivision and entrance signs at Reunion West, and one entrance sign at the main gate house at Reunion East. Other monuments, including all condominium identification monuments and similar style subdivision monuments at Reunion East are maintained by separate entities. The signage includes the following elements:

- Light fixtures
- Letters
- Masonry, brick
- Stucco

History: The northern entrance and subdivision monuments at Reunion West were installed in 2020 for approximately \$169,600. The monuments at the Encore phase main entrance were installed in approximately 2016.

Condition: Good overall



Reunion West subdivision monument



Minor efflorescence



Entrance monument at Encore phase

Useful Life: 15- to 20-years for renovations. Due to their indeterminate useful life, we do not anticipate complete replacement within the next 30 years.

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. At the direction of Management, we include a remaining expenditure of \$5,000 in 2021 related to completion of the recent installation of monuments at Reunion West. Our cost for renovation includes paint finishes to the stucco, repointing and repairs to the masonry/stucco, and replacement of the remaining components listed above.

Signage, Replacement

Line Item: 4.809 and 4.810

Quantity and History:

- Radar Speed – Approximately 10 each, installed recently

- Street – Many street identification and traffic signs throughout the community, age varies

Condition: Good overall with minor finish deterioration at poles



Radar speed sign



Street sign

Useful Life: Up to five years for the radar speed signs, and 15- to 20-years for the street and traffic signs

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly if applicable
 - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pool Elements



Heritage A



Heritage A



Heritage B



Carriage Point



Homestead



Homestead



Seven Eagles



Seven Eagles



The Terraces



Fountain at The Terraces

Location	Year(s) of Construction
Heritage A	2004-2005
Heritage B	2004-2005
Carriage Point	2005
Homestead	2005
Seven Eagles	2001/early 2000s
The Terraces	2007

Arbors, Wood

Line Items: 6.105, 6.205, 6.305, 6.405 and 6.605

Location	Quantity (SF)	Year(s) of Construction
Heritage A	500	Original
Heritage B	300	Original
Carriage Point	300	Original
Homestead	300	Original
Seven Eagles	N/A	N/A
The Terraces	800	Original

Condition: Good overall



Typical wood arbor



Arbor at The Terraces

Useful Life: Up to 25 years with periodic maintenance and paint finishes

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for wood deterioration, and loose or missing fasteners
- Every three years:
 - Power wash with algaecide and application of sealer/stain

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the CDD budget for paint applications and repairs through the operating budget.

Decks, Pavers

Line Items: 6.115, 6.215, 6.315, 6.415, 6.515 and 6.615

Location	Quantity (SF)	Year(s) of Construction
Heritage A	5,200	Original
Heritage B	4,500	Original
Carriage Point	4,000	Original
Homestead	7,300	Original
Seven Eagles	11,500	Original
The Terraces	19,500	Original

Condition: Good condition overall with limited locations of cracks, settlement and spalls evident



Minor paver lift at Heritage B



Cracked pavers at Carriage Point



Isolated settlement at Homestead



Isolated cracks at Seven Eagles



Spalls and minor settlement at Seven Eagles



Pavers at The Terraces

Useful Life: 25- to 30-years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and significant paver spall
 - Reset and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the CDD fund interim inspections, partial replacements and repairs through the operating budget.

Fences, Aluminum

Line Items: 6.120, 6.220, 6.320, 6.420, 6.520 and 6.620

Location	Quantity (LF)	Year(s) of Construction
Heritage A	475	Original
Heritage B	450	Original
Carriage Point	450	Original
Homestead	500	Original
Seven Eagles	690	Original
The Terraces	770	Original

Condition: Good to fair overall condition with finish deterioration, isolated damage and loose sections evident



Typical aluminum fence, note fade



Aluminum fence



Leaning/loose section at Seven Eagles



Bent picket at Seven Eagles

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. At the direction of Management, we include a near term expenditure of approximately \$20,000 total related to fence modifications/increasing height at each pool gate to ensure secure access. Our costs for eventual replacement are based on replacement with six-foot tall fences.

Furniture

Line Item: 6.125

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Umbrellas
- Grills
- Handicap pool lift
- Ladders and life safety equipment

History: The majority of the furniture was replaced recently with the exception of at Seven Eagles.

Condition: Good overall



Furniture



Furniture

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Based on the above, we include a partial expenditure for the likely replacement of the furniture at Seven Eagles in 2021. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Light Poles and Fixtures

Line Items: 6.130, 6.230, 6.330, 6.430, 6.530 and 6.630

Location	Quantity	Year(s) of Construction
Heritage A	3 poles w/ 8 fixtures	Original
Heritage B	4 poles w/ 8 fixtures	Original
Carriage Point	4 poles w/ 8 fixtures	Original
Homestead	3 poles w/ 8 fixtures	Original
Seven Eagles	7 poles w/ 14 fixtures	Original
The Terraces	8 poles w/ 16 fixtures, 17 bollard lights	Original

In addition, Management informs us the CDD will likely replace the fixtures with LED (light-emitting diode) bulbs in the near term.

Condition: Good overall with isolated loose components and finish deterioration evident



Loose fixture at Heritage B



Light pole and fixtures at Seven Eagles



Bollard lights at The Terraces

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 6.135

Quantity: The mechanical equipment includes the following:

- Automatic chlorinators
- Controls
- Filters
- Heaters
- Interconnected pipe, fittings and valves
- Pumps

History: Ages vary

Condition: Condition varies



Typical heaters



Rust at Carriage Point heater



Pool pump

Useful Life: Up to 15 years

Preventative Maintenance Notes: We recommend the CDD maintain a maintenance contract with a qualified professional and follow the manufacturer's specific recommended maintenance and local, state and/or federal inspection guidelines.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to twenty-five percent (25%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

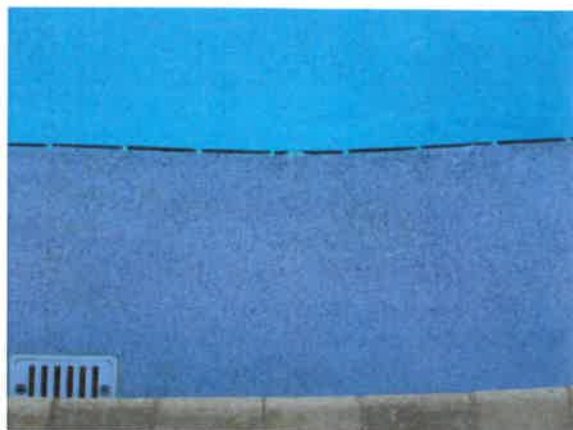
Location	Quantity (SF; LF)	Year(s) of Construction
Heritage A	1,800; 225	Within last three years
Heritage B	1,900; 210	Spa completed, main scheduled for 2021
Carriage Point	1,775; 220	Within last three years
Homestead	1,775; 280	Within last three years
Seven Eagles	3,150; 325	Within last three years
The Terraces	3,300; 400	Unknown

In addition, the tile finishes are likely original.

Condition: Good overall



Finishes at Heritage A



Plaster at Carriage Point, note minor chipped tile



Finishes at Homestead



Finishes at The Terraces

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
 - Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
 - Test handrails and safety features for proper operation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Based on the above, we include a partial expenditure for the main pool only at Heritage B in 2021. We recommend the CDD budget for full tile replacement every other plaster replacement event. Removal and replacement of the finish provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the CDD budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Rest Rooms

Line Items: 6.145, 6.245, 6.345, 6.445 and 6.645

Quantity: Two each Heritage A, Heritage B, Carriage Point and Homestead, four rest rooms at The Terraces. We discuss and include the rest rooms for Seven Eagles on a previous line item. The rest room components include:

- Tile floor and wall coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures

History: Components are primarily original

Condition: Good to fair overall



Typical rest room



Rest room at The Terraces

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Security System

Line Item: 6.150

Component Detail Notes: Management informs us the CDD is in the process of installing camera surveillance at the pools. Each pool also uses a card reading access system. As mentioned previously, the CDD is also in the process of modifying each gate access in 2021.



Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
 - Check recording equipment for proper operation
 - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The CDD can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Reunion CDD can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the CDD were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Reunion,

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.



Florida at an annual inflation rate³. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Reunion CDD and their effects on remaining useful lives
- Financial information provided by the CDD pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



STEPHANIE A. MUELLER, P.E., RS
Responsible Advisor

CURRENT CLIENT SERVICES

Stephanie A. Mueller, a Civil Engineer, is an Advisor for Reserve Advisors. Ms. Mueller is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services on townhomes and planned unit developments.



The following is a partial list of clients served by Stephanie Mueller demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Mountain Park Ranch A large-scale community with more than 7,000 units in southern Phoenix, Arizona with views of South Mountain Park features three amenity centers with multiple pools, tennis courts and playgrounds.

Privada Community Construction of this exclusive neighborhood in Scottsdale, Arizona began in 2002. The community includes gated entry, streets, an irrigation system and detailed landscaping.

Sunset Point II Located in Tucson, Arizona, this community comprises 273 single family homes built in 1987. The primary amenities are a pool, spa and wading pool.

Holiday at Pueblo del Sol Located in Sierra Vista, Arizona, this homeowners association still under development includes a community center with fitness and meeting rooms, two pools, walking paths, and parks with playgrounds and gazebos.

Canyon Gate at Cinco Ranch Recreational facilities include sport courts, walking trail, skate park, playgrounds, a clubhouse and pools for the 721 homes located in Katy, Texas. The Association also maintains the gated entrances, street systems, and perimeter fencing and walls.

One Park Place Tower Situated south of downtown Kansas City, this 19-story previously used office building was converted into condominiums in 2005. Great views, an indoor pool and wine cellar are among the many amenities.

Palazzo Tornabuoni Associazione Located in the heart of Florence, Italy, this 15th century palace includes 38 luxury residences. The ground floor includes upscale retail spaces and a restaurant. The building features many historic details such as the tile roofs and original fresco paintings. Members enjoy the private lounge, sauna and steam room.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Mueller attended the University of Wisconsin in Madison, Wisconsin where she attained her Bachelor of Science degree in Civil Engineering. Her studies focused on structural engineering. At the University of Wisconsin, she managed a team responsible for the design of a new drinking water facility for a rural Wisconsin town.

EDUCATION

University of Wisconsin-Madison - B.S. Civil Engineering
University of Wisconsin-Milwaukee - M.S. Civil Engineering

PROFESSIONAL AFFILIATIONS

Reserve Specialist (RS) – Community Associations Institute
Professional Engineer (P.E.) – Wisconsin, Arizona



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



NICOLE L. LOWERY, PRA, RS
Associate Director of Quality Assurance

CURRENT CLIENT SERVICES

Nicole L. Lowery, a Civil Engineer, is an Associate Director of Quality Assurance for Reserve Advisors. Ms. Lowery is responsible for the management, review and quality assurance of reserve studies. In this role, she assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Ms. Lowery has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Nicole Lowery demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.



Amelia Surf & Racquet Club This oceanfront condominium community comprises 156 units in three mid rise buildings. This Fernandina Beach, Florida development contains amenities such as clay tennis courts, two pools and boardwalks.

Ten Museum Park This boutique, luxury 50-story high rise building in downtown Miami, Florida consists of 200 condominium units. The amenities comprise six pools including resistance and plunge pools, a full-service spa and a state-of-the-art fitness center. The property also contains a multi-level parking garage.

3 Chisolm Street Homeowners Association This historic Charleston, South Carolina community was constructed in 1929 and 1960 and comprises brick and stucco construction with asphalt shingle and modified bitumen roofs. The unique buildings were originally the Murray Vocational School. The buildings were transformed in 2002 to 27 high-end condominiums. The property includes a courtyard and covered parking garage.

Lakes of Pine Run Condominium Association This condominium community comprises 112 units in 41 buildings of stucco construction with asphalt shingle roofs. Located in Ormond Beach, Florida, it has a domestic water treatment plant and wastewater treatment plant for the residents of the property.

Rivertowne on the Wando Homeowners Association This exclusive river front community is located on the Wando River in Mount Pleasant, South Carolina. This unique Association includes several private docks along the Wando River, a pool and tennis courts for use by its residents.

Biltmore Estates Homeowners Association This private gated community is located in Miramar, Florida, just northwest of Miami, Florida and consists of 128 single family homes. The lake front property maintains a pool, a pool house and private streets.

Bellavista at Miromar Lakes Condominium Association Located in the residential waterfront resort community of Miromar Lakes Beach & Golf Club in Fort Myers, Florida, this property comprises 60 units in 15 buildings. Amenities include a clubhouse and a pool.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Lowery was a project manager with Kipcon in New Brunswick, New Jersey and the Washington, D.C. Metro area for eight years, where she was responsible for preparing reserve studies and transition studies for community associations. Ms. Lowery successfully completed the bachelors program in Civil Engineering from West Virginia University in Morgantown, West Virginia.

EDUCATION

West Virginia University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Reserve Specialist (RS) - Community Associations Institute

Professional Reserves Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Reunion CDD responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Reunion CDD responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

SECTION VII

SECTION A

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January 25, 2021

DIRECT DIAL: (407) 481-5872
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Via Email

Reunion Resort & Club of Orlando Master Association, Inc.
Artemis Lifestyle Services, Inc.
1631 E Vine St., Suite 300
Kissimmee, Florida 34744
Attention: Mr. David Burman

Re: Reunion East and West Community Development Districts
Possible Conveyance of CDD Roads

Dear Mr. Burman:

This letter is written to follow up after the meetings last week of the Reunion East Community Development District and Reunion West Community Development District (the "Districts"). As you know, the boards discussed the possibility of a conversion of the ownership of the roads that are currently owned and operated by the Districts as public roads, to a private property owners' association, such as the Reunion Resort & Club of Orlando Master Association, Inc. (the "Association").

The Districts' roads were constructed with tax exempt bond funds from several bond issues of the Districts. This poses a number of significant challenges to a transfer of the roads. The Districts had their staff perform an analysis of the ability for the tax-exempt bonds to be paid off in part, to allow for the conveyance of the roads to a private entity. Bond counsel for the Districts prepared a short memorandum discussing the process, a copy of which is attached. As discussed in the last meeting, the payoff of a certain amount of the tax-exempt bonds (which is done through a pre-payment of assessments and redemption of bonds), is possible. After the bonds are pre-paid, a conveyance of the roads could be made to the Association.

However, there are several legal and practical constraints related to such a prepayment scenario. For example, first, the actual amount of bond proceeds spent to construct the roads would have to be calculated through a detailed review of all requisitions of bond funds for both Districts, and for all the various bond issues dating back to 2005. Following that, a calculation of the ratio of bond debt that remains outstanding, to the total cost of the roads would have to be calculated. That would provide the amount of tax-exempt bonds that would have to be redeemed for the

Districts to be able to convey the roads. The next and more difficult calculation is that residents' assessments would have to be pre-paid in amounts sufficient to pay off the bonds. Since assessments have been levied on properties both in Reunion East and Reunion West at different times depending on the dates of the bond issue, calculating the prepayment for each landowner, and adjusting the prepayment to match the amounts needed to be prepaid will be a difficult task.

The Districts wanted to provide you with this information to advise you that the roads could be conveyed to the property owners' association, if the various legal, tax and accounting steps can be satisfactorily undertaken. The Districts would now like to know if the Association is interested in pursuing this further. If so, then the Districts believe a joint analysis (among the Districts and the Association) of the "pros and cons" of such a transfer, and a detailed conversation of the necessary steps and costs, should be planned.

If you have any questions, please feel free to reach out to the Districts' manager or the chair of either District.

Best regards,

/s/ Jan A. Carpenter

Jan A. Carpenter
Counsel for the Districts

Enclosure

cc: George Flint/Tricia Adams - GMS

Memorandum

TO: Jan Carpenter, Esquire
Mr. George Flint

FROM: Vanessa Albert 

DATE: December 10, 2020

RE: Remedial Action Process for Taking Internal Roads Private

Request:

You have asked us to address what the Reunion East Community Development District ("Reunion East") and Reunion West Community Development District ("Reunion West," and, with Reunion East, the "Districts") would need to do to assure their outstanding debt remains tax-exempt if all of their internal roads were to be made private.

Facts:

The internal roads in the Districts were largely or wholly paid for with proceeds of tax-exempt bonds (of a number of different bond issues many of which have subsequently been partially or wholly refunded). The roads are all currently public roads. Public roads may be financed on a tax-exempt basis, but private roads may not be financed on a tax-exempt basis (except from the 5% de minimis portion that may be used for nonqualified costs).

Result:

If roads go from public to private, the related costs become nonqualified and if this causes more than 5% of an issue of a particular issue to be allocated to nonqualified costs, the portion of that outstanding bond issue that relates to the excess over 5% must be redeemed or defeased within 90 days of the action that made the roads private.

To: John Carpenter, Esquire and Mr. George Flint
From: Vanessa Albert Lowry
Date: December 10, 2020
Re: Remedial Action Process for Taking Internal Roads Private

Page 2

Discussion:

As shown in the attached spreadsheet, it is likely, given the information made available to us, a substantial portion of each outstanding issue of bonds affected will need to be redeemed.

As indicated in the notes on the attached spreadsheet, how much of each issue would need to be redeemed depends on what portion of each originally financed the roads (or is allocable to refunding of such portion), and how much of each outstanding issue is proportionately allocable to their original expenditures.

As an example, say 2004 Bonds were issued in the amount of \$100,000,000 and \$50,000,000 was spent on roads (or common costs such as costs of issuance allocable to the road costs) and the rest were spent on qualified costs, then, if all \$100,000,000 remains outstanding, when the roads become private, the \$50,000,000 spent on roads becomes a nonqualified cost. Only \$5,000,000 of the \$100,000,000 may be spent on nonqualified costs, so \$45,000,000 is in excess of that amount. To bring the issue back in balance slightly less than \$50,000,000 would need to be redeemed so that 95% of the amount remaining would be allocable to qualified costs.

Between the two Districts, roughly \$47,000,000 was spent on internal roads, representing a substantial portion of the total bonds issued. Say that it represents one half of the bonds issued then, because each dollar of a bond is allocated proportionately to each cost financed, one half of the remaining bonds would be allocable to the internal roads. While only half may be an overstatement, it may not be that far off.

Next Steps:

To: John Carpenter, Esquire and Mr. George Flint
From: Vanessa Albert Lowry
Date: December 10, 2020
Re: Remedial Action Process for Taking Internal Roads Private

Page 3

- 1) The next step is really to figure out how much of each original issue was actually spent on roads. So far, we have only the original estimates. These estimates may include costs that are not purely road costs or may be otherwise inaccurate.
- 2) Once we have this step done, we will calculate how much of each outstanding issue will need to be redeemed.
- 3) Finally, there are rules to make sure that the remedial action does not take out only the bonds with the earliest maturities. We will need to determine which bonds of each issue should be redeemed.
- 4) We would need to figure out how to pay for the required redemptions.

Conclusion:

It is possible to take the internal roads private but it will involve some preparation and the redemption of a considerable portion of the outstanding bonds of the Districts.

**SUMMMARY OF REUNION EAST CDD AND REUNION WEST CDD FUNDS DIRECTED TO ROAD COSTS
 BASED ON ENGINEER'S COST REPORTS
 PREPARED BY STEVE BOYD, OCT. 7, 2020**

REUNION EAST CDD	ROAD COSTS	NOTES:
2002A, 2002B and 2005	\$16,303,838	Based on Cost To Complete
2003	\$2,049,371	Based on Cost To Complete
Deduct Estimated Value of CR 532 Widening (County Road)	(\$6,000,000)	
Total CDD Roads (Nonqualified)	\$12,353,209	

REUNION WEST CDD	ROAD COSTS	NOTES:
2004 Bond	\$17,722,742	Feb 28, 2009 Update
K-Hills (Reunion West)	\$3,690,000	Jan 21, 2016 Report
Reunion West Phase 1	\$2,862,751	Jan 21, 2016 Report
Reunion West Phase 3	\$1,829,221	Jan 21, 2016 Report
Phase 2 Parcel 12	\$1,336,615	Jan 21, 2016 Report
Reunion West Phase 1 East	\$765,634	Jan 21, 2016 Report
Reunion West Phase 2 East	\$570,981	Jan 21, 2016 Report
Bears Den	\$865,648	June 8, 2017 Report
17th and 18th Fairways Phase 2	\$153,023	January 10, 2019 Report
17th and 18th Fairways Phase 3	\$595,950	January 10, 2019 Report
Reunion West Phase 4 - Khills Expansion Area	\$989,039	January 10, 2019 Report
Total CDD Roads (Nonqualified)	\$31,381,604	

SHARED COSTS	RECDD	RWCDD
Shared Cost - I-4 Overpass (CDD Road)(Nonqualified)	\$2,056,682	\$2,100,000
Sinclair Rd and SR 429 Overpass (County Road)	\$6,854,640	\$4,180,684
Total CDD Roads Shared Costs	\$8,911,322	\$6,280,684

Vanessa Albert Lowry Additional Notes:

1. All of the privatization of CDD roads will result in nonqualified bonds that will need to be reissued
2. How many bonds of each outstanding issue will be determined by looking into which issue first matures
3. Then a prorata reduction of the nonqualified amounts can be applied based on prior redemption schedule
4. Then bonds of each issue must be redeemed/defeased selecting bonds either prorata by maturity or by issue

INSTRUCTION

	VAL Notes:
complete Report Jan 31, 2010	1. We will need to make specific i
complete Report Jan 31, 2010	2. Blending of 2002,2005 Bonds a
	3. Out of \$8,638,293.96
	Privatization of Reunion East Roa

4. 2002 and 2005 Bonds have adc
5. And the I-4 overpass costs mus
6. The nonqualified bond amount

re to Table III.2	2015 Bonds and 2004-1 Bonds aff
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Report

Report

Report

Per 2004-1 Tax Certificate :

TOTAL
\$4,156,682
\$11,035,324
\$15,192,006

deemed or defeased.

financed which costs.

tions.

turity or so that more of the longer bonds of each issue are rede

allocations--are there draw records?

and the various reissued and refunded issues that resulted makes determining nonqualified bonds deposited to acquisition and Cap I for 2003 of which 5% is: \$431,914.70
roads generates original nonqualified bonds for 2003 issue of: \$1,617,456.30 (assuming no Coi

ditional nonqualified costs

it be added to nonqualified costs/allocated

ts will be reduced prorata to the extent bonds have been redeemed/matured to date

ected prorata

1. Net spendable Proceeds of 2004 Bonds were: \$55,665,424.88 (of which 5% is \$2,
2. There have been at least \$284,483.80 of other nonqualified costs
3. Privatization of Reunion West Roads generates nonqualified bonds of: \$28,598,332.75
4. Original total nonqualified Bonds are at least: #####
5. If the \$2,100,000 for I-4 overpass added: #####
6. If half the Bonds have been redeemed/matured then the nonqualified bonds outstanding will b

emed

amounts by difficult to calculate absent more information.

county road costs allocated to 2003)

.783,271.25).

\$

e half as much.

SECTION VIII

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	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 2020 meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.
3	5/14/20	Amenity Status During Covid-19	Adams/Carll	Phase 3 Ongoing	As of 10.03.2020 all amenities except water fountains open per Phase 3 Reopening Guidelines.
4	11/12/20	Seven Eagles Management Transition	Adams/Scheerer	In Process	Installation of an Access Card reader for the Fitness Center approved February 2021 is pending. Other transition still items in process: utility transfers / split, amenity policy update, rental fee update, evaluation of amenity designation, and miscellaneous administrative matters.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
5	8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	In Process	Security camera proposals for pools and entrance gates approved at 11.12.2020 BOS meeting. Installation started 01.07.2021 but is not yet fully completed due to Internet connectivity issues as of 03.04.2021. Other items noted on security assessment on hold until cameras are installed.
6	8/13/20	Entrance Monument at Spine Road	Scheerer/Goldstein	In Process	Proposal approved by BOS 02.11.2021 in production and installation date is scheduled mid-March.
7	9/10/20	New Bond Issuance	Boyd/Carpenter/ Flint/Bond Counsel	In Process	Resolution Authorizing District Staff / Bond Counsel to commence work approved 09.10.2020. Developer to retire Bond series 2015-1,2, & (partial) 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. Bond Delegation Resolution Approved 12.10.2020. Assessment Hearing scheduled 01.14.21. Target issuance date March 2021. Construction easement between RECDD and Encore Reunion Village pending - delegated authority to Chairman to execute 01.14.2021.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
8	9/10/20	Secure Pool Access Gates	Scheerer	In Process	Operations staff is facilitating the installation of a new fence and entrance gate (currently in production) at Seven Eagles estimated to be completed by the end of March 2020.
9	11/12/20	Feasibility Report on Selling Roads to Private Entity	Carpenter	In Process	Bond Counsel provided a memorandum for BOS review 01.14.2021. Districts determining POAs interest in purchase.
10	12/10/20	Status of FDOT Inspections Davenport Creek Bridge	Boyd		At one time, the Davenport Creek Bridge was taken off the FDOT inspection list as it was not in use. It needs to be added back to the inspection list for Reunion Village access.
11	2/11/21	Develop Contact Sheet for RECDD	Adams	In Process	
12	2/11/21	New Bench	Scheerer	In Process	BOS approved purchase 02.11.2021 on order and should arrive by the end of April
13	1/14/21	Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance	Adams	In Process	Agreement with OC being evaluated. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly.
Reunion West Community Development District					
Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
1	11/12/20	Reserve Study Update	Adams	In Process	Proposal approved 12.10.2020. Site visit with Reserve Advisors 01.19.2021. Report included in 03.11.2021 agenda for BOS review and input.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
2	11/12/20	Determine Recreational Use of 1 acre CDD parcel on Grand Traverse Parkway & Area nearby Mail Kiosk on GTP and Valhalla Terr.	Adams	Completed	Report included in 03.11.2021 agenda for BOS review.
3	NA	Lighting Monuments	Scheerer	In Process	Lights installed at most monuments completed as of 10.08.20. Two locations pending completion - should be completed by end of March contingent on inspection.
4	12/10/20	Encore Transition at RWCDD	Adams / Scheerer	In Process	Landscape and Irrigation Maintenance agreement with Creative North approved 12.10.2020. Security Services Agreement approved 12.10.2020 and executed by POA 01.26.2021. Electric and water service transfer complete. Telephone / data utility is pending transfer. Property insurance has been procured. Certain Guard House maintenance items and a sidewalk review is in process.
5	2/11/21	Feasibility of Refinancing Series 2004-1 Special Assessment Bonds	Adams	In Process	Bonds restructured in 2012 and no call period extended to 2022; FMS Bonds reviewing opportunity for advance refund.
6	2/11/21	Parking Rules for Encore at RWCDD	Adams	In Process	BOS approved Rule Hearing 04.08.2021; Encore / RWCDD Parking Map being developed.

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

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

SECTION 2

Reunion East

Community Development District

Summary of Check Register

February 1, 2021 to February 28, 2021

Fund	Date	Check No.'s		Amount
General Fund	2/3/21	4908-4914	\$	15,198.81
	2/5/21	4915	\$	8,154.10
	2/10/21	4916-4920	\$	13,679.11
	2/17/21	4921-4922	\$	1,977.53
	2/18/21	4923-4927	\$	101,692.68
	2/24/21	4928-4934	\$	7,014.31
			\$	147,716.54
Replacement & Maintenance	2/10/21	131	\$	17,676.40
	2/24/21	132-133	\$	5,637.00
			\$	23,313.40
Payroll	<u>February 2021</u>			
	Donald Harding	50578	\$	184.70
	John Dryburgh	50579	\$	184.70
	Mark Greenstein	50580	\$	184.70
	Steven Goldstein	50581	\$	184.70
	Trudy Hobbs	50582	\$	184.70
			\$	923.50
			\$	171,953.44

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/21	00074	1/31/21 191659	202101 320-53800-47000	AQUATIC PLANT MGMT JAN21	*	67.08	
		1/31/21 191659	202101 300-13100-10100	AQUATIC PLANT MGMT JAN21	*	61.92	
APPLIED AQUATIC MANAGEMENT, INC.							129.00 004908
2/03/21	00095	1/25/21 S227559	202101 320-53800-57400	RPLC LED BARRIER W/ HRNSS	*	200.47	
		1/25/21 S227559	202101 300-13100-10100	RPLC LED BARRIER W/ HRNSS	*	185.04	
		1/25/21 S227729	202101 320-53800-57400	REINST.GATEARM/LEVEL/TEST	*	54.76	
		1/25/21 S227729	202101 300-13100-10100	REINST.GATEARM/LEVEL/TEST	*	50.55	
ACCESS CONTROL TECHNOLOGIES, INC.							490.82 004909
2/03/21	00129	1/24/21 4806	202101 320-53800-46200	HCB-RPLC TOILET FLNG/RSET	*	223.60	
		1/24/21 4806	202101 300-13100-10100	HCB-RPLC TOILET FLNG/RSET	*	206.40	
BERRY CONSTRUCTION INC.							430.00 004910
2/03/21	00166	1/15/21 409923ES	202012 320-53800-43200	GAS CHARGE 12/08-01/07/21	*	508.81	
		1/15/21 409923ES	202012 300-13100-10100	GAS CHARGE 12/08-01/07/21	*	469.67	
FLORIDA NATURAL GAS							978.48 004911
2/03/21	00163	1/26/21 1693	202101 320-53800-47500	PRS.WSH-PAVERS TERR. POOL	*	312.00	
		1/26/21 1693	202101 300-13100-10100	PRS.WSH-PAVERS TERR. POOL	*	288.00	
PRESSURE WASH THIS							600.00 004912
2/03/21	00054	2/01/21 2021FEB	202102 320-53800-34500	SECUIRTY SERVICES FEB21	*	6,066.66	
		2/01/21 2021FEB	202102 300-13100-10100	SECUIRTY SERVICES FEB21	*	5,600.00	
REUNION RESORT & CLUB MASTER ASSOC.							11,666.66 004913
2/03/21	00060	1/06/21 361826	202101 330-53800-46200	7EAG-INST.2MAGNETIC LATCH	*	299.47	
		1/06/21 361826	202101 300-13100-10100	7EAG-INST.2MAGNETIC LATCH	*	276.43	
		1/07/21 361833	202101 330-53800-46200	7EAG-INST MAG.LTCH DBL GT	*	170.53	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/07/21 361833	202101 300-13100-10100		*	157.42	
		7EAG-INST MAG.LTCH DBL GT					
				SPIES POOL LLC			903.85 004914
2/05/21 00049		2/01/21 515	202102 310-51300-34000		*	3,689.58	
			MANAGEMENT FEES FEB21				
		2/01/21 515	202102 310-51300-35100		*	183.33	
			INFORMATION TECH FEB21				
		2/01/21 515	202102 310-51300-31300		*	833.33	
			DISSEMINATION FEE FEB21				
		2/01/21 515	202102 310-51300-51000		*	16.35	
			OFFICE SUPPLIES				
		2/01/21 515	202102 310-51300-42000		*	39.05	
			POSTAGE				
		2/01/21 515	202102 310-51300-42500		*	102.30	
			COPIES				
		2/01/21 516	202102 320-53800-12000		*	3,083.75	
			FIELD MANAGEMENT FEB21				
		2/01/21 516	202102 320-53800-49100		*	107.33	
			POWER SYSTEMS				
		2/01/21 516	202102 300-13100-10100		*	99.08	
			POWER SYSTEMS				
				GOVERNMENTAL MANAGEMENT SERVICES			8,154.10 004915
2/10/21 00134		2/04/21 2886	202101 310-51300-31100		*	698.24	
			INFO REQ/CDD MTG/CR545 OP				
				BOYD CIVIL ENGINEERING			698.24 004916
2/10/21 00163		1/30/21 1697	202101 320-53800-47500		*	286.00	
			PRS.WSH-BRDGE/SDWLK G.T.				
		1/30/21 1697	202101 300-13100-10100		*	264.00	
			PRS.WSH-BRDGE/SDWLK G.T.				
				PRESSURE WASH THIS			550.00 004917
2/10/21 00092		1/31/21 DUKE-DUK	202101 320-53800-43000		*	715.67	
			DUKE ENERGY #40845 34210				
		1/31/21 DUKE-DUK	202101 320-53800-43000		*	17.82	
			DUKE ENERGY #43303 35141				
		1/31/21 TOHO-TOH	202101 320-53800-43100		*	533.84	
			TOHO METER#62644093 JAN21				
		1/31/21 TOHO-TOH	202012 320-53800-43100		*	768.09	
			TOHO METER#62644093 DEC20				
				REUNION RESORT			2,035.42 004918
2/10/21 00175		2/01/21 6642	202102 320-53800-46200		*	3,744.00	
			POOL MAINTENANCE FEB21				

REUE REUNION EAST TVISCARRA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	3/05/21	PAGE	3	
*** CHECK DATES 02/01/2021 - 02/28/2021 ***															
REUNION EAST-GENERAL FUND															
BANK A REUNION EAST CDD															
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	.....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#			
		2/01/21	6642	202102	300	13100	10100		*	3,456.00					
				POOL MAINTENANCE FEB21											
		2/01/21	6642	202102	330	53800	46200		*	1,508.00					
				POOL MNT SEVEN EAG FEB21											
		2/01/21	6642	202102	300	13100	10100		*	1,392.00					
				POOL MNT SEVEN EAG FEB21											
				ROBERTS POOL SERVICE AND REPAIR INC								10,100.00	004919		
2/10/21	00060	1/22/21	362181	202101	320	53800	46200		*	153.63					
				HC POOLB-RPR POOL HEATER											
		1/22/21	362181	202101	300	13100	10100		*	141.82					
				HC POOLB-RPR POOL HEATER											
				SPIES POOL LLC								295.45	004920		
2/17/21	00176	2/08/21	23027	202102	330	53800	48100		*	90.75					
				7EAG-RPR MT BLT/WSHR/CHGR											
		2/08/21	23027	202102	300	13100	10100		*	83.77					
				7EAG-RPR MT BLT/WSHR/CHGR											
		2/08/21	23028	202102	330	53800	48100		*	184.60					
				SVC CALL-RETURN VISIT RPR											
		2/08/21	23028	202102	300	13100	10100		*	170.40					
				SVC CALL-RETURN VISIT RPR											
				FITNESS SERVICES OF FLORIDA INC								529.52	004921		
2/17/21	00161	2/07/21	2709	202011	330	53800	47200		*	274.59					
				7EAG-2LGHT/2BREAKR/30W LT											
		2/07/21	2709	202011	300	13100	10100		*	253.47					
				7EAG-2LGHT/2BREAKR/30W LT											
		2/07/21	2709A	202012	330	53800	47200		*	300.19					
				7EAG-RPLC 3-30W LGHTS/WIR											
		2/07/21	2709A	202012	300	13100	10100		*	277.09					
				7EAG-RPLC 3-30W LGHTS/WIR											
		2/07/21	2740	202012	320	53800	46200		*	77.83					
				HC POOLA-RPR SHOWER/HANDL											
		2/07/21	2740	202012	300	13100	10100		*	71.84					
				HC POOLA-RPR SHOWER/HANDL											
		2/07/21	2746	202012	330	53800	47200		*	100.36					
				7EAG-RPLC GFI/RESET BULB											
		2/07/21	2746	202012	300	13100	10100		*	92.64					
				7EAG-RPLC GFI/RESET BULB											
				HERITAGE SERVICE SOLUTIONS LLC								1,448.01	004922		
2/18/21	00129	2/12/21	4809	202012	330	53800	48100		*	1,489.80					
				PRESS.WASH/COAT FLAT ROOF											
		2/12/21	4809	202012	300	13100	10100		*	1,375.20					
				PRESS.WASH/COAT FLAT ROOF											
				BERRY CONSTRUCTION INC.								2,865.00	004923		
				REUE REUNION EAST TVISCARRA											

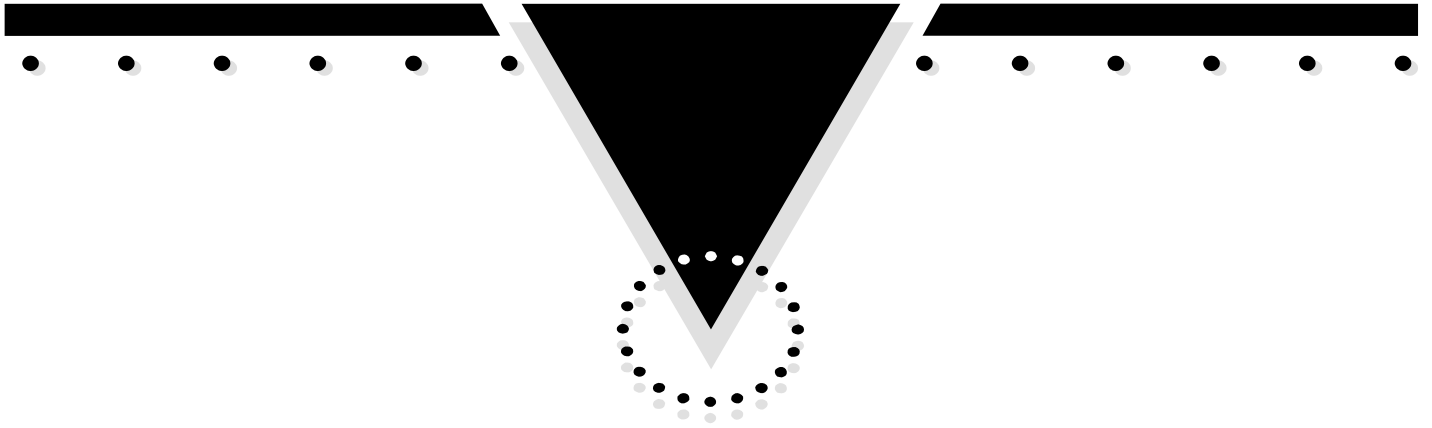
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/18/21	00103	2/18/21 02182021	202102 300-20700-10000 FY21 DEBT SERV SER 2015A		*	97,254.82	
				REUNION EAST CDD C/O USBANK			97,254.82 004924
2/18/21	00103	2/18/21 02182021	202102 300-20700-10500 FY21 DEBT SERV SER 2015-1		*	1,219.81	
				REUNION EAST CDD C/O USBANK			1,219.81 004925
2/18/21	00103	2/18/21 02182021	202102 300-20700-10600 FY21 DEBT SERV SER 2015-2		*	243.90	
				REUNION EAST CDD C/O USBANK			243.90 004926
2/18/21	00103	2/18/21 02182021	202102 300-20700-10700 FY21 DEBT SERV SER 2015-3		*	109.15	
				REUNION EAST CDD C/O USBANK			109.15 004927
2/24/21	00095	2/16/21 S228066	202102 320-53800-57400 RPLC LED STRIP/TIGHT ARM		*	223.87	
		2/16/21 S228066	202102 300-13100-10100 RPLC LED STRIP/TIGHT ARM		*	206.64	
		2/18/21 S228155	202102 320-53800-57400 INST.SPARE NON-LED ARM		*	68.64	
		2/18/21 S228155	202102 300-13100-10100 INST.SPARE NON-LED ARM		*	63.36	
				ACCESS CONTROL TECHNOLOGIES, INC.			562.51 004928
2/24/21	00129	2/12/21 4810	202102 320-53800-46200 TER-RPLC BKN TOILET SEAT		*	96.20	
		2/12/21 4810	202102 300-13100-10100 TER-RPLC BKN TOILET SEAT		*	88.80	
		2/12/21 4812	202102 320-53800-46200 HS-RPLC EMERG.LIGHT BATH		*	96.20	
		2/12/21 4812	202102 300-13100-10100 HS-RPLC EMERG.LIGHT BATH		*	88.80	
		2/12/21 4813	202102 330-53800-46200 7EAG-RMV CHAIR/TABLE/PAVE		*	44.20	
		2/12/21 4813	202102 300-13100-10100 7EAG-RMV CHAIR/TABLE/PAVE		*	40.80	
		2/12/21 4814	202102 330-53800-46200 7EAG-INST.BIKE RACK/PAVER		*	239.20	
		2/12/21 4814	202102 300-13100-10100 7EAG-INST.BIKE RACK/PAVER		*	220.80	
		2/12/21 4817	202102 320-53800-53000 RPLC ASPHALT-GATHERING DR		*	67.60	
		2/12/21 4817	202102 300-13100-10100 RPLC ASPHALT-GATHERING DR		*	62.40	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/19/21 4819	202102 320-53800-53000		*	148.20	
		RPLC ASPH-1068	CASTLE PNE				
		2/19/21 4819	202102 300-13100-10100		*	136.80	
		RPLC ASPH-1068	CASTLE PNE				
				BERRY CONSTRUCTION INC.			1,330.00 004929
2/24/21 00160		2/14/21 11228	202102 320-53800-12200		*	1,770.76	
			FACILITIES BLDG RENT FEB				
		2/14/21 11228	202102 300-13100-10100		*	1,634.54	
			FACILITIES BLDG RENT FEB				
				CITICOMMUNITIES LLC			3,405.30 004930
2/24/21 00010		2/16/21 7-279-52	202102 310-51300-42000		*	83.50	
			DELIVERY 02/08/21				
				FEDEX			83.50 004931
2/24/21 00161		2/17/21 2779	202101 320-53800-48100		*	459.68	
			SVC CALL-RPLC WOOD/PAINT				
		2/17/21 2779	202101 300-13100-10100		*	424.32	
			SVC CALL-RPLC WOOD/PAINT				
				HERITAGE SERVICE SOLUTIONS LLC			884.00 004932
2/24/21 00078		2/18/21 2018395	202102 310-51300-49300		*	468.02	
			2020 TAX ROLL ADMIN FEE				
				OSCEOLA COUNTY PROPERTY APPRAISER			468.02 004933
2/24/21 00060		2/09/21 362808	202102 330-53800-46200		*	146.11	
			7EAG-PATCH LK/PRESS.TEST				
		2/09/21 362808	202102 300-13100-10100		*	134.87	
			7EAG-PATCH LK/PRESS.TEST				
				SPIES POOL LLC			280.98 004934
						TOTAL FOR BANK A	147,716.54
						TOTAL FOR REGISTER	147,716.54

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/10/21	00013	2/04/21 2716	202102 320-53800-53200		*	9,191.73	
			TERR-INST.12SGN/RMV/FRAME				
		2/04/21 2716	202102 300-13100-10100		*	8,484.67	
			TERR-INST.12SGN/RMV/FRAME				
HERITAGE SERVICE SOLUTIONS LLC							17,676.40 000131
2/24/21	00001	2/12/21 4816	202102 320-53800-53000		*	910.00	
			RPLC 3 SECTION SIDEWALK				
		2/12/21 4816	202102 300-13100-10100		*	840.00	
			RPLC 3 SECTION SIDEWALK				
BERRY CONSTRUCTION INC.							1,750.00 000132
2/24/21	00013	2/17/21 2795	202102 320-53800-53000		*	2,021.24	
			GRAND TRAVERSE-PAINT BRDG				
		2/17/21 2795	202102 300-13100-10100		*	1,865.76	
			GRAND TRAVERSE-PAINT BRDG				
HERITAGE SERVICE SOLUTIONS LLC							3,887.00 000133
TOTAL FOR BANK C						23,313.40	
TOTAL FOR REGISTER						23,313.40	

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

January 31, 2021



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2021

	<u>General</u>	<u>Replacement & Maintenance</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2021</u>
ASSETS:					
CASH	\$739,752	\$454,323	---	---	\$1,194,076
CUSTODY ACCOUNT	\$463,269	---	---	---	\$463,269
STATE BOARD OF ADMINISTRATION	\$1,000,156	\$3,069,866	---	---	\$4,070,022
DUE FROM GENERAL FUND	---	---	\$5,008	---	\$5,008
DUE FROM REUNION WEST	\$377,329	\$186,759	---	---	\$564,089
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,935	---	\$100,935
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,427	---	\$198,427
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$2,213,811	---	\$2,213,811
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$260,856	---	\$260,856
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$328,747	---	\$328,747
SERIES 2015-3					
Revenue	---	---	\$173,079	---	\$173,079
TOTAL ASSETS	<u>\$2,580,506</u>	<u>\$3,710,949</u>	<u>\$4,175,157</u>	<u>\$10</u>	<u>\$10,466,622</u>
LIABILITIES:					
ACCOUNTS PAYABLE	\$21,326	---	---	---	\$21,326
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,007	---	---	---	\$5,007
DUE TO DEBT 2015-1	\$0	---	---	---	\$0
DUE TO DEBT 2015-2	\$0	---	---	---	\$0
DUE TO DEBT 2015-3	\$0	---	---	---	\$0
DUE TO REUNION WEST	\$128,585	\$46,030	---	---	\$174,615
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	\$3,664,919	---	---	\$3,907,671
UNASSIGNED	\$2,181,514	---	---	---	\$2,181,514
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$5,734,211)	---	(\$5,734,211)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$4,437,129)	---	(\$4,437,129)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,393,818	---	\$2,393,818
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$606,132	---	\$606,132
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$702,760	---	\$702,760
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$173,079	---	\$173,079
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$2,580,506</u>	<u>\$3,710,949</u>	<u>\$4,175,157</u>	<u>\$10</u>	<u>\$10,466,622</u>

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Roll	\$1,409,207	\$1,047,661	\$1,047,661	\$0
Special Assessments - Direct	\$609,465	\$304,733	\$303,540	(\$1,193)
Interest	\$750	\$250	\$164	(\$86)
TOTAL REVENUES	\$2,019,422	\$1,352,643	\$1,351,365	(\$1,279)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$4,000	\$4,000	\$0
FICA	\$918	\$306	\$306	\$0
Engineering	\$15,000	\$5,000	\$5,273	(\$273)
Attorney	\$35,000	\$11,667	\$12,799	(\$1,133)
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$3,333	\$3,333	\$0
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,600	\$5,600	\$5,600	\$0
District Management Fees	\$44,275	\$14,758	\$14,758	\$0
Information Technology	\$2,200	\$733	\$733	\$0
Telephone	\$300	\$100	\$7	\$93
Postage	\$1,500	\$500	\$400	\$100
Printing & Binding	\$1,500	\$500	\$486	\$14
Insurance	\$15,200	\$15,200	\$14,479	\$721
Legal Advertising	\$2,500	\$833	\$7,204	(\$6,371)
Other Current Charges	\$600	\$200	\$0	\$200
Office Supplies	\$500	\$167	\$64	\$103
Travel Per Diem	\$500	\$167	\$0	\$167
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$175,268	\$68,639	\$74,662	(\$6,023)
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$37,005	\$12,335	\$12,335	\$0
Management Services Agreement	\$21,125	\$7,042	\$0	\$7,042
Facility Lease Agreement	\$21,249	\$7,083	\$7,083	(\$0)
Telephone	\$4,836	\$1,612	\$1,312	\$300
Electric	\$317,200	\$105,733	\$95,069	\$10,664
Water & Sewer	\$41,600	\$13,867	\$7,035	\$6,832
Gas	\$40,040	\$13,347	\$4,869	\$8,478
Pool & Fountain Maintenance	\$117,000	\$39,000	\$30,462	\$8,538
Environmental	\$5,200	\$1,733	\$1,135	\$598
Property Insurance	\$25,740	\$25,740	\$26,828	(\$1,088)
Irrigation Repairs	\$7,800	\$2,600	\$510	\$2,090
Landscape Contract	\$403,671	\$134,557	\$156,240	(\$21,683)
Landscape Contingency	\$26,000	\$8,667	\$374	\$8,292
Gate and Gatehouse Expenses	\$16,640	\$5,547	\$4,895	\$652
Roadways/Sidewalks	\$26,000	\$8,667	\$0	\$8,667
Lighting	\$5,200	\$1,733	\$3,359	(\$1,626)
MSA Building Repairs	\$13,000	\$4,333	\$0	\$4,333
Pressure Washing	\$18,200	\$6,067	\$15,798	(\$9,731)
Maintenance (Inspections)	\$910	\$303	\$0	\$303
Repairs & Maintenance	\$10,400	\$3,467	\$759	\$2,708
Pest Control	\$377	\$126	\$0	\$126
Signage	\$13,000	\$4,333	\$2,237	\$2,096
Security	\$72,800	\$24,267	\$24,267	\$0
Parking Violation Tags	\$260	\$87	\$47	\$40
<u>SEVEN EAGLES:</u>				
Landscape Contract	\$0	\$0	\$1,045	(\$1,045)
Pool Maintenance	\$0	\$0	\$6,483	(\$6,483)
Lighting	\$0	\$0	\$675	(\$675)
Repairs & Maintenance	\$0	\$0	\$1,490	(\$1,490)
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$100,000	\$33,333	\$0	\$33,333
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$498,902	\$498,902	\$498,902	\$0
TOTAL MAINTENANCE	\$1,844,155	\$964,480	\$903,209	\$61,270
TOTAL EXPENDITURES	\$2,019,422	\$1,033,119	\$977,871	\$55,247
EXCESS REVENUES (EXPENDITURES)	\$0		\$373,494	
FUND BALANCE - Beginning	\$0		\$2,050,772	
FUND BALANCE - Ending	\$0		\$2,424,266	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending January 31, 2021

REVENUES:

Transfer In	\$498,902	\$498,902	\$498,902	\$0
Interest	\$25,000	\$8,333	\$2,252	(\$6,081)

TOTAL REVENUES

\$523,902	\$507,235	\$501,154	(\$6,081)
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EXPENDITURES:

Building Improvements	\$109,200	\$36,400	\$0	\$36,400
Fountain Improvements	\$13,000	\$4,333	\$0	\$4,333
Gate/Gatehouse Improvements	\$52,000	\$17,333	\$4,330	\$13,003
Landscape Improvements	\$104,000	\$34,667	\$650	\$34,017
Lighting Improvements	\$4,160	\$1,387	\$0	\$1,387
Monument Improvements	\$13,000	\$4,333	\$0	\$4,333
Pool Furniture	\$13,000	\$4,333	\$12,126	(\$7,793)
Pool Repair & Replacements	\$44,200	\$14,733	\$5,556	\$9,178
Roadways/Sidewalks Improvement	\$13,000	\$4,333	\$22,669	(\$18,336)
Signage	\$52,000	\$17,333	\$51,126	(\$33,793)
Contingency	\$26,000	\$8,667	\$43,061	(\$34,394)

TOTAL EXPENDITURES

\$443,560	\$147,853	\$139,519	\$8,335
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EXCESS REVENUES (EXPENDITURES)

\$80,342	\$361,635
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FUND BALANCE - Beginning

\$3,282,749	\$3,303,283
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FUND BALANCE - Ending

\$3,363,091	\$3,664,919
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures
For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$0	\$0	\$3	\$3
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3	
FUND BALANCE - Beginning	\$0		(\$5,734,214)	
FUND BALANCE - Ending	\$0		(\$5,734,211)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$7	\$7
TOTAL REVENUES	\$0	\$0	\$7	\$7
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	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,765)	
FUND BALANCE - Beginning	\$0		(\$4,433,364)	
FUND BALANCE - Ending	\$0		(\$4,437,129)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

Special Assessments	\$2,568,595	\$1,896,302	\$1,896,302	\$0
Interest	\$500	\$167	\$24	(\$143)

TOTAL REVENUES

\$2,569,095	\$1,896,469	\$1,896,327	(\$143)
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EXPENDITURES:

Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$614,625	\$614,625	\$614,625	\$0
Principal Expense 05/01	\$1,375,000	\$0	\$0	\$0
Interest Expense 05/01	\$614,625	\$0	\$0	\$0

TOTAL EXPENDITURES

\$2,604,250	\$614,625	\$619,625	(\$5,000)
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EXCESS REVENUES (EXPENDITURES)

(\$35,155)	\$1,276,702
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FUND BALANCE - Beginning

\$923,909	\$1,117,117
-----------	-------------

FUND BALANCE - Ending

\$888,754	\$2,393,818
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
Special Assessments - Tax Collector	\$31,584	\$23,784	\$23,784	\$0
Special Assessments - Direct Billed	\$197,181	\$98,591	\$95,773	(\$2,818)
Interest	\$100	\$33	\$11	(\$22)

TOTAL REVENUES

\$228,865	\$122,408	\$119,568	(\$2,840)
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EXPENDITURES:

Interest Expense 11/01	\$64,185	\$64,185	\$64,185	\$0
Principal Expense 05/01	\$100,000	\$0	\$0	\$0
Interest Expense 05/01	\$64,185	\$0	\$0	\$0

TOTAL EXPENDITURES

\$228,370	\$64,185	\$64,185	\$0
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EXCESS REVENUES (EXPENDITURES)

\$495	\$55,383
-------	----------

FUND BALANCE - Beginning

\$205,248	\$550,749
-----------	-----------

FUND BALANCE - Ending

\$205,743	\$606,132
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
Special Assessments - Tax Roll	\$10,291	\$4,756	\$4,756	\$0
Special Assessments - Direct Billed	\$583,234	\$291,617	\$291,617	\$0
Interest	\$250	\$83	\$11	(\$73)

TOTAL REVENUES

\$593,775	\$296,456	\$296,383	(\$73)
-----------	-----------	-----------	--------

EXPENDITURES:

Interest Expense 11/01	\$192,720	\$192,720	\$192,720	\$0
Principal Expense 05/01	\$215,000	\$0	\$0	\$0
Interest Expense 05/01	\$192,720	\$0	\$0	\$0

TOTAL EXPENDITURES

\$600,440	\$192,720	\$192,720	\$0
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EXCESS REVENUES (EXPENDITURES)

(\$6,665)	\$103,663
-----------	-----------

FUND BALANCE - Beginning

\$228,728	\$599,097
-----------	-----------

FUND BALANCE - Ending

\$222,063	\$702,760
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
Special Assessments - Tax Roll	\$2,878	\$2,128	\$2,128	\$0
Special Assessments - Direct Billed	\$326,618	\$165,440	\$165,440	\$0
Interest	\$100	\$33	\$1	(\$32)

TOTAL REVENUES

\$329,596	\$167,601	\$167,569	(\$32)
-----------	-----------	-----------	--------

EXPENDITURES:

Interest Expense 11/01	\$96,030	\$96,030	\$96,030	\$0
Principal Expense 05/01	\$145,000	\$0	\$0	\$0
Interest Expense 05/01	\$96,030	\$0	\$0	\$0

TOTAL EXPENDITURES

\$337,060	\$96,030	\$96,030	\$0
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EXCESS REVENUES (EXPENDITURES)

(\$7,464)	\$71,539
-----------	----------

FUND BALANCE - Beginning

\$105,366	\$101,540
-----------	-----------

FUND BALANCE - Ending

\$97,902	\$173,079
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Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures
For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	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	\$185,519	\$773,715	\$88,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,047,661
Special Assessments - Direct	\$0	\$0	\$113,330	\$190,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,540
Interest	\$2	\$2	\$12	\$148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164
Total Revenues	\$2	\$185,521	\$887,056	\$278,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,351,365
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
FICA	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Engineering	\$3,300	\$975	\$300	\$698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,273
Attorney	\$3,091	\$4,275	\$2,892	\$2,541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,799
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,333
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Annual Audit	\$0	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,758
Information Technology	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$733
Telephone	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$343	\$19	\$14	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Printing & Binding	\$117	\$43	\$188	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486
Insurance	\$14,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,479
Legal Advertising	\$0	\$193	\$7,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,204
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
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
	\$32,303	\$16,947	\$16,211	\$9,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,662

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,084	\$3,084	\$3,084	\$3,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,335
Facility Lease Agreement	\$1,771	\$1,771	\$1,771	\$1,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,083
Telephone	\$333	\$333	\$487	\$159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,312
Electric	\$24,381	\$23,582	\$23,474	\$23,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,069
Water & Sewer	\$1,627	\$1,735	\$1,868	\$1,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,035
Gas	\$244	\$663	\$1,347	\$2,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,869
Pool & Fountain Maintenance	\$9,148	\$7,449	\$8,129	\$5,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,462
Environmental	\$136	\$728	\$136	\$136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,135
Property Insurance	\$26,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,828
Irrigation	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$510
Landscape Contract	\$31,266	\$59,139	\$31,883	\$33,953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,240
Landscape Contingency	\$374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374
Gatehouse and Gatehouse Expenses	\$1,411	\$1,664	\$1,263	\$556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,895
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$3,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,359
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,849	\$3,913	\$4,056	\$2,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,798
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$81	\$0	\$678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$759
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,287	\$0	\$83	\$867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,237
Security	\$6,067	\$6,067	\$6,067	\$6,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,267
Parking Violation Tags	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Seven Eagles													
Landscape Contract	\$0	\$0	\$523	\$523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,045
Pool Maintenance	\$0	\$91	\$4,148	\$2,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,483
Lighting	\$0	\$275	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Repairs & Maintenance	\$0	\$0	\$1,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,490
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	\$498,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498,902
	\$116,675	\$110,575	\$589,157	\$86,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$903,209
Total Expenditures	\$148,978	\$127,521	\$605,368	\$96,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$977,871
Excess Revenues (Expenditures)	(\$148,976)	\$58,000	\$281,688	\$182,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$373,494

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$175,000	
RESERVE FUND BALANCE	\$175,000	
BONDS OUTSTANDING - 09/30/20		\$24,585,000
LESS: SPECIAL CALL 11/1/20		(\$5,000)
CURRENT BONDS OUTSTANDING		\$24,580,000

SERIES 2015-1, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	6.600%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$345,275	
RESERVE FUND BALANCE	\$345,275	
BONDS OUTSTANDING - 9/30/20		\$1,945,000
CURRENT BONDS OUTSTANDING		\$1,945,000

SERIES 2015-2, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	6.600%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$374,013	
RESERVE FUND BALANCE	\$374,013	
BONDS OUTSTANDING - 9/30/20		\$5,840,000
CURRENT BONDS OUTSTANDING		\$5,840,000

SERIES 2015-3, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	6.600%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$75,000	
RESERVE FUND BALANCE	\$0	
BONDS OUTSTANDING - 9/30/20		\$2,910,000
CURRENT BONDS OUTSTANDING		\$2,910,000

Ehof II - Spectrum LLC \$626,989.00 \$117,704.00 \$191,545.00 \$219,369.00 \$98,371.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/6/21	11/1/20	WIRE	\$ 313,495.00	\$ 313,495.00	\$ 58,852.50	\$ 95,772.50	\$ 109,684.50	\$ 49,185.50
	2/1/21		\$ 156,747.00	\$ -	\$ -	\$ -	\$ -	\$ -
	5/1/21		\$ 156,747.00	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 626,989.00	\$ 313,495.00	\$ 58,852.50	\$ 95,772.50	\$ 109,684.50	\$ 49,185.50

Ehof II - Spectrum LLC \$815,877.00 \$219,504.00 \$363,865.00 \$232,508.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-2	SERIES 2015-3
1/6/21	11/1/20	WIRE	\$ 407,939.00	\$ 407,939.00	\$ 109,752.50	\$ 181,932.50	\$ 116,254.00
	2/1/21		\$ 203,969.00	\$ -	\$ -	\$ -	\$ -
	5/1/21		\$ 203,969.00	\$ -	\$ -	\$ -	\$ -
			\$ 815,877.00	\$ 407,939.00	\$ 109,752.50	\$ 181,932.50	\$ 116,254.00

Orlando Reunion Development LLC \$8,022.00 \$2,386.00 \$5,636.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
	11/1/20		\$ 4,011.00	\$ -	\$ -	\$ -
	2/1/21		\$ 2,005.00	\$ -	\$ -	\$ -
	5/1/21		\$ 2,005.00	\$ -	\$ -	\$ -
			\$ 8,021.00	\$ -	\$ -	\$ -

EHOF Acquisitions II, LLC \$43,211.00 \$43,211.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/6/21	11/1/20	WIRE	\$ 21,605.00	\$ 21,605.00	\$ 21,605.00
	2/1/21		\$ 10,803.00	\$ -	\$ -
	5/1/21		\$ 10,803.00	\$ -	\$ -
			\$ 43,211.00	\$ 21,605.00	\$ 21,605.00

Orlando Health Inc \$226,660.00 \$226,660.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/14/20	11/1/20	1001350933	\$ 113,330.00	\$ 113,330.00	\$ 113,330.00
	2/1/21		\$ 56,665.00	\$ -	\$ -
	5/1/21		\$ 56,665.00	\$ -	\$ -
			\$ 226,660.00	\$ 113,330.00	\$ 113,330.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$609,465.00	\$197,181.00	\$583,234.00	\$330,879.00
TOTAL RECEIVED	\$ 303,540.00	\$ 95,772.50	\$ 291,617.00	\$ 165,439.50
VARIANCE	\$ (305,925.00)	\$ (101,408.50)	\$ (291,617.00)	\$ (165,439.50)

SECTION 4

Reunion East CDD Direct Billed Assessments for FY 2021

District Reunion East	Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Orlando Health 34-25-27-4936-0001-0040	Totals		Nov			\$113,330	\$0	\$113,330	Paid 12/14/20
			Feb			\$56,665	\$0	\$56,665	
			May			\$56,665	\$0	\$56,665	
			Total			\$226,659	\$0	\$226,659	
Orlando Reunion Development LLC 35-25-27-4885-PRCL-OC30	4 MF		Nov	\$8,022		\$1,193	\$2,818	\$4,011	
			Feb			\$597	\$1,409	\$2,006	
			May			\$597	\$1,409	\$2,006	
			Total			\$2,386	\$5,636	\$8,022	
EHOF/SPECTRUM 11-1-15 Interest 27-25-27-2985-TRAC-FD20/FD30	296 Condos		Nov	\$626,989		\$190,210	\$552,829	\$743,039	Paid 1/6/21
			Feb			\$95,105	\$276,415	\$371,519	\$135,224.68 paid as Estoppel 2/24/21
			May			\$95,105	\$276,415	\$371,519	
			Total			\$380,419	\$1,105,658	\$1,486,077	
34-25-27-4936-0001FD10 34-25-27-4936-0001- 0010/0020/0050/0031	Commercial		Nov	\$626,989		\$190,210	\$552,829	\$743,039	Paid 1/6/21
			Feb			\$95,105	\$276,415	\$371,519	\$135,224.68 paid as Estoppel 2/24/21
			May			\$95,105	\$276,415	\$371,519	
			Total			\$380,419	\$1,105,658	\$1,486,077	