

***Reunion East Community
Development District***

Agenda

October 14, 2021

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

October 7, 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, October 14, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 9, 2021 Meeting
4. Organizational Matters
 - A. Review of Resumes and Letters of Interest
 - B. Appointment of Individual to Fulfill Board Vacancy in Seat #3
 - C. Administration of Oath of Office
 - D. Consideration of Resolution 2022-02 Electing Officers
5. Public Hearing
 - A. Consideration of Resolution 2022-01 Adopting Chapter IV to the Rules of Procedure
Special Events Policy
6. Consideration Items
 - A. Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2021
 - B. Proposed Carriage Point and Reunion Village No Parking Maps
 - C. Aquatic Plant Management Agreement with Applied Aquatic Management Inc.
 - D. First Extension and Amendment to the Amended and Restated Security Provider Agreement with The Reunion Resort & Club of Orlando and the Master Association, Inc.
 - E. Proposal from Access Control Technologies for Pool Gate Installation
7. Ratification of Memorandum of Understanding with Duke Energy for Removal of Trees
8. Ratification of Series 2021 Requisition #1
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - D. Security Report
 - i. 41 Parking Violations and 2 Vehicles Towed

- ii. Review of Security Assessment Provided by Osceola County Sheriff's Office
- 10. Other Business
- 11. Supervisor's Requests
- 12. Next Meeting Date
- 13. Adjournment

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, **September 9, 2021** at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein
Don Harding
Trudy Hobbs
Steven Goldstein
John Dryburgh

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd
Alan Scheerer
Nicole Ailes
Mike Smith
Zac Johnson (*by phone*)
Graham Staley

District Manager
District Counsel
District Engineer
Field Manager
Yellowstone
Yellowstone
Reunion Village Development
Reunion West CDD Board Member

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: This is public comment period. Are there any members of the public? Seeing none,

THIRD ORDER OF BUSINESS

**Approval of the Summary Minutes of the
August 12, 2021 Meeting**

Ms. Adams: Are there any comments, corrections or additions?

Mr. Greenstein: No, I think the summary minutes are fine as presented.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Summary Minutes of the August 12, 2021 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Security Upgrades and
Parking Rules for Carriage Point**

Ms. Adams: The next item is the security upgrades and parking rules for Carriage Pointe and Reunion Village. This item was brought to the attention of District Staff and Security from the Master Association staff. They had been approached on several occasions by groups of residents over at Carriage Pointe. There were concerns about vehicle break-ins and residential theft. There were also concerns regarding improper use of the dumpster. So, Master Association staff kindly sought information from Envera. Included in your agenda packet for consideration under tab four is a proposal from Envera. This lays out some different security options for Board Members to consider for Carriage Pointe. The current situation is this is a gated community. When vehicles approach the gate and get within a certain proximity, that gate automatically opens.

Mr. Dryburgh: Has it always done that?

Mr. Scheerer: Yes.

Mr. Dryburgh: Or is this something that changed because it was broken or has it always done that?

Mr. Scheerer: Not to elaborate on a whole lot, back in the day there was a little guard shack for a golf course with a guard in it. There was a request to try to put it in a permanent guardhouse at one time, but the footprint didn't allow for it. Because the roads are public, we had to make sure that people have access. So, you just pull up at the gate and the gate opens automatically. It's been that way since they removed the temporary guardhouse.

Mr. Dryburgh: It sounds like you can't change it, it's always going to be open. It is a public roadway, but you're saying that everyone has to have access to it.

Ms. Adams: Just like other Reunion roads, public access is required. That doesn't mean that there can't be a staffed entrance or a monitored entrance.

Mr. Scheerer: But if somebody comes...

Mr. Dryburgh: If they drive up, they're going to get access.

Ms. Adams: Correct.

Mr. Dryburgh: Thank you.

Mr. Harding: We've had emergency situations with the fire department coming in and all that.

Mr. Scheerer: Fire is an SOS on that, for emergency services similar to what's on the resident only gate at Excitement. So, if they hit the switch on their siren, the gates are going to open automatically anyway.

Mr. Dryburgh: I guess that's my point. You're saying that this particular entrance cannot have the same kind of gate controllers we have at Excitement because it is the only gate entrance into the community

Mr. Scheerer: Correct. It's the only community not interconnected with the rest of Reunion.

Mr. Dryburgh: But there's no other entrance?

Mr. Scheerer: Correct.

Ms. Adams: Yes. So, we have the current situation and we understand the dynamics of the road in that vicinity. There's just one main road and then a little spur road that goes down to residential property. There are three different aspects of the proposal with Envera. One is a kiosk system with verification. What that is, is remote monitored gate. This is just like the setup for Reunion West Encore that's on the north side of the road, where vehicles pull up to the road or vehicles pull up to the kiosk. The kiosk is monitored remotely and there's interaction between the monitor and the entrance vehicle. There's information that's collected or acquired. Ultimately, these are public roads and public access is required, but this is a monitoring system. Are there any questions regarding the monitoring system or the remote monitoring and how that works? The next aspect of this proposal is the high-speed barrier arm. This is simply to keep traffic from tailgating. Once one vehicle has access, there's a rapid arm that closes behind once the vehicle passes, so a vehicle cannot tailgate in. Then the next aspect of this is simply an automatic access for residents. Similar to what's at the other Reunion gates where there's an RFID card. The same RFID reader that is at other Reunion gates would be at this gate. There's automatic access for those residents and guests who have cards issued to them. There is information regarding the capital investment for all three of these programs and then there's also information regarding the ongoing cost to maintain. There's a Preventative Maintenance Agreement and Service Agreement that's included for Board consideration. So the remote monitoring kiosk installment, you'll see that quote is \$18,000. You'll see that the high-speed LED barrier gate arm is \$10,000 and you'll see that the RFID automatic reader for residents is \$5,500. So your total exact investment, should

the Board choose to implement the remote monitoring LED arm and automatic access for residents would be \$33,629.53 and you see that amount right in the middle of Page 2.

Mr. Dryburgh: Why would they need access as residents using the RFID card when every single person that drives down can have access whether they have an RFID card or not?

Ms. Adams: It would expedite that process. So rather than that vehicle needing to stop and interact with a guard they would have automatic access much like at the other gates.

Mr. Dryburgh: So they would purchase the RFID card from security as we do here.

Ms. Adams: Exactly.

Mr. Dryburgh: It's the same RFID card, that's giving them access to everything else here.

Ms. Adams: Exactly. Correct, yes. If there are no other questions on this section, I'll just go through the preventative maintenance section. There is a monthly investment. This is the staffing of the virtual gate, which is \$1,158.72 a month. There is the preventative maintenance and service plan of \$100 a month for the LED arm and then the database management service and maintenance plan for the RFID reader, which is \$192 a month. So, this is ready for Board discussion. This was not explicitly funded as part of your upcoming budget, but you do have discretionary funds in your Repair and Maintenance (R&M) Fund. There are contingency dollars should the Board choose to implement these additional security measures for Carriage Pointe.

Mr. Greenstein: Let me just say that when I saw this item, I spoke with Tricia and asked her where did it basically come from. My next question was, why haven't we done this already, Because Carriage Pointe is basically a stepchild community kind of because of the fact it's outside of the gates. This is going back a long time ago, probably 15 years ago or 14 years ago when we were forced to change the gate to allow for access. So, it's automatic access. That's not the level of security that we afford everyone else who is within Reunion. So, I'm glad to see this proposal. I think the initial investment is modest. Based upon our balance in the R&M fund, I don't think it's a problem covering \$33,000. Then the monthly nut is again modest compared to physically staffing. It would cost us far more to physically staff 24/7 at the site by doing it remotely and with the RFID tags like everyone else has. I think it puts them on a level playing field with everyone else.

Mr. Dryburgh: How much are they paying? There is a contract saying there will be a charge to the homeowners.

Ms. Adams: They may have referred to a charge to the Homeowners Association, but in effect, that would be a charge to the CDD.

Mr. Dryburgh: There's not some additional charge that was not documented and applied to the various homes. It's all going to be under CDD?

Ms. Adams: Yes. Correct.

Mr. Dryburgh: I would certainly agree. Your comments are absolutely on target. The residents of our community should given the same security as much as the law will allow, seeing as how it is still a public road. We should be able to have the police track who came into that community based on this. I'm assuming that the quality will be good enough so they can pick up the driver and license plates. If there's breaking and entering, they could at least track that.

Mr. Greenstein: The fact that it's already in place at the East entrance for everyone at the Encore Reunion West Resort off of N. Old Lake Wilson Road. It's there and I see people. I'm not timing them to see how long it's taking to clear, but it has to be pretty rapid because I have never really seen any backup, of course.

Mr. Goldstein: I have seen it backup, but not very often.

Mr. Greenstein: But again, this community, the fact that it's as small as it is, I didn't measure it but there's a good distance from where the gate will be. You're probably going to have 15 cars lined up before you spill over onto N. Old Lake Wilson Road.

Mr. Goldstein: Those people should have the same security the rest of us do.

Mr. Dryburgh: We're just going to have to do a good job communicating to them on the changes because they're going to be wondering.

Mr. Goldstein: They'll be happy.

Mr. Dryburgh: I'm sure they're thrilled, but we still need to make sure. There will be some folks who are not quite sure.

Ms. Adams: Yes. We would be partnering with the Master Association and with Reunion Security in regards to the installation and implementation and the issuance of the access card.

Mr. Goldstein: The access would go out to everybody.

Ms. Hobbs: It looked as if there's enough space there for a car to turn around if it's not allowed.

Mr. Scheerer: Yes, ma'am.

Ms. Hobbs: Okay. Good.

Ms. Adams: We'll need to be careful there because you'll see in the diagram that you're referring to that there are some cameras affiliated with the remote monitoring. The cameras record

the comings and goings and license tags, etc. So, we'll be careful about the placement of those to ensure that there is a safe radius for a vehicle turn around.

Ms. Hobbs: Great.

Mr. Greenstein: This looks like a very good solution.

Mr. Dryburgh: Yeah.

Ms. Hobbs: I agree.

Mr. Harding: So, we need to vote on this?

Mr. Greenstein: Absolutely.

Ms. Adams: Yes. We would need a motion to approve the security upgrades as presented.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the security upgrades as presented were approved.

Ms. Adams: The second part of this agenda item are the Parking Rules. Carriage Pointe does not yet have Parking Rules that have been adopted by the District.

Mr. Dryburgh: I thought they were because residents came in and were very upset because we put up "*No Parking*" signs.

Ms. Adams: No. Those signs were not installed at the direction of the District. We are working in concert with the Master Association and Reunion Security. The Master Association is being helpful to help identify the correct areas for no parking zones, with the goal being free flow of traffic and emergency vehicle access. I don't know how familiar you are with the driveway size and the garage size in Carriage Pointe.

Mr. Dryburgh: Yes. There are 14 families in each house.

Ms. Adams: They are exceptionally small garages and very small driveways. So, for families that have multiple drivers, there is a situation where sometimes street parking is required. So, in this case, the goal of the parking map will be to maximize street parking, but still allowing the free flow of traffic, no blocking of sidewalks or fire hydrants and to ensure that there is emergency vehicle access. So, Alan and I have done a preliminary site meeting. We've met with security onsite to see what issues exist. There has been persistent feedback from the Master Association and I have directly been contacted by residents who live in Carriage Pointe regarding their frustration with the current parking situation. So, by adopting rules with a parking map that the Board approves, that will allow us to enforce the Parking Rules and tow vehicles that are out of compliance with the Parking Rules. In concert with that, it makes good sense to consider

Reunion Village. With Reunion Village, the Board will likely want to consider a no-parking plan that is consistent with the other areas of Reunion where parking is restricted on one side of the street. Typically, the side of the street that's selected is the side of the street where there's parking hydrants or that goes with the free flow of traffic. So, we'll take a look at that and based on the precedent that's been set with the other Reunion areas, we would identify the areas where parking is restricted and then add a rule hearing where that map would be presented for approval along with the rules. We'd be amending your existing parking rules.

Mr. Dryburgh: You mentioned the parking signs that went up on that part of the approved CDD program. I went out there after two or three different residents complained, to see what they were talking about. They were correct. A number of the homes I knocked on their doors to talk with them. They had four or five students, each one having their own car or they had six or seven members of a family in a small unit and they all had cars. So, by having this restriction on hand, they said, *"You're leaving us no choice. There's no place for us to park now."* I'm not quite sure how to address that, but you should be aware that there are many homes out there that have four, five, six and seven cars per house. Their garages are taken up with their storage because the house is so small in relation to the number of people. Now whether that violates county regulations as to how many people can be in a place, I have no idea. I'm just telling you that this is going to be a very difficult situation to address because there's just not room. We talked about having some type of parking area and came back with all the reasons why we couldn't. Then we said, well maybe they're going to have to walk across the street. Well, walking across Old Lake Wilson Road is very dangerous.

Ms. Adams: I think that the overall goal, as long as there's consensus from the Board that this makes good sense, is to maximize the availability of street parking, but yet still retain free flow of traffic and emergency vehicle access for Carriage Pointe.

Mr. Dryburgh: Okay.

Ms. Adams: So, there may be just limited areas that are no parking zones, but there does need to be some controls in place. Apparently before those signs were installed, there were times where vehicles could not get down the road. Obviously, there needs to be some controls there and this is the right way to do it by the CDD amending your Parking Rules. So, this does require a rule hearing and we would need the Board to direct staff. It requires a 28 and 29-day legal notice. So, the soonest that we would be looking at doing this would probably be your November 11th meeting. If the Board is amenable, you would take action today to set a rule hearing for November

11th and at next month's meeting, we would provide a draft of these no parking maps for Carriage Pointe and Reunion Village for Board review. We would do a brief legal review of the current Parking Rules and see if there are any other environmental changes or anything else that needs to be addressed while we're doing the rule hearing and then your rule hearing would take place in November. By that time, you would have had an opportunity to review the maps at least once and provide input. I know you've all done this a time or two.

Mr. Greenstein MOVED to set a rate hearing for the parking rules for November 11, 2021 at 1:00 p.m. at this location and Ms. Hobbs seconded the motion.

Ms. Adams: So, we will put the wheels in motion for the rule hearing on November 11th. Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor setting a rate hearing for the parking rules for November 11, 2021 at 1:00 p.m. at this location was approved.

FIFTH ORDER OF BUSINESS

Ratification of Natural Gas Sales Agreement with Gas South for Seven Eagles

Ms. Adams: The next item is the ratification of a Natural Gas Sales Agreement with Gas South for Seven Eagles. Alan, would you like to present this item?

Mr. Scheerer: Yes. This is the cost of providing gas similar to what we have with the previous vendor. We recently adopted their proposal for the CDD pools. This is just covering the one for Seven Eagles. They changed their name to the Gas South, if you remember.

Mr. Greenstein MOVED to ratify the Natural Gas Sales Agreement with Gas South for Seven Eagles and Mr. Goldstein seconded the motion.

Ms. Adams: Is there any further discussion?

Ms. Hobbs: No.

On VOICE VOTE with all in favor the Natural Gas Sales Agreement with Gas South for Seven Eagles was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-19
Relating to the Declaration of Intent to
Accept Dedications on the Plat Entitled
Reunion Village Phase 4 and 5**

Ms. Adams: We have a few resolutions that legal counsel had been working on related to Reunion Village Development and properties that will be conveyed to the District. We'll take this one by one. The first item for consideration is Resolution 2021-19.

Ms. Hobbs: Kristen, is this one where you handed out a revised resolution?

Ms. Trucco: No.

Ms. Adams: Included in your agenda packet is Resolution 2021-19. Kristen has been working on this. Would you like to present this?

Ms. Trucco: It's just an revokable plat. Osceola County requests a declaration from the District approving a plat and the dedications for the CDD. It's a requirement of Osceola County for this developer to get approval. The plat is attached to the resolution. It's for Phases 4 and 5. The developer is EHOF Acquisitions II Borrower, LLC. You can see the draft plat that is attached to the resolution. We reviewed the plat and Steve has reviewed the plat, confirming that all the dedications are in accordance with the Engineer's Report for this year's 2021 bonds, which these phases relate to. Steve, do you have anything to add on your review?

Mr. Boyd: No, I didn't have any issues or problems with the plat.

Ms. Trucco: So based on our review, everything is consistent with the initial plans for the development for this year's 2021 bonds. Like I said, we're just looking for a motion to approve this so the developer can proceed with the county and their development plans. Does anyone have any questions?

Mr. Greenstein: Yeah, I do. The assets that would be turned over to CDD for stormwater management and any other asset that we may have, have they been developed? Are there things in here that are not shown or things that don't reflect the current status or condition of the asset that we should be concerned with?

Mr. Boyd: The Phase 4 and 5 plat is all future development work, so none of this has been developed yet. They're doing a plat and a performance bond through the county, so they can start taking sales of lots in advance of construction.

Mr. Greenstein: Okay. So, any discussion we had outside the meeting prior to the meeting concerning conveyances does not apply to this issue.

Mr. Boyd: That's correct.

Mr. Greenstein: That's fine. I just needed that clarified.

Ms. Trucco: In addition, anything that is dedicated to being conveyed to the CDD will have to be conveyed once it's complete.

Mr. Greenstein: That's fine.

Ms. Trucco: So, there's an Acquisition Agreement that this developer entered into with the CDD that requires, before anything can be conveyed to the CDD, that the District Engineer must review it, determine and certify that it's up to the standards to be conveyed to the CDD. That's a good question. So, this certainly isn't approving the conveyance at this moment. It's just being dedicated to us.

Mr. Greenstein: Fine. Thanks for the clarification.

Ms. Adams: Mr. Chairman, that plat notes are consistent with what the District plans to own. The plat notes in particular have been reviewed by legal counsel and by our District Engineer. District management staff also took a look to ensure that there was access to the stormwater ponds in the name of the District and that everything you would want to see as a plat note has been included. So, the plat notes are consistent with the plan in terms of ultimate ownership.

<p>On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2021-19 Relating to the Declaration of Intent to Accept Dedications on the Plat Entitled Reunion Village Phase 4 and 5 was adopted.</p>
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SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-20
Approving/Ratifying Conveyances of
Real Property and Improvements from
EHOF II Spectrum, LLC Related to Bond
Requisition No. 1**

Ms. Adams: The resolution is 2021-20, approving and ratifying conveyances of real property. I believe that Kristen has handed out some revisions on this and that she's prepared to present the resolution.

Ms. Trucco: Yes. Thank you, Tricia. I handed out some conveyance documents to you all and those should be attached to the resolution as Exhibit A. There's a reference to that right now, but now you actually have the actual conveyance documents, I'll go through them now.

Mr. Greenstein: Okay.

Ms. Trucco: So, these two Resolutions, 2021-20 and 2021-21 are identical and so are the conveyance documents with the actual tracts with the improvements vary slightly. I'll go through the first one, which is Resolution 2021-20. This is a resolution for the developer EHOF II Spectrum, LLC.

Mr. Dryburgh: I'm sorry. You handed two of these out. How do we know which is which?

Ms. Trucco: You have two Special Warranty Deeds on the top for two Spectrum LLC. tracts. One is going from the grantor. That's the first one we'll go through now.

Mr. Dryburgh: All right. Thank you.

Ms. Trucco: This is approving the conveyance of real property tracts and improvements from the developer to the District. This is part of a requisition. The developer is permitted to receive funds for completed work in accordance with an Acquisition Agreement that was entered into by the District with the developer for the series 2021 bonds. Attached to Resolution 2021-20 should be the Special Warranty Deed from EHOF Spectrum LLC and then attached to the Special Warranty Deed are the actual real property tracts that are going to be conveyed from the developer to the District. There's also a Bill of Sale, which is the document that transfers the improvements related to those tracts from the developer to the District. Following that is an agreement regarding taxes and an Owner's Affidavit, which are promises from the developer that there are no outstanding taxes or incumbrances on the real property tracts or improvements that would hinder the District's ability to own and maintain those real property tracts and improvements. Following that is a Certificate of the District Engineer, certifying that the real property tracts and improvement are up to the standards required for the District to take ownership of those. Steve's here and he can comment as well. What we're looking for today is approval of Resolution 2021-

20, in substantially final form and delegation to the Chairman to execute and finalize the conveyance documents, once they've been signed off by District Counsel and the District Engineer, as some of these tracts are still in the process of being completed. Steve's working with the developer to make sure it's certified and complete. I know that was a lot of information.

Mr. Dryburgh: Are we purchasing the street lights or leasing them?

Ms. Adams: They are leased.

Mr. Dryburgh: Even know, there's a list of improvements, which we don't own?

Ms. Adams: The lease is in the name of the District. That's where we go back to the plat notes that clarify that those street lights are planned to be leased and that the District holds that lease.

Ms. Trucco: The street lights were included in the Engineer's Report.

Mr. Boyd: I think it provides for the District to take over the lease.

Ms. Trucco: Okay. So, bond funds will be used.

Mr. Dryburgh: I wanted to know why we were paying it off.

Ms. Adams: Sometimes the leases require a CAIC upfront capital contribution, but when we take those over, we're just assuming the lease with the monthly charge.

Mr. Dryburgh: I got that.

Ms. Adams: Those costs have been considered as part of your Fiscal Year 2022 budget. All of the Reunion Village ponds, landscape maintenance, etc., Alan has been working with our service providers for quite a few months on making sure that the appropriate amount is budgeted, including street lights, etc.

Mr. Dryburgh: Thank you.

Mr. Greenstein: As referenced in Exhibit A, do we have printouts of the tracts showing the parcels? I guess the reason why I'm questioning it is, does this include only the water park side of the street or does it include across the street from the water park?

Mr. Boyd: So on the Spectrum conveyance, it was initially drafted that there was going to be tracts; Tract 1, which is the road coming in and two stormwater ponds on the south side. The latest conversation I've had with Encore is this stormwater tract plus the revised and repermited site plan is changing, so we can't take those yet. The roadway is complete and ready to accept, but there are some questions about what other portions of Spectrum the District is going to be taking or is not going to be taking in the future.

Ms. Adams: So that's why the approval and delegation of authority is subject to staff review so that the District Engineer is signing off that these are the correct parcels and all of the improvements have been made to standard, because we're not there yet, but we're anticipating to be.

Mr. Greenstein: I was also trying to backdoor into any knowledge you may have of their plans to develop the parcel across the street, as well as the rest of the parcel that seems to already have infrastructure installed.

Mr. Boyd: I haven't not seen the specific plans yet.

Mr. Greenstein: Okay.

Mr. Boyd: The other one related to the Village, I don't really anticipate the changing on that one. We are looking at finalizing just the one that deals with Spectrum.

Ms. Trucco: So, you are saying, you just need delegation for the first one, Spectrum.

Mr. Boyd: Correct.

Ms. Adams: Okay.

Mr. Johnson: Steve, this is Zac. I would just like to point out, to work through this, there were certain parcels where the final landscaping has not been installed yet. We're going through those right now and you'll see those later today. There may be a few parcels removed from that list. So, you probably need delegation on that as well.

Mr. Greenstein: Okay.

Mr. Johnson: We will look at the final version and I'll have it today with a little explanation for each one, but you probably need delegation for that as well.

Mr. Greenstein: Okay, thank you.

Ms. Trucco: For now, we need to handle Resolution 2021-20, which includes Requisition Number 1 for EHOF II Spectrum, LLC and the related conveyances for that requisition that we just walked through. We need a motion to approve and then also delegation of authority to the chair to execute and finalize what the District Engineer, District Counsel has signed off on.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor Resolution 2021-20 Approving/Ratifying Conveyances of Real Property and Improvements from EHOF II Spectrum, LLC Related to Bond Requisition No. 1 was adopted in substantial form subject to staff review and the Chairman approving and executing the final form.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-21
Approving/Ratifying Conveyances of
Real Property and Improvements from
EHOF Acquisitions II Borrower, LLC
Related to Bond Requisition No. 1**

Ms. Adams: Do we have a similar motion for Resolution 2021-21?

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2021-21 Approving/Ratifying Conveyances of Real Property and Improvements from EHOF Acquisitions II Borrower, LLC Related to Bond Requisition No. 1 was adopted in substantial form subject to staff review and the Chairman approving and executing the final form.

Ms. Adams: Is there any other discussion or questions on property conveyance or status of Reunion Village development? Hearing none,

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: Kristen?

Ms. Trucco: I have nothing new to report to the Board today. I can provide follow-up that we have sent the Interlocal Agreement to Osceola County that you approved at last month's meeting. We're just waiting for a response, but there are no other new updates, except for we were trying to get these requisitions processed and the conveyances that are related to it. So, thank you. That's it.

B. Engineer

Mr. Boyd: Related to the Davenport Creek Bridge to the Villages, the survey has been authorized and is underway. So, we will have that next month and have more information proceeding with gates. We are also continuing to work with the Department of Transportation (DOT) to take over inspections for that bridge. That's in process.

Mr. Greenstein: Good.

Ms. Adams: Sounds good. Are there any questions for Steve? Hearing none,

C. District Manager's Report

i. Action Items List

Ms. Adams: We have the Action Items List, which was included in the agenda package. Reunion East action items begin on Page 1 and continue down through Page 3. Mr. Chairman, would you like for me to walk through the projects.

Mr. Greenstein: A summary walk-through.

Ms. Adams: Okay. There were no changes on irrigation turnover. You just had an update regarding the Reunion Village resident access.

Mr. Greenstein: Summary with a caveat. Kristen, what's going on with irrigation turnover, for the record? We've heard that they are working on it and they're close for at least six months, maybe more. So, is it viable? Is it going to happen? Are we just dotting "I's" and crossing "T's" or do we have substantive differences? Is the jury deadlocked on this one?

Ms. Trucco: That's understandable. We did have a conference call with their counsel. The agreement that they proposed is fairly one sided, which is predictable. So, we are finalizing our comments to try to make the agreement more favorable for the District. We can have our comments out by the time we meet again next month.

Mr. Greenstein: Okay. I know obviously it's subject to litigation, the rest of it potentially, so it's sensitive, but I would like that information to be in the records so people know we're not just letting it happen.

Ms. Adams: In regards to Seven Eagles Management, last month the Board approved a proposal for construction services with Berry Construction. I don't know if you've seen some of the demolition work, but Alan is here today. He does have an update on the status and the timeline for that.

Mr. Scheerer: They are tearing it all out as we speak. They started with the kitchen. I will need to meet with him to go over the flooring selection. So, hopefully Tricia will have some time soon and we can go meet with Chet. He's been doing the demo last couple days. So, it's well underway and we will be ready to go with the paint and flooring soon.

Ms. Adams: Then the next step after that will be working with a vendor regarding what equipment in the existing Fitness Center might need to be relocated and what equipment might need to be added to either space in order to complement each room, each Fitness Center and wellness space. So, that information will be presented to the Board for consideration at a future meeting. I think perhaps Alan mentioned earlier in the Reunion West meeting, that there are some fabrication and supplier issues with the pool furniture. That is not unique to Reunion East. We

are having the same issue with pool furniture throughout Central Florida and perhaps beyond. That information, Alan has been notified time after time that the shipping date is delayed 30 days. So, we don't have a lot of confidence in the shipping date that we currently have.

Mr. Scheerer: September 14th is the tentative date.

Ms. Adams: We know the vendor is a good partner with Reunion East and is doing all that they can to ensure delivery. Are there any other comments on Seven Eagles Management, Alan?

Mr. Scheerer: No.

Ms. Adams: The next item is actually included in your agenda packet under Security Reports. At last month's meeting, the Board requested to review the security comments from the Osceola County Sheriff's Office. We have that as an independent agenda item today. The new pool access gate that is installed in Seven Eagles, appears to be working well. We can probably use that as a prototype for the other security gates. We do need to have a vendor who is willing to fabricate those and install those. I think that might be the holdup right now.

Mr. Scheerer: Correct.

Ms. Adams: So, we will continue to work on that.

Mr. Goldstein: Have you found any vendors at all that are interested?

Mr. Scheerer: Well, Access Control might be able to help us out with that, so I'm talking with their sales team right now. I know that the company that did the original install would prefer going forward if we add some set of engineering drawings that they can bid on and work from. I'm going to wait and see what Access Control does. They do a lot of this gated fabrication and installation. So, as soon as I hear back from Mike or Rob at ACT, I will have a follow up for the Board. If not, we may need to actually have a set of plans designed that addresses the entry gates.

Mr. Goldstein: So, there will be the same design for all of the gates.

Mr. Scheerer: The exact same design; five foot tall with a gate handle at three feet and key card access. The same as what is at Seven Eagles.

Mr. Greenstein: The only operational issue with the gate that I've at encountered is we need a more heavy duty hinge.

Mr. Scheerer: Well, we're going to probably do away with the hinge. At another District in St. Cloud, Tohoqua, they are going to try a different type of closing mechanism. They ordered it and if it works out, we will do the same thing for ours. So, the onsite team there, the HOA team, manages that. Those hinges just keeps springing. They open the gate as far as it can and just pops the springs. With what was done, what was spent and how it was designed, it looks really nice

and I just don't want to pop a punch out holes into this gate unnecessarily to put in a bigger closer or multiple closers. So, we're just going to find one that works. For the most part, reaching over stuff has been eliminated, unless you're Shaq. I can't reach the handles.

Mr. Greenstein: The gate overall looks good. It's reasonable in appearance, and function. Again, like you say, it's just the self-closing aspect of it.

Mr. Scheerer: Yes.

Mr. Greenstein: If we get that, then I think we have completed the mission.

Mr. Scheerer: I think so. Yes.

Ms. Adams: Are there any other comments on the pool gates? There is no change regarding the feasibility of selling the public road to a private entity.

Ms. Hobbs: Is this really just dead in the water or we can still have both?

Ms. Adams: I can push for an official response. I'd be happy to take this off the list should the Board wish.

Mr. Harding: They are no good. It is not going to happen.

Mr. Dryburgh: They've already said that they are not interested, so let's just get that officially in writing and then we can take it off the list.

Ms. Hobbs: Yeah, that's what I was thinking. If we really don't think it's going to happen, why put it on there.

Ms. Adams: The next item is the contact sheet for Reunion East. Right now, most of the communication for Reunion East in terms of maintenance items, has been coming through the Master Association staff who are very diligent to communicate directly with Alan and with me regarding any matters that come up. So, I'm still determining the extent that we need to put information out and how to best do that. The next item is the notification of owners on the south side of County Road 532 regarding the date that we will discontinue maintenance. Once we have a update on behalf of Osceola County regarding their acceptance of that addendum and a better understanding of if they're going to require us to uninstall anything, we will be able to communicate with those property owners and notify them regarding a date that the landscape enhancements will no longer be maintained.

Mr. Dryburgh: The hold up there is because the last one, which seems to me if I recall correctly, they didn't have an employee working.

Ms. Adams: Well, this is a little bit of a different approach. I think the approach a couple of years ago, based on the communication I reviewed was, *"Hey, would you like to participate*

and help us out." Basically, there was not even the courtesy of official responses from most of the parties. So, this communication will be different. It's really just notifying those property owners that the Reunion East CDD will no longer be maintaining those areas. That's the end of the communication. So, it's incumbent on them to make a decision on if they want to have landscape enhancements.

Mr. Dryburgh: But we're still waiting on Osceola County?

Ms. Adams: Yes.

Mr. Dryburgh: The last time, we waited on them. It came out, *"We don't have an employee to respond to you. They are on vacation."* Are we in a position now where we can have a deadline? Are they going to give us a response?

Ms. Trucco: So this First Amendment to the Interlocal Agreement, is the agreement that was approved last month. We've sent this to Osceola County during the process of reviewing.

Mr. Dryburgh: Okay.

Ms. Trucco: I can follow up on that to see if they have an idea about when they'll finish that.

Mr. Dryburgh: I'd like to get this done by the end of the year certainly.

Ms. Trucco: Okay.

Ms. Adams: The District would then be relieved of that landscape maintenance expense, which will be a boon for your operating budget.

Ms. Adams: Then, there is no change in the Duke streetlights. Materials have been ordered and when they get delivered and Duke gets their staff lined up, then we'll see those streetlights go in. Are there any questions regarding the Action Items List or any items Board Members would like to see added?

Mr. Dryburgh: I have one question about the streetlights. Within the members' parking lots for the golf course, there are four or five or six lights that are off, turned off or burnt out most of the time. Those are not our lights?

Mr. Goldstein: No.

Ms. Adams: Correct.

Mr. Dryburgh: Is Reunion participating with Duke also to get those updates so we don't have to worry about them being burned out.

Ms. Adams: I can't speak on behalf of their operations, but Alan may be aware.

Mr. Scheerer: Security is actually doing a Streetlight Report.

Mr. Goldstein: Half of my street is out now.

Mr. Scheerer: So, they go through it and I'm getting literally 20 of these a week that are being reported out and responses from Duke Energy.

Mr. Dryburgh: Okay.

Mr. Scheerer: Now I haven't looked at whether or not they were in the members parking lot or not.

Mr. Dryburgh: Well, we've got a brand new members parking lot on the west side. Every couple of years, we are changing these lights. So, would you just reach out to them to confirm that they are going to do something with that.

Mr. Scheerer: I will speak to Victor tomorrow after he gets back about the lights. I know that I reported some with Mr. Goldstein.

Mr. Dryburgh: Well, we're entering into the dark.

Ms. Adams: Yeah.

Mr. Goldstein: We are three months on that one light. You reported it three months ago.

Mr. Scheerer: Yeah. Just so you know, I don't think this applies in Mr. Goldstein's area, but in these parking lots, there are vehicles parked anywhere. If they can't get around these lights, they're not going to fix them.

Mr. Dryburgh: Right.

Mr. Scheerer: So if you go over across from Seven Eagles, good luck trying to report any of those lights out. There are cars parked in there 24/7.

Mr. Greenstein: I can say the last time we had service in that area, which is probably two-and-a-half years ago before COVID, the issue was parking. So, they did have an organized approach where security cordoned off the area, kept us out of the lot and Duke came in and did the servicing of the lamp posts.

Mr. Goldstein: They have to do that with the members lot or they can't get in there.

Mr. Greenstein: Exactly.

Mr. Scheerer: You see OUC out here and will see on all of Reunion Boulevard, Tradition Boulevard and Excitement Drive, all the lights are off. Then can just go by and fix them, but they don't have that same parking challenges per say as you do with any of the park areas in Seven Eagles.

Mr. Dryburgh: We just need to get security to work with Reunion to say, *"This is the week that they're going to be here. We would like to shut the parking lot down on Monday. We've got them scheduled to come on Wednesday and be done on Wednesday."* It has to be coordinated.

Mr. Scheerer: Unfortunately Duke isn't the best to coordinate onsite visits because you report them online. You get on the computer, you pick out the light, you fill out all the information, they send you a confirmation and they'll be out in three to five business days. They don't give you a specific business day. It's three to five business days, but what we would do in Seven Eagles is as soon as we notify them, we notify security. I will work with Victor on that for the members areas as well. Then I would say, *"Hey, I got this light out."* We flag them. We flag them all, so you know which ones are out.

Mr. Dryburgh: They could put in LEDS when you are doing that. So why not do all of them whether or not they're out. Just get them all done.

Mr. Harding: You would think so.

Mr. Scheerer: We do those in sections

Ms. Adams: It is possible that if the light fixture is scheduled to be switched out to LED, that might be slowing down repairs on the HPS. I don't know, depending on when they are coming, in terms of Duke's scheduling the maintenance.

Mr. Scheerer: Yeah. I'm getting with them on a weekly basis.

Ms. Adams: I will ping the coordinator who is facilitating the install of the LED fixtures and see if this could potentially be impacting the maintenance for the existing street lights. They're scheduled to be changed out because as you are well aware and have mentioned, we are losing daylight every day and facing a time change. Are there any other remarks regarding the Action Items List? Hearing none,

ii. Approval of Check Register

Ms. Adams: The next item on the agenda does require Board action. This is the approval of the Check Register. Included in your agenda packet under Tab 2 is a summary of your Check Register from August 1 to August 31, 2021. It details your General Fund, Replacement and Maintenance (R&M) Fund and expenses. The detailed Check Register is included in the agenda packet. The total amount is \$236,373.89. I'm happy to answer your questions. Otherwise, we'd be seeking a motion to approve.

Mr. Goldstein: Did we skip right over the security issue over by The Terraces, the bad 7-11 area. It is not on the agenda.

Ms. Adams: It is. Under the Security Report, we have an item, "*Review of Security Assessment Provided by Osceola County Sheriff's Office.*" I did just gloss over that on the Action Items List because we will be discussing it.

Mr. Goldstein: All right. I'm sorry.

Ms. Adams: We are coming to that. Absolutely. So, do we have a motion to approve the Check Register.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the August Check Register was approved as presented.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item in your agenda package are the unaudited financials through July 31st. This includes your Combined Balance Sheet for your General Fund as well as your R&M Fund. Page 2 identifies your prorated expenses year-to-date as well as your actual expenses through the end of July. This does not require any Board action. Your spending is actually under your prorated budget analysis.

iv. Status of Direct Bill Assessments

Ms. Adams: Let me double-check the direct bill verbiage in here because we actually did receive all of the payments for the fiscal year prior to issuing the Series 2021 debt. So, everything should be reflected as current and it appears so. We are 100% collected.

v. Presentation of Arbitrage Rebate Calculation Reports

Ms. Adams: The next item on the agenda is the Arbitrage Reports, which are behind Tab 5. We have the reports for the Series 2015-A, 2015-1, 2, and 3, which are actually going to be retired soon. This Board has performed Arbitrage Rebate Calculation Reports each year. This ties back to Internal Revenue codes requiring tax-exempt bonds to not be earning more interest than what you're paying. All of these reports have the same finding. If you look at your cover page, your fourth paragraph down identifies that the computations indicate a negative rebate requirement, meaning there is no arbitrage issue. So, these are all in such a standing that would not require a penalty, which is good. Do we have a motion to accept the Arbitrage Rebate Calculation Reports?

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

D. Security Report

i. 24 Parking Violations

Ms. Adams: The next item is the Security Report. Unfortunately, Victor could not be here today, but we are going to go through these items. There were 24 parking violations issued during the month of August. The detailed information was provided to Board Members under separate cover. The next item is, at last month's Board meeting, there was a request to review the parking violation. Then after further discussion, there was also discussion regarding how to best communicate parking violations specifically for a sidewalk. So, the parking violation that had been in place was modified so that now there's explicit citation of the State Statutes that would be in play regarding prohibiting parking on the sidewalk and also the County Ordinance. As you look at the parking warning, Kristen and her staff identified the Statutes and the County Ordinance, where this used to be other and they would fill in, it's now specifically identifying the issue of parking on a sidewalk. So, the template is the same with the additional verbiage in here and this will be the template that is used for future printing. In the meantime, security can cite these Statutes.

Mr. Harding: Can they place that on their window or something?

Ms. Adams: Yeah, they place it on the vehicle.

Mr. Harding: That's good.

Ms. Trucco: That came up at the end of the last meeting that you wanted something citing the actual Florida Statute and that County Ordinance that prohibits parking on a sidewalk.

Mr. Harding: That'll help enforce, I think. People see that on there and say, "*Oh my God.*"

Mr. Greenstein: You would hope it looks more official. The operative word on the whole notice is "*can result*" or "*may result*".

Ms. Adams: But the word "*towing*" is there, which is a big word.

Mr. Greenstein: Yes. One would hope that that's what they focus on and they see the citation in the reference. So we'll see.

Mr. Harding: That's good.

Mr. Greenstein: Thank you.

Ms. Adams: Are there any other comments regarding the parking warning notices?

Ms. Hobbs: No.

ii. Review of Security Assessment Provided by Osceola County Sheriff's Office

Ms. Adams: The next item that we were planning to discuss was the review of the security assessment that was provided by the Osceola County Sheriff's Office. This was originally provided September 16, 2020, so about a year ago from Deputy Joe Whitson with the Osceola County Sheriff's Office. He identified different areas that the District may want to consider making security improvements. As a result of this report, the Board authorized the purchase of security cameras. As part of the Action Items List, I noted that the other items were on hold. So there was a request last month to, again review this information and see if there were any recommendations from security staff regarding additional actions that the District should take in order to improve security. In particular, there were two boundary areas that were identified by the Osceola County Sheriff's Office that the Board may want to consider as access points. So, Alan kindly provided a map of Reunion and marked out areas that were flagged by the Osceola County Sheriff's office. One of them is not CDD property, so we don't have the ability to make a change.

Mr. Scheerer: On Sandy Ridge and 545.

Mr. Scheerer: The Condo Association for Kingwood. There were a couple of emergency access points throughout Reunion and that happens to be one of them. That property does not fall on CDD property.

Mr. Harding: Okay. The other one is what?

Mr. Scheerer: Well, the 7-11 is down there as everybody knows at the corner of N. Old Lake Wilson Road. We did install, years ago, a pedestrian fence on either side of Excitement Drive and 545. There's also a wall that runs along the edge of this whole property right here. It's heavily landscaped, so nobody can really drive in that way, but there is a fence that comes around the gas transmission location at the 7-11. It would just be whether or not we needed to try to save anymore of that 532 area between 532 and The Terraces. I don't have Victor here to confirm any other locations within the 7-11 area to add any more fencing. Anybody can at this point access it.

Mr. Harding: Just drive right through.

Mr. Scheerer: Well, they can't drive through here. We installed about a dozen Crape Myrtles over the years to try to prevent driving through. Oriole Homes was the original developer for The Terraces. They have a construction entrance on that site. There is a double gate there that's been cable locked off and "No Trespassing" signs added. There's really nothing in between there and here other than a wall, but there are some other access points even really along N. Old Lake

Wilson Road through the golf course if they want. There's access there too at this particular area behind 7-11, this footbridge right here.

Ms. Adams: That's primarily foot traffic that may or may not be a concern. It would be good to have Victor's input regarding if they are having issues in that area. We'd be happy to bring this back at next month's meeting when Victor can attend.

Mr. Harding: Let's do that.

Ms. Adams: So, the first paragraph was regarding the cameras and then that next paragraph was regarding pool gates, which is in process. The next paragraph is the area we are discussing now behind 7-11. We don't know to what extent there is an issue. There's also a thought that perhaps the same condition exists at many areas at Reunion and it may not make sense to address one area when you can walk a short distance and have the same type of access. So, that's a consideration there. Again, it would be helpful to have Victor's input in terms of the level of concern. Then the area with Sandy Ridge is the next paragraph, but again, that is not a CDD parcel, so we can't make changes there. The next item that Osceola County recommended or put forward was a situation at the entrance gates regarding vehicles backing up and moving back and forth. This is a pretty hostile device here.

Mr. Greenstein: The tire puncture approach.

Ms. Adams: It's a spike strip. It provides a deterrent for impatient drivers. So, at this time security did not consider installing this type of device.

Mr. Goldstein: It's overkill.

Ms. Adams: Yeah. It's pretty hostile.

Mr. Scheerer: That's been suggested a number of times in multiple Districts.

Ms. Adams: Yeah. So, it's in here, but I don't think there was a consideration. Then the next item was regarding the ability of law enforcement to respond to noise disturbances. So, that's the meat of the report.

Mr. Greenstein: Okay.

Ms. Adams: Is there any further discussion or would Board members like to see this brought back next month to address?

Mr. Dryburgh: Well, I think Security has to provide some information for next month.

Ms. Adams: Okay.

Mr. Dryburgh: We never did install cameras to see if anyone's coming in?

Mr. Scheerer: At the terraces?

Mr. Dryburgh: Correct.

Mr. Scheerer: Yeah, there's cameras.

Mr. Dryburgh: The whole area does not have cameras to see if anyone is coming.

Mr. Scheerer: No.

Ms. Adams: Just the pool area.

Mr. Scheerer: Just at the gates and around the swimming pools. All the pools were done.

Mr. Dryburgh: We should have some feedback as to whether or not this is an issue because they're not coming in through there, I don't think, to go golfing. They're hopping the fence and going for a swim.

Mr. Goldstein: Or breaking in.

Mr. Dryburgh: Or to break into somebody's house.

Mr. Scheerer: That property at the Sandy Ridge is owned by The Villas of Reunion Square Condo Association.

Mr. Greenstein: Obviously, it's "*gated*" for a couple of reasons, but from a physical standpoint, it's like an open area all along N. Old Lake Wilson Road. I'm sure this was included in Deputy Whitson report because of its proximity to commercial activity, larger populations for traffic. So, hopefully next month when Victor's able to join us and discuss this, we can talk about terrain issues. There are some places where they may be wide open, but it's hard to navigate the area because of the changes in elevation and stuff.

Ms. Adams: Yes or vegetation.

Mr. Greenstein: There may be some landscaping things we can do.

Mr. Harding: Which we've done in the past.

Mr. Greenstein: That would be more pleasing.

Mr. Goldstein: Well, if you've got a four-wheel drive and you're on N. Old Lake Wilson Road, you can go most anywhere in this resort.

Mr. Scheerer: Whether it's the Heritage Crossing side or whether it's the golf course Seven Eagles side.

Mr. Greenstein: To me that is the most vulnerable and yet it has only happened once that I'm aware of is off of Palmilla Court, when you make the turn off of Sinclair onto Traditions Boulevard or if you are leaving the resort. Either way, it doesn't take much to hop that curve and get into the resort without going through security. In the past, we've talked about things that we can possibly do, but aesthetically, they were totally unpleasing.

Mr. Goldstein: Well, we saw that during parties last year. They were parking by the apartments down the street and coming up right through Palmilla Court.

Mr. Greenstein: We've got golf course property, so it's a tough subject. Victor definitely is the custodian of this issue and we'll address it next month.

Ms. Adams: Alright. We will schedule this to come back. Victor does send his regrets. He was not able to attend due to security responsibilities.

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any other business?

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Are there any Supervisor Requests?

Mr. Harding: I'd like to say a few words. I've been very quiet during the meeting because this is my last meeting and I didn't want to be controversial at my last meeting.

Mr. Greenstein: Why not?

Ms. Hobbs: Your leaving is controversial.

Mr. Harding: As many of you know, my wife and I are moving to The Villages where all the old people are and we figured we'd fit right in. I hope Reunion continues to be a great place to live. We've really enjoyed our 15 years here. I'd like to also thank Alan, Steve, Kristen, Tricia, and the rest of the Board for supporting me. I've enjoyed this time with the Board. I really think your management company is great and I'd like you to say goodbye to George and Jan for me.

Ms. Adams: Absolutely.

Mr. Harding: Because I really enjoyed working with them too. Just keep in mind that we are only an hour away and I intend to keep in touch with all of my good friends and hopefully they will come and see me once in a while too. So, anyway, thank you. I appreciate it.

Ms. Adams: Thank you for your service. (*Applause*). Since we officially have a resignation from Supervisor Harding, would Board members like to discuss how an appointment to the seat would be handled or do you want to have that discussion next month?

Mr. Greenstein: I personally would like to have it now. So we can plan accordingly.

Ms. Adams: Sounds good. The Board has a lot of leeway in terms of how you make an appointment to this seat on the Board. One thing that works well with many Districts where there are resident Boards, is to notify residents that there is an opening for an appointment on the Board,

ask residents to submit a resume and perhaps a letter of interest indicating why they would like to serve. Then those resumes can be included in the agenda packet for next month's meeting. Candidates would be asked to be here at the Board meeting and interact with the Board members. Hopefully, there's more than one candidate, but if the Board has any questions for candidates or would seek any clarifying information, that would be conducted as part of the business. Then ultimately by motion, the Board can make a motion and with the majority of the vote, appoint someone to the seat that's available on the Board.

Mr. Dryburgh: They are appointing for the duration of?

Ms. Adams: For the duration of the term and then when that term expires, it would go back to the General Election process through the Supervisor of Elections office. If the Board would like to follow that resume process, we can get consensus to direct staff to put out a notice through the Master Association regarding the appointment. It does need to be a qualified electoral of the District, someone who is at least 18, registered to vote and has a Reunion East address. Those qualifying notes would be in the notice.

Mr. Greenstein: Again, it's basically a temporary appointment to serve out the remainder of Don's term. So, while it's an administrative procedure, I think it's a good opportunity to let people know and we will see what candidates we have. Other individuals have approached us.

Mr. Goldstein: I think there are going to be quite a few this time.

Mr. Greenstein: I would hope to see participation. Show an interest because again, at the West meeting, I made the reference when Sharon questioned the MSA over at Seven Eagles, about how it was constituent support and involvement that got the MSA for Seven Eagles to where it ended up being, which we thought at the time, for many years, was the proper place for it. Then we were able to actually serve on the Board when we had enough registered voters. So, it will be good to see what community involvement is like.

Mr. Greenstein MOVED to accept the resignation of Mr. Harding and solicit resumes to consider the appointment of Seat 3 expiring November of 2022 and Mr. Harding seconded the motion.

Ms. Adams: In honor of Supervisor Harding's last meeting, he seconds the motion.

On VOICE VOTE with all in favor accepting the resignation of Mr. Harding and solicit resumes to consider the appointment of Seat 3 expiring November of 2022 was approved.

Mr. Greenstein: For the record, again. We jumped to the other subject, the administrative matter. As you said, Don, you've been a good friend for a lot of years and you will continue to be a good friend. Beyond that, you served this Board, the community, in ways that other people would never even have thought of becoming involved.

Mr. Harding: Thank you.

Mr. Greenstein: You've put a lot of time in.

Ms. Adams: Yes.

Mr. Greenstein: Hopefully, people recognize how much time it takes for the Board to function and for GMS to do their work. It's not just showing up at a meeting for a few hours once a month. So, we wish you well. I will be making trips up to The Villages.

Mr. Harding: I hope so.

Mr. Greenstein: And you'll always be welcome back here.

Mr. Harding: Great.

Mr. Greenstein: I wish only the best to you and Karen.

Mr. Harding: Thank you.

Mr. Greenstein: The only other thing I want to mention is at the West meeting, one of the agenda items we had that Graham took leadership on, was discussion of the five-year Capital Plan. That's something that because of all the projects we have where there is joint funding based upon our, I always want to say cross-servicing because that was a federal thing.

Ms. Adams: Interlocal.

Mr. Greenstein: Interlocal agreement. Thank you. We have common interests. We have separate Boards, East and West. A lot of the projects are managed and funded by each Board, but one Board does not act alone. It may physically involve the Sinclair Road Gate, for example, but nothing happens involving the Sinclair Road Gate without discussion of the East side. If there's something happening on the East side that could impact the West side, the same thing is true. So, once we get enough teeth around the issue, which we're going to have in the next meeting or so, then we will have the Capital Planning process as an agenda item on the East Board meeting. I will probably ask Graham to join us. He's voluntarily joining us here today. At a meeting, so everybody could understand exactly what we're doing and why we're doing it. It's not rocket science by any stretch of the imagination. It just provides for greater accountability and focus in our budget execution and planning process.

Ms. Hobbs: Sounds good.

TWELFTH ORDER OF BUSINESS

Next Meeting Date

The next meeting date is October 14, 2021 at 1:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

September 18, 2021

Hi Tricia,

Cover Sheet

Dr. Thomas D. McKeon Sr.
7424 Gathering Court
Reunion, FL 34747

I have been involved in Community activities all my life as a brief Resume of my past club and service involvement shows.

In Reunion I have been also involved with the HOA activities and would like to become involved in the CDD functions and activities to continue my involvement in the community that I live in. I hope my being a member will enhance our community along with the other members of the Reunion East Board.

Thank You,

Thomas D. McKeon Sr.
4073962345

I am applying for the Seat on the Reunion East CDD Board

Dr. Thomas D McKeon Sr.
7424 Gathering Court
Reunion, FL 34747

Since moving to Reunion:

Sat on the HOA Committee for The Reunion Grande for 2 years
Was a member of the ARC Committee for 10 years
Currently a member of the Reunion Fining Committee
Built the first home on the West Side

Past Board Positions:

Member of the Red Cross Polk County Committee for 5 Years
Member of the Lake Wales Kiwanis Club for 44 Years serving as President for 1 1/2 years
Past Grand Knight and District Deputy of the Knights of Columbus Lake Wales Council 5643
Past President of the Lake Wales High School Band Association
Member of the Black Hills Passion Play Lake Wales Board

Sincerely,

Thomas D McKeon Sr.



RICHARD J DOWLING

875 Assembly Court, Reunion, FL 34747

rjd@rjdllc.com, (617) 678-0645

OBJECTIVE

To serve my community and make it a better place to live and work.

EXPERIENCE

PUTNAM BRIDGE LAC HOLDINGS 2006 - 2017

- Project Manager in charge of overseeing all aspects of the development of a \$82.0MM, 5 building, 262 condominium project in San Juan (Santurce), PR including but not limited to; the erection of five new buildings ranging from 8 to 22 floors, plazas, below grade parking (three-levels) and 100,000 square feet of commercial/retail/office space.
- Responsible for writing and administering all contracts, engaging and architects, engineers, contractors and other consultants.
- Responsible for creating the project budget and schedule and managing them throughout the project.
- Responsible for managing all aspects of operations for 652 unit condominium development including but not limited to; commercial and residential parking garages, security, landscaping, maintenance staff and various construction trades

Leggatt McCall Properties 1997 - 2006

- I worked as a Senior Project Manager for a Boston based developer and property management company developing and managing projects in greater Boston, Philadelphia and Washington, DC

JLL (Jones Lang Lasalle) 1989 - 1997

- Project Manager responsible for the repositioning of 225 Franklin Street, Boston, Ma. A 33-story, 1.0MM square foot partially occupied class A office building in downtown Boston.

EDUCATION

Lowell Institute of Technology 1965 – 1971

BA – Business Management

SECTION D

RESOLUTION 2022-02

A RESOLUTION ELECTING OFFICERS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **Reunion East Community Development District** at a regular business meeting held on **October 14, 2021** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 14TH DAY OF OCTOBER, 2021.

Chairman / Vice Chairman

Secretary / Assistant Secretary

SECTION V

SECTION A

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULE CHAPTER VI, REGARDING THE SPECIAL EVENT POLICY, INCLUDING A RATE AND DEPOSIT SCHEDULE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “Board”) finds that it is in the best interests of the District to adopt by this Resolution Rule Chapter VI, regarding the Special Event Policy, including a rate and deposit schedule, attached hereto as Exhibit “A” (the “Rule”) for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted conflicting rule regarding the Special Event Policy set forth in the Rule.

SECTION 2. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of October, 2021.

[Signatures provided on following page.]

**SIGNATURE PAGE TO RESOLUTION 2022-01
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 14th day of October, 2021.

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary / Assistant Secretary

Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

RULE CHAPTER VI, SPECIAL EVENT POLICY

[See attached.]

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

CHAPTER VI

SPECIAL EVENT POLICY

PROPOSED REVISED October 14, 2021

DRAFT

I. INTRODUCTION:

The Board of Supervisors (the “**Board**”) of the Reunion East Community Development District (the “**CDD**” or “**District**”) has implemented a uniform policy and schedule for Special Events requested to be held on District Property (as defined in Exhibit A).

“**Special Event**” shall mean any preplanned meeting, activity, or gathering of a group of twenty 20 or more persons, but not greater than the venue capacity, having a common purpose on District Property which special event inhibits the usual flow of pedestrian travel or which occupies any District Property or public place so as to preempt use of space by CDD residents, CDD landowners, non-resident user fee payers and their guests or which deviates from the established use of space or building.

“**District Property**” is defined for purposes of this policy as the District-owned or maintained real and personal property listed on Exhibit A.

Please note that the District does not own all of the real and personal property contained within the District’s boundaries (e.g., private commercial and retail property) and the permits provided for herein are for the use of the District Property only.

II. GENERAL INFORMATION:

The District is a local unit special purpose government. Special Events are important to our community; they bring interest and excitement to the District and enhance our quality of life. The District is happy to assist organizations and groups in providing quality Special Events, while balancing the interests of the landowners and residents of the CDD and promoting public health, safety and welfare. The District has implemented this Special Event Policy (this “**Policy**”) and has duly adopted a Rule establishing a rate/deposit schedule for Special Events.

III. PURPOSE OF A SPECIAL EVENT POLICY:

The District understands the attractive nature of use of the District Property for Special Events and programs and has established this Policy for the consideration and permitting of Special Events. Such consideration is handled through the production and submittal of an “**Event Use Application**” (form attached hereto as **Exhibit “B”**, the terms of which are incorporated herein by this reference) in order to ensure that activities and events proposed are in conformance with this Policy, applicable legal requirements, and are not detrimental to public health, safety or welfare (at the sole discretion of the District’s Manager). This Policy applies to Special Events with attendance of twenty (20) or more persons, but not greater than the Event Capacity. Proposed Special Events with attendance less than twenty (20) person is not required to have a Special Event Permit and Special Events with attendance greater than the Event Capacity are not allowed. The form of the Event Use Application may be modified by the District from time to time. Event Use Applications may only be filed with the District by District residents, District landowners and non-resident user fee payers. The District resident, District landowner, or non-resident user fee payer filing an Event Use Application are hereinafter collectively referred to as the “**Applicant**.”

IV. AUTHORITY:

The District has adopted this Policy to issue permits (each, an “**Event Use Permit**”) pursuant to the guidelines described herein for the use of specified areas of the District Property (the “**Site**”) and to provide the District Manager with authority to approve Event Use Applications or deny Applications that do not meet the requirements of this Policy. This Policy may be amended, rescinded or otherwise revised, in whole or part, by the District from time to time after applicable notice and hearing, provided that ministerial changes (e.g., those to correct typographical errors) may be made at any time.

V. REQUIREMENTS FOR USE OF DISTRICT PROPERTY AND APPLICATION PROCESS:

1. For each proposed Special Event, an Event Use Application must be completed and submitted to the District Manager at the District office, which is currently located at:

Reunion East Community Development District
219 East Livingston St.
Orlando, Florida 32801
Telephone: 407-841-5524 extension 138
Email: tadams@gmscfl.com

2. Event Use Applications must be filed not more than one hundred eighty (180) days before and not less than fourteen (14) days before the date and time at which the proposed Special Event is intended to occur; provided, however, that for good cause shown, the District may waive the maximum and minimum filing periods and may accept an Event Use Application filed within a longer or shorter period.

3. Each Event Use Applications shall be accompanied by cash or check(s) for an “**Event Deposit**,” which Event Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Policy:

A. Rate/Deposit Schedule:

Site	Capacity	Noticed Rental Rate	Noticed Deposit Rate	Current Rental Rate	Recommended Rental Rate FY2022	Recommended Deposit Rate FY 2022
Heritage Crossings Pool A	30	\$1,000.00	\$500 Plus Damages	\$100.00	\$150.00	\$150 Plus Damages
Heritage Crossings Pool B	30	\$1,000.00	\$500 Plus Damages	\$100.00	\$150.00	\$150 Plus Damages
Homestead Pool	45	\$1,000.00	\$500 Plus Damages	\$150.00	\$200.00	\$150 Plus Damages
Carriage Point Pool	25	\$1,000.00	\$500 Plus Damages	\$100.00	\$150.00	\$150 Plus Damages
Terraces Pool	30	\$1,000.00	\$500 Plus Damages	\$100.00	\$150.00	\$150 Plus Damages
Linear Park	100	\$1,000.00	\$500 Plus Damages	NA	\$500.00	\$150 Plus Damages
Seven Eagles	100	\$1,000.00	\$500 Plus	NA	\$750.00	\$150 Plus Damages

Pool Area			Damages			
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B. Upon request, the District will provide an invoice or other notice of the required Event Deposit to the Applicants.

C. If the District determines, in its sole discretion, that the Event Use Application requires additional engineering, legal or other professional staff review, the Applicant shall reimburse the District for the actual costs the District incurs for such professional services.

D. For any Special Event that is not approved, the Event Deposit shall be refunded to the Applicant. The Event Deposit shall secure the obligations of the Applicant under this Policy, including, but not limited to, Paragraphs 3(C) and 10 hereof. The Event Deposit will be retained by the District Manager until such time as all the District's costs, pursuant to this Policy for which the Applicant is obligated to reimburse or pay, have been satisfied. If the Applicant does not pay such cost within fourteen (14) days after the District has billed the Applicant for the cost thereof, which bill shall include an itemized statement as to the costs incurred by the District, the District shall apply the Event Deposit to said costs and remit any remainder to the Applicant. If the Event Deposit is insufficient to pay such cost, the District may seek any remedy against the Applicant available at law or equity, including referring the matter to the District Attorney or third party collection agency, and the Applicant shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Applicant or its affiliate from applying for, or holding, any future Special Events at the District.

4. Applicant must attend the Special Event and be at the Site for the duration of the Special Event.

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

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

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

8. No alcohol may be sold or served on any District Property at any time except at Seven Eagles Pool Area and Linear Park where Reunion Resort has exclusive ability to provide catering services and/or food and beverage sales including the sale of alcohol.

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

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

11. The Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/sheriff services, emergency services.

12. The District shall determine the allowed time of the Special Event as may be appropriate for the event and the surrounding neighborhood(s) and businesses. However, Special Events may not last longer than four (4) hours and under no circumstance shall events scheduled on Sunday through Thursday operate past 10:00 PM, and on Friday and Saturday, operate past 11:00 PM.

13. The Applicant may be responsible for providing the District with appropriate certificate(s) of insurance, at the sole discretion of the District and upon request by the District. The District reserves the right to determine the limits and/or coverages for insurance.

14. All Special Events shall comply with applicable law, including the Osceola County Code and the laws of the State of Florida and the United States of America, including, but not limited to any and all regulations imposed under the American's with Disability Act. However, nothing herein shall require the District to enforce same.

15. An indemnification and/or hold harmless agreement with the District must be signed on or with the Event Use Application.

VI. APPLICATION REVIEW PROCESS:

All Event Use Applications will be reviewed by the District Manager, who has the authority to approve complete Event Use Applications and issue Event Use Permits for such uses. At the District Manager's discretion, the District Manager may refer any Event Use Applications to the Board for review at the next regularly-scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Special Event, the anticipated number of participants and the necessity for County and/or District services which will be required in connection therewith, elect to reject, approve, or conditionally approval the Event Use Application.

VII. OTHER SPECIAL EVENT POLICY ELEMENTS:

1. Conditional Approvals; Additional Restrictions. The District may impose reasonable additional conditions, restrictions, or limitations as part of its approval of an Event Use Application based on the specifics of the proposed Special Event as it pertains to the District Property, at the District's sole discretion.

2. Revocation of Approval or Permit. An approved Event Use Application may be revoked at any time if the District or the District Manager feels there is a danger to District Property or other health, safety, or general welfare of the public; for violations of the District's rules or policies by the Applicant or the Applicant's representatives; or the default of any conditions of the Event Use Permit. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

3. Termination of Events. All Applicants must understand that at any time during the Special Event, the Osceola County Sheriff's Office and/or Department of Fire Rescue or other Law Enforcement officers, County officials, or any other official having jurisdiction over the Special Event, may order termination of the Special Event if it is in violation of any law or ordinance, or if it endangers any person, participant or spectator, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for public safety officials whereby the proper execution of their duties are endangered. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such

termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

4. Substance of Events. The District's approval, conditional approval, or disapproval of any Special Event in no way is a reflection of the District's or the Board's approval or disapproval of the conduct or basis of or for such event.

DRAFT

EXHIBIT A

REUNION EAST CDD EVENT USE APPLICATION

The CDD may, after due consideration for the date, time, place, and nature of the event/program, the anticipated number of participants and the necessity for the CDD services which will be required in connection therewith, elect to reject or approve this Application. The terms, conditions and requirements of the CDD's Rule Chapter VI, regarding the Special Event Policy, are incorporated into this Application.

PLEASE TYPE OR PRINT IN INK

Name of Applicant: _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Contact Person (name and title): _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Date of event/program: _____ TIMES—Start: _____ End: _____

Nature of event/program (including the type(s) of activities which will occur during its conduct): _____

Number of people expected to attend: _____

Site to be reserved: _____

Setup will begin at said Site at approximately (time) _____ and will be completed at (time) _____

People will begin arriving at said Site at approximately (time) _____ and will be dispersed at (time) _____

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props): _____

Provider or description of debris and trash removal: _____

Will any goods or services be sold? ____ If yes, describe: _____

FEES: Applicant has included with this Application, the required Special Event Rental Fee and Deposit. Further, Applicant agrees that additional fees and expenses may be incurred by the Applicant in accordance with the CDD's Rule Chapter VI, regarding the Special Event Policy.

AGREEMENT: By submission of this Event Use Application, the Applicant acknowledges that it has received a copy, has read and understands the CDD's Rule Chapter VI, regarding the Special Event Policy, and agrees to abide and comply with all terms specified therein.

Signed by Applicant:

Date: _____

(Insert name of organization, if applicable)

Witness: _____

Print Name: _____

Signature _____

Print Name: _____

Witness: _____

Print Name: _____

Title: _____

SPECIAL EVENT AGREEMENT

Reunion East Community Development District, a Florida community development district ("CDD") hereby grants permission to the applicant ("Applicant") named on the attached EVENT USE APPLICATION (the "Application") to use the area described on the Application (the "Site") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Special Event"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD Special Event Policy, has read and understands the policy, and agrees to comply with all terms and requirements of the CDD Special Event Policy.**

1. General Compliance: The CDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant.
2. Right to Terminate: The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. Indemnification: Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.
4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Site.
6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.
7. "As Is" Condition: Applicant accepts the use of the Site in its "as is condition." The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Site. Applicant has inspected the Site prior to filing its Application and is aware of the Site's current condition.
8. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the CDD's Rule Chapter VI, regarding the Special Event Policy, as well as Florida law and the following requirements:
 - a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
 - b) No materials or items shall be affixed to any portion of the Site or any facilities or improvements located thereon so as to cause damage thereto.
 - c) Applicant shall remove all trash and other property of Applicant from the Site and shall return the Site to the condition that existed prior to Applicant's use of the Site.
 - d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.

9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Site as and when provided above.
10. Other Conditions. Depending upon the nature of the Special Event and the Site, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Site:
- a) Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Site and the Special Event, naming the CDD as a covered Insured;
 - b) Security appropriate for the Special Event and Site;
 - c) Additional deposit to cover clean up/repair costs;
 - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
 - e) Such other conditions or limitations reasonably related to mitigating impacts to the Site because of the Special Event.

Signed by Applicant:

By: _____

Name: _____

Title: _____

Date: _____

Witness: _____

Print Name: _____

Approved by:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

Witness: _____

Print Name: _____

SECTION VI

SECTION A



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 22, 2021

Board of Supervisors
Reunion East Community Development District
c/o GMS - CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Reunion East Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion East Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

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

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

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

Audit Objectives

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

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

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

Examination Objective

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

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

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

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

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

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

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$7,700 for the September 30, 2021 audit. The fee for each annual renewal will be agreed upon separately.

This agreement provides for a contract period of one year. This agreement may be renewed for two additional one-year terms subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately. If the District agrees to subsequent renewals, the fees for fiscal year 2022 and 2023 will not exceed \$7,800 and \$7,900, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



**Peer Review
Program**

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

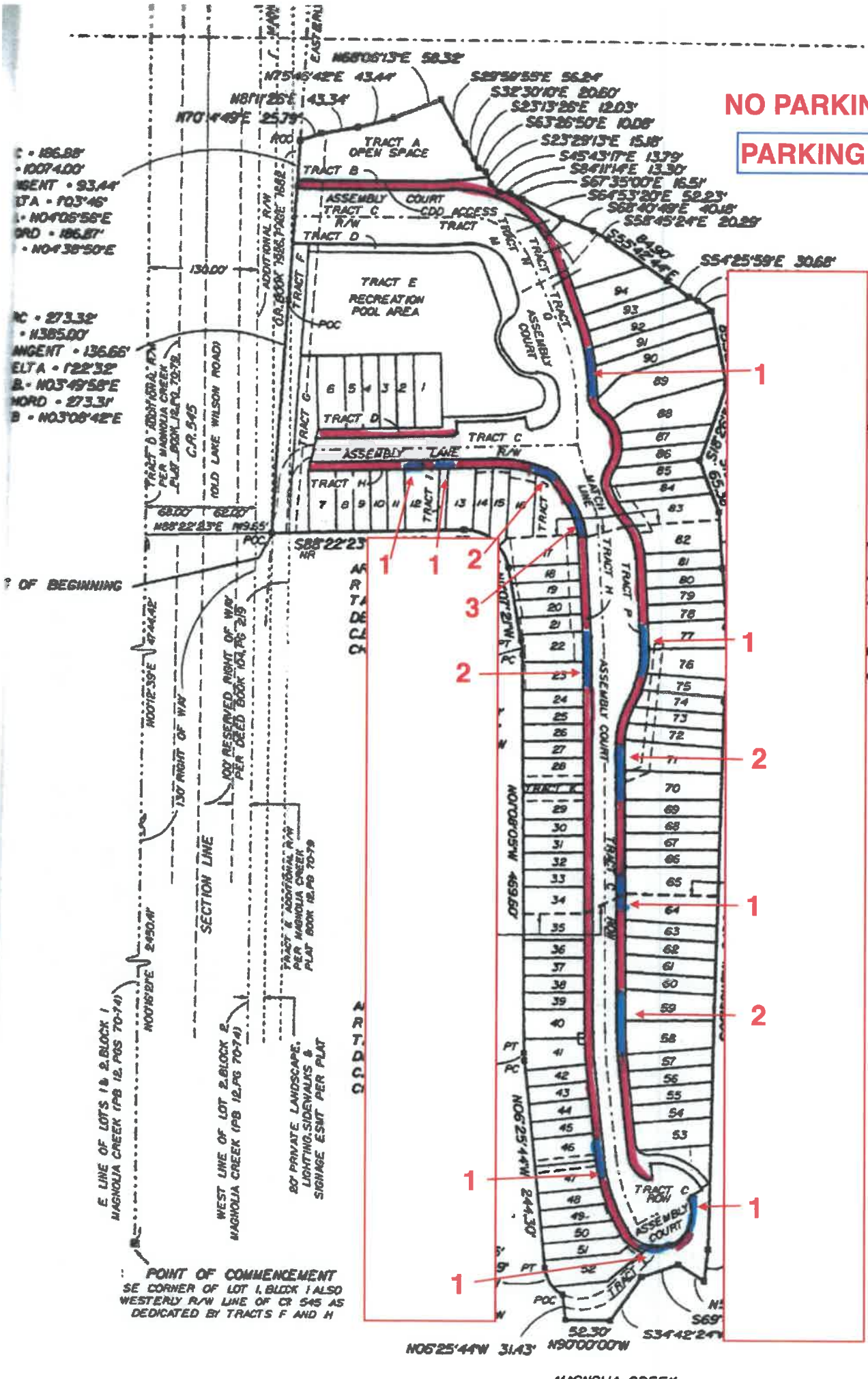
Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION B



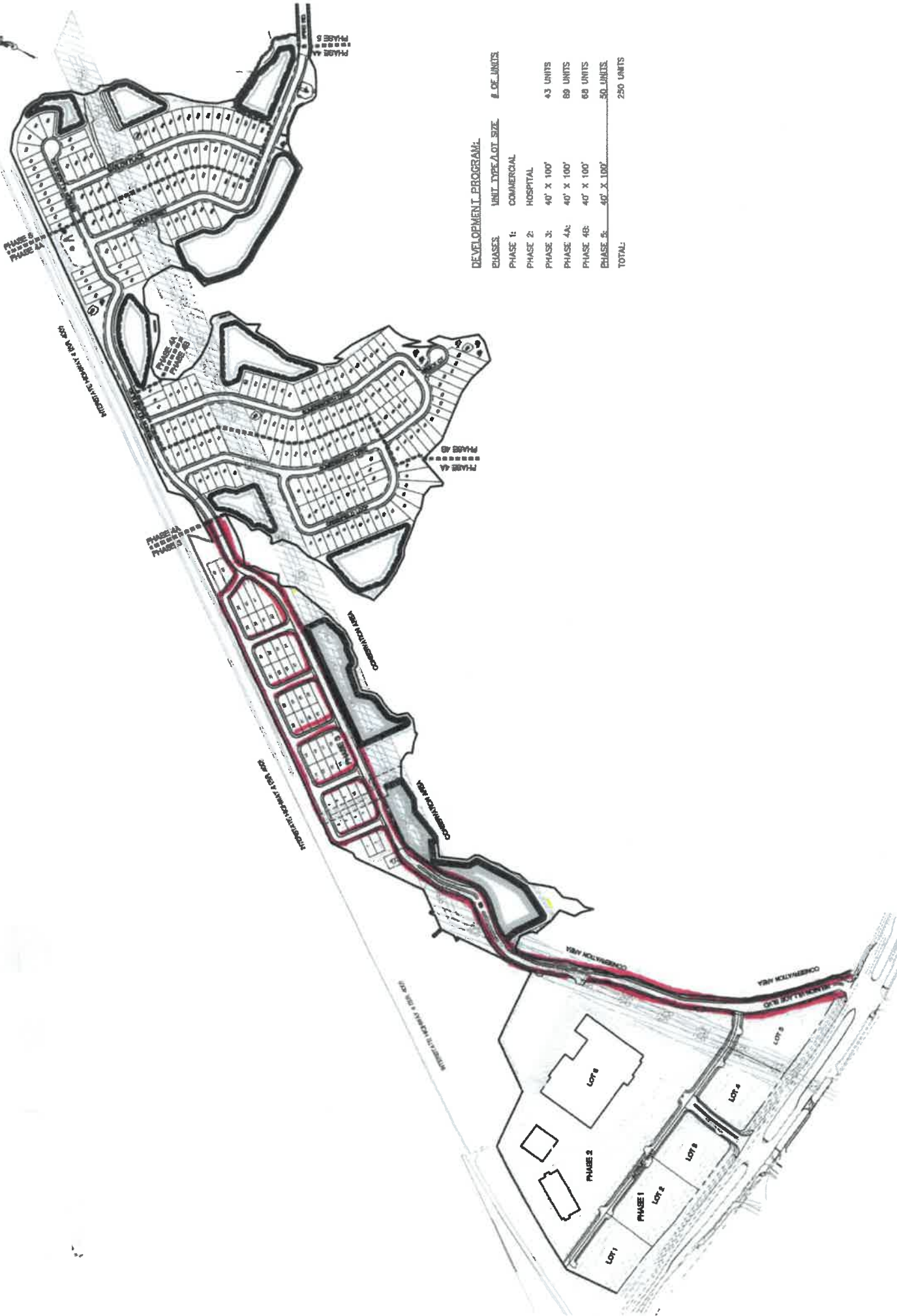
**NO PARKING
PARKING**

MAGNOLIA CREEK
PLAT BOOK 12, PAGES 70-
LOT 2, BLOCK 2

70'
92'
94'
176'
139'

POINT OF COMMENCEMENT
SE CORNER OF LOT 1, BLOCK 1 ALSO
WESTERLY R/W LINE OF CR 545 AS
DEDICATED BY TRACTS F AND H

GRAPHIC SCALE



DEVELOPMENT PROGRAM:

PHASES	UNIT TYPE/LOT SIZE	# OF UNITS
PHASE 1:	COMMERCIAL	
PHASE 2:	HOSPITAL	
PHASE 3:	40' X 100'	43 UNITS
PHASE 4A:	40' X 100'	89 UNITS
PHASE 4B:	40' X 100'	68 UNITS
PHASE 5:	40' X 100'	50 UNITS
TOTAL:		250 UNITS

SECTION C



Post Office Box 1469
Eagle Lake, FL 33839-1469

TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

September 1, 2021

Reunion CDD
c/o GMS Central Florida
1408 Hamlin Ave, Unit E
St Cloud, FL 34771

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the site(s) associated with your property is due for automatic renewal in October 2021. It is the desire of AAM, Inc., to continue the maintenance program. Per term and condition 14 on the back of your agreement, even if we do not receive a signed copy back your contract will automatically renew.

AAM has decided to waive the 3% increase for this coming year. We also would like to thank you for your loyalty with AAM, Inc.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Telly R. Smith', is written over a horizontal line.

Telly R. Smith

Enclosure



Renewal



FILE COPY

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2021

Name Reunion C.D.D.
Address c/o GMS Central Florida
1408 Hamlin Avenue, Unit E
City St. Cloud, FL 34771
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and hereafter called "Customer".

Reunion C.D.D.

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) Pond @ Patriots Landing
Reunion, Florida

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emersed vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2021 thru 09/30/2022.

Agree will automatically renew as per Term and Condition 14.

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

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith
AAM

Date: 9/1/2021

Accepted

Date:

Customer

SECTION D

**FIRST EXTENSION AND AMENDMENT TO THE
AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)**

This **FIRST EXTENSION AND AMENDMENT TO THE AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT (OPERATIONS)**, dated October 1, 2021 (the "Extension"), is made by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "District"), and **THE REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "POA").

WHEREAS, the District and POA are parties to the Security Services Provider Agreement, dated November 10, 2005, as amended by the Amended and Restated Security Services Provider Agreement, dated October 1, 2019 (collectively, the "Agreement"), relating to security services provided within the boundaries of the District; and

WHEREAS, District and POA desire to extend the Agreement for one additional year and to amend the Agreement pursuant to the terms herein.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and POA acknowledge and agree that the Agreement is in full force and effect.
3. The District and POA hereby agree to extend the Agreement for an additional year, specifically from October 1, 2021 to September 30, 2022.
4. The District and POA hereby agree to amend Exhibit "A" of the Agreement to include the following as part of the "District Facilities":
 - Reunion Village Guard Housing (starting January 2, 2022)
5. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
6. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
7. The District and POA hereby agree to amend the District's address and the District Counsel's address, set forth in paragraph 14 of the Agreement, to the following:

Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

8. All of the provisions contained herein shall become effective upon the execution of this Extension.

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

[Signatures provided on following page.]

**SIGNATURE PAGE TO THE FIRST EXTENSION AND AMENDMENT TO THE AMENDED
AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT**

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

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

WITNESS:

X _____

By: _____

Print: _____

Print: _____

Title: _____

SECTION E



Access Control Technologies, Inc.

1028 W. Washington Street ▪ Orlando, FL 32805 ▪ (407) 422-8850 ▪ Fax (407) 649-8352
www.actflorida.com ▪ Email: service@actflorida.com

THIS IS AN ESTIMATE FOR SERVICE – DO NOT PAY

*****NOTE: Prices are valid for 30 days from the date of this estimate*****

BILLING:

Reunion 2006 - EMAIL
C/o Governmental Management Services 1408 Hamlin
Avenue, Unit E
St Cloud, FL 34771
Contact: Alan Scheerer
Phone: (407) 841-5524 Ext:
Alt Phone: (407) 398-2890 Fax: (407) 839-1526
Email: ascheerer@gmscfl.com

PROPERTY:

Reunion 2006
7755 Gathering Dr
Kissimmee, FL 34747-
Called in by: Alan Scheerer
Phone: (407) 841-5524 Ext:
Alt Phone: (407) 398-2890 Fax: (407) 839-1526
Email: ascheerer@gmscfl.com

Re: Job #232671 /Estimate for Service #36548

Date: 10/7/2021

Prepared By: Chrissy Cathers

Total Pages: 2

Scope of work:

Labor and materials listed below for the following scope of work:

Remove and dispose of the existing fence and gate to replace with new 5 ft tall material to match the existing design and placement. The existing lock will be reused in the new gate. The color will be a similar brown color but not an exact match. There will be expanded metal installed on the gate and adjacent fence around the lock handle. Also quoted is a Locinox Sampson hydraulic gate closure device. The customer is to provide ACT with a lock mechanism to use as a template for gate fabrication to accommodate the customers existing lock.

Parts/Materials

Qty	Description	Price	Ext Price
Other (7)/Evaluation /ACT/Evaluation			
1	Fence and Gate - Color Brown, includes expanded metal and hydraulic closure	\$6,343.04	\$6,343.04
1	LOCINOX SAMSON 2 CLOSER	\$859.48	\$859.48

Totals:

Service Parts	Welding Parts		Labor	Travel	
\$859.48	\$6,343.04		\$0.00	\$0.00	

Disclaimers

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

Estimate Total: \$7,202.52

Notes:

Please sign below to indicate acceptance of the above proposed scope of work and return via fax or email at your earliest convenience.

Signature: _____ Date: _____

Print Name: _____

Sincerely:

Chrissy Cathers

ACT Service Department

(407) 422-8850

Fax: (407) 649-8352

service@actflorida.com

SECTION VII

Memorandum of Understanding

(Please Print)

This Memorandum of Understanding (MOU) is entered into by and between:

Duke Energy Florida, LLC (Duke Energy)

Property Owner(s): _____

Date of MOU: 9/20/2021

A. Purpose:

Removal of Encroachments from the Duke Energy Transmission line right-of-way located at:

Intersection of Osceola Polk Line Rd and Lake Wilson Rd.

B. Roles and Responsibilities:

Duke Energy, or its designated contractor, agrees to: (Responsibility/Activity/Timeline)

Remove Four Magnolia Trees within the Rd ROW. DBH 9, 11, 12, and 14.

Stump Grind stumps to grade.

Property Owner(s) agree(s) to: (Responsibility/Activity/Timeline)

Allow access to remove the vegetation.

Property Owner understands that the Duke Energy transmission right of way and easement are protected and have restrictive uses, for compatible uses please see the attached guidelines and restrictions:

- No structures shall be placed in the right of way
- No tree species in wire zone
- No trees over 12' mature height in border zone

Duke Energy and Property Owner(s) further agree(s) that upon completion of the work the terms of this MOU will be incorporated into a final release.

The undersigned Property Owner(s) expressly acknowledge that he/she is a titled owner of the real property described above and has the authority to sign this MOU.

This MOU is the complete agreement between Duke Energy and Property Owner(s) and may be amended only by written agreement and signed by each Party involved.

For Duke Energy:

Signature: Jonathan Woodruff

Date: 9/20/2021

Printed Name: Jonathan Woodruff

Phone: 321-320-0481

Email: Jonathan.woodruff@duke-energy.com

Property Owner(s):

Signature: 

Date: 9-23-21

Printed Name: MARK GREENSTEIN

Phone: 407-744-8344

Email: GMARK10@MSN.COM



SECTION VIII

FORM OF REQUISITION

The undersigned, a Responsible Officer of the Reunion East Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as successor trustee (the "Trustee"), dated as of March 1, 2002 as supplemented by that certain Eighth Supplemental Trust Indenture dated as of August 1, 2021 (collectively, the "Series 2021 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2021 Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:

EHOF ACQUISITIONS II, LLC

(as sole member of EHOF II – Spectrum, LLC and as sole member EHOF Acquisitions II Borrower, LLC)

- (D) Amount Payable: \$10,135,184.34
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Completed public facility roadway, drainage and utility infrastructure construction as summarized below:

Phase	Construction Payments
Reunion Village Master Infrastructure (EHOF Acquisitions II Borrower, LLC)	\$ 2,257,824.57
Reunion Village Phase 3 (EHOF Acquisitions II Borrower, LLC)	\$ 2,649,920.87
Reunion Village Phases 4 & 5 (EHOF Acquisitions II Borrower, LLC)	\$ 637,395.64
Spectrum at Reunion Phase 1 (EHOF II – Spectrum, LLC)	\$ 4,590,043.26
Total	\$ 10,135,184.34

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against Series 2021 Acquisition and Construction Account; and

3. each disbursement set forth above was incurred in connection with the Costs of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

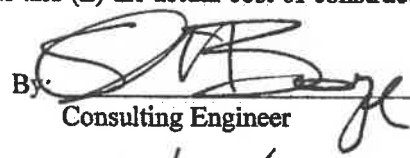
**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 8/16/2021

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

By: 
Consulting Engineer

Date: 9/15/2021

Reunion East Village General Infrastructure (Single Family)

<u>Invoice #</u>	<u>Accounting Date</u>	<u>Amount</u>	<u>% Allocation</u>	<u>CDD Allocation</u>	<u>Vendor</u>
5052902LOAA	7/11/2018	125.00	25%	31.25	American Surveying
5052902LOAC	8/15/2018	200.00	25%	50.00	American Surveying
148548	8/16/2019	2,800.00	25%	700.00	Biotech Consulting, Inc
151804	8/16/2019	2,315.00	25%	578.75	Biotech Consulting, Inc
151808	8/16/2019	6,500.00	25%	1,625.00	Biotech Consulting, Inc
152585	6/18/2019	11,640.00	25%	2,910.00	Biotech Consulting, Inc
1842	8/7/2019	7,200.00	40%	2,880.00	borelli partners
Boykin Master	9/1/2019	142,289.99	25%	35,572.50	Boykin Construction, Inc
Boykin Master	9/1/2019	1,192,661.95	25%	298,165.49	Boykin Construction, Inc
Boykin Master	9/1/2019	639,791.58	22%	140,754.15	Boykin Construction, Inc
Boykin Master	9/1/2019	1,636,693.93	20%	327,338.79	Boykin Construction, Inc
Boykin Master	9/1/2019	183,157.20	20%	36,631.44	Boykin Construction, Inc
Boykin Master	9/1/2019	509,177.07	40%	203,670.83	Boykin Construction, Inc
Boykin Master	9/1/2019	201,307.53	27%	54,353.03	Boykin Construction, Inc
Boykin Master	9/1/2019	141,154.55	100%	141,154.55	Boykin Construction, Inc
Boykin Master	9/1/2019	681,918.54	10%	68,191.85	Boykin Construction, Inc
Boykin Master	9/1/2019	170,096.40	40%	68,038.56	Boykin Construction, Inc
9/30/20 Rvill	9/30/2020	5,498.00	25%	1,374.50	Boykin Construction, Inc
5661	12/31/2020	122,345.85	40%	48,938.34	Boykin Construction, Inc
5762	4/1/2021	18,350.00	40%	7,340.00	Boykin Construction, Inc
5761	4/1/2021	5,600.00	27%	1,512.00	Boykin Construction, Inc
8/7/20- Vill	8/7/2020	287,825.52	27%	77,712.89	Chicago Title Insurance Co
7493	3/29/2020	830.00	25%	207.50	Dave Schmitt Engineering, Inc
7495	3/29/2020	4,035.01	25%	1,008.75	Dave Schmitt Engineering, Inc
7162	7/10/2019	1,904.38	25%	476.10	Dave Schmitt Engineering, Inc
7144	7/10/2019	11,617.49	25%	2,904.37	Dave Schmitt Engineering, Inc
7163	7/10/2019	15,875.63	25%	3,968.91	Dave Schmitt Engineering, Inc
6740	11/14/2018	4,050.00	25%	1,012.50	Dave Schmitt Engineering, Inc
6513	10/31/2018	14,166.60	25%	3,541.65	Dave Schmitt Engineering, Inc
6626	9/19/2018	4,900.00	25%	1,225.00	Dave Schmitt Engineering, Inc
6414	5/18/2018	9,638.92	25%	2,409.73	Dave Schmitt Engineering, Inc
6561	8/15/2018	5,275.00	25%	1,318.75	Dave Schmitt Engineering, Inc
6344	6/19/2018	2,025.00	25%	506.25	Dave Schmitt Engineering, Inc
6841	1/22/2019	4,912.28	25%	1,228.07	Dave Schmitt Engineering, Inc
7376	12/2/2019	4,697.50	25%	1,174.38	Dave Schmitt Engineering, Inc
7606	3/29/2020	1,572.57	25%	393.14	Dave Schmitt Engineering, Inc
7550	3/29/2020	8,163.32	25%	2,040.83	Dave Schmitt Engineering, Inc
7378	12/2/2019	7,579.42	25%	1,894.86	Dave Schmitt Engineering, Inc
7609	3/29/2020	5,868.58	25%	1,467.15	Dave Schmitt Engineering, Inc
7548	3/29/2020	1,891.49	25%	472.87	Dave Schmitt Engineering, Inc
7446	3/29/2020	3,645.00	25%	911.25	Dave Schmitt Engineering, Inc
7443	3/29/2020	4,575.11	25%	1,143.78	Dave Schmitt Engineering, Inc
7348	10/17/2019	8,651.12	25%	2,162.78	Dave Schmitt Engineering, Inc
7326	10/14/2019	925.00	25%	231.25	Dave Schmitt Engineering, Inc
7656	6/28/2020	1,370.00	25%	342.50	Dave Schmitt Engineering, Inc
7658	6/28/2020	7,199.65	25%	1,799.91	Dave Schmitt Engineering, Inc

7728	6/28/2020	1,681.76	25%	420.44	Dave Schmitt Engineering, Inc
8050	11/18/2020	3,403.38	25%	850.85	Dave Schmitt Engineering, Inc
7300	9/23/2019	12,827.07	25%	3,206.77	Dave Schmitt Engineering, Inc
8338	4/1/2021	1,838.74	25%	459.69	Dave Schmitt Engineering, Inc
8105	12/31/2020	2,247.48	25%	561.87	Dave Schmitt Engineering, Inc
8274	3/1/2021	1,475.00	25%	368.75	Dave Schmitt Engineering, Inc
8155	1/26/2021	2,075.21	25%	518.80	Dave Schmitt Engineering, Inc
7287	9/23/2019	4,020.69	25%	1,005.17	Dave Schmitt Engineering, Inc
8211	2/18/2021	3,177.58	25%	794.40	Dave Schmitt Engineering, Inc
7833	7/22/2020	5,583.86	25%	1,395.97	Dave Schmitt Engineering, Inc
6999	8/16/2019	7,894.71	25%	1,973.68	Dave Schmitt Engineering, Inc
7068	8/16/2019	5,009.44	25%	1,252.36	Dave Schmitt Engineering, Inc
7122	6/11/2019	14,946.02	25%	3,736.51	Dave Schmitt Engineering, Inc
6963	8/16/2019	6,703.28	25%	1,675.82	Dave Schmitt Engineering, Inc
7218	8/14/2019	5,628.91	25%	1,407.23	Dave Schmitt Engineering, Inc
6909	2/13/2019	9,183.07	25%	2,295.77	Dave Schmitt Engineering, Inc
7010	8/16/2019	11,027.86	25%	2,756.97	Dave Schmitt Engineering, Inc
7056	5/15/2019	2,823.23	25%	705.81	Dave Schmitt Engineering, Inc
7063	5/15/2019	5,990.70	25%	1,497.68	Dave Schmitt Engineering, Inc
7097	6/11/2019	16,304.75	25%	4,076.19	Dave Schmitt Engineering, Inc
7099	6/11/2019	5,565.82	25%	1,391.46	Dave Schmitt Engineering, Inc
6962	8/16/2019	10,121.25	25%	2,530.31	Dave Schmitt Engineering, Inc
6903	2/13/2019	8,717.25	25%	2,179.31	Dave Schmitt Engineering, Inc
6930	3/21/2019	9,826.90	25%	2,456.73	Dave Schmitt Engineering, Inc
7011	4/11/2019	2,723.78	25%	680.95	Dave Schmitt Engineering, Inc
6601	8/15/2018	14,434.17	25%	3,608.54	Dave Schmitt Engineering, Inc
6738	11/14/2018	8,810.71	25%	2,202.68	Dave Schmitt Engineering, Inc
7943	9/30/2020	1,440.22	25%	360.06	Dave Schmitt Engineering, Inc
7979	10/31/2020	5,716.72	25%	1,429.18	Dave Schmitt Engineering, Inc
19-07019	8/16/2019	22,450.00	25%	5,612.50	Dick Joyce Well Drilling Inc
18-227-01	1/15/2019	5,640.00	25%	1,410.00	Echo Utility Engineering &
RVC16	10/1/2020	1,038.75	22%	228.53	Floridev
5/31/19	6/11/2019	65,205.00	25%	16,301.25	JEM Equipment corp
5636	4/17/2019	3,600.00	25%	900.00	JEM Equipment corp
5687	6/19/2019	16,578.00	25%	4,144.50	JEM Equipment corp
6/4/19 Vill	8/16/2019	590.00	10%	59.00	JEM Equipment corp
5846	1/31/2021	22,770.63	40%	9,108.25	JEM Equipment corp
5859	3/1/2021	9,636.00	51%	4,914.36	JEM Equipment corp
5860	3/1/2021	30,832.75	40%	12,333.10	JEM Equipment corp
5863	4/16/2021	55,189.00	40%	22,075.60	JEM Equipment corp
121988	7/10/2019	16,740.00	25%	4,185.00	KPM Franklin
121400	5/22/2019	4,760.00	25%	1,190.00	KPM Franklin
121820	10/23/2019	7,460.00	25%	1,865.00	KPM Franklin
121928	6/11/2019	468.35	25%	117.09	KPM Franklin
122021	7/18/2019	1,111.65	25%	277.91	KPM Franklin
122299	3/29/2020	3,585.05	25%	896.26	KPM Franklin
122312	10/14/2019	629.30	25%	157.33	KPM Franklin
122384	11/14/2019	4,370.70	25%	1,092.68	KPM Franklin
122385	11/14/2019	914.95	25%	228.74	KPM Franklin
122745	3/29/2020	18,891.50	25%	4,722.88	KPM Franklin
122877	3/29/2020	2,014.90	25%	503.73	KPM Franklin

123156	6/28/2020	6,670.00	25%	1,667.50	KPM Franklin
123770	7/31/2020	1,680.00	25%	420.00	KPM Franklin
123923	8/31/2020	1,200.00	25%	300.00	KPM Franklin
124205	11/18/2020	2,520.00	25%	630.00	KPM Franklin
122018	7/18/2019	1,575.00	25%	393.75	KPM Franklin
121930	6/11/2019	6,435.00	25%	1,608.75	KPM Franklin
121566	2/13/2019	8,550.00	25%	2,137.50	KPM Franklin
124580	1/31/2021	750.00	25%	187.50	KPM Franklin
121651	3/13/2019	6,060.00	25%	1,515.00	KPM Franklin
124321	4/16/2021	2,520.00	25%	630.00	KPM Franklin
124885	4/16/2021	3,190.00	25%	797.50	KPM Franklin
28474	12/9/2019	5,972.00	25%	1,493.00	Lawnmasters Landscaping of
28622	6/26/2020	1,800.00	25%	450.00	Lawnmasters Landscaping of
28643	8/18/2020	1,800.00	25%	450.00	Lawnmasters Landscaping of
28754	4/16/2021	1,800.00	25%	450.00	Lawnmasters Landscaping of
28669	9/30/2020	425.00	25%	106.25	Lawnmasters Landscaping of
28668	9/30/2020	1,800.00	25%	450.00	Lawnmasters Landscaping of
28687	10/31/2020	1,800.00	25%	450.00	Lawnmasters Landscaping of
I-18017C	6/5/2019	900.00	27%	243.00	Leftwich Consulting Eng. Inc.
I-19001A	8/22/2019	16,500.00	27%	4,455.00	Leftwich Consulting Eng. Inc.
I-19001B	10/10/2019	5,500.00	27%	1,485.00	Leftwich Consulting Eng. Inc.
I-19001C	12/9/2019	2,750.00	27%	742.50	Leftwich Consulting Eng. Inc.
I-19001D	3/29/2020	2,750.00	27%	742.50	Leftwich Consulting Eng. Inc.
I-19016A	8/16/2019	5,500.00	27%	1,485.00	Leftwich Consulting Eng. Inc.
I-19001E	1/26/2021	900.00	27%	243.00	Leftwich Consulting Eng. Inc.
I-19001F	1/26/2021	2,400.00	27%	648.00	Leftwich Consulting Eng. Inc.
019008.000-4	10/10/2019	15,000.00	25%	3,750.00	Madden, Moorhead & Stokes,LLC
019008.000-1A	6/27/2019	3,508.70	25%	877.18	Madden, Moorhead & Stokes,LLC
019008.000-2	6/27/2019	19,581.24	25%	4,895.31	Madden, Moorhead & Stokes,LLC
019008.000-3	6/27/2019	11,017.80	25%	2,754.45	Madden, Moorhead & Stokes,LLC
019032.000-1	6/27/2019	5,500.00	25%	1,375.00	Madden, Moorhead & Stokes,LLC
6369	6/28/2020	2,350.00	40%	940.00	Masuen Consulting, LLC
6410	6/28/2020	5,940.00	40%	2,376.00	Masuen Consulting, LLC
6411	6/28/2020	10,450.00	40%	4,180.00	Masuen Consulting, LLC
5.11.21 TOHO Li	5/11/2021	6,712.00	22%	1,476.64	Nelson Mullins Riley &
2/6/20 r.vill	3/29/2020	12,839.51	27%	3,466.67	Orlando Utilities Commission
6/18/19 vill	6/19/2019	232,248.82	25%	58,062.21	Osceola County
2/12/19	2/12/2019	800.00	25%	200.00	Osceola County Board of
6/11/18A	6/11/2018	3,550.00	25%	887.50	Osceola County Board of
7/19/18	7/20/2018	4,345.00	25%	1,086.25	Osceola County Board of
10/25/19 vill	11/14/2019	536,763.00	25%	134,190.75	PaverScape, Inc
11/25/19 vill	12/4/2019	372,378.00	25%	93,094.50	PaverScape, Inc
3/29/20 vill	3/29/2020	235,496.00	25%	58,874.00	PaverScape, Inc
6/28/20 vill	6/28/2020	239,040.00	25%	59,760.00	PaverScape, Inc
3/18/2020	3/18/2020	38,420.00	25%	9,605.00	PaverScape, Inc
Reunion-8	11/18/2020	6,210.00	25%	1,552.50	PaverScape, Inc
966197	12/19/2019	1,400.00	40%	560.00	S&ME, Inc
971972	3/29/2020	7,000.00	40%	2,800.00	S&ME, Inc
978370	3/29/2020	5,600.00	40%	2,240.00	S&ME, Inc
983011	3/29/2020	5,600.00	40%	2,240.00	S&ME, Inc
990352	6/28/2020	2,837.50	40%	1,135.00	S&ME, Inc

993312	12/1/2020	1,143.00	40%	457.20	S&ME, Inc
6/15/18	6/15/2018	7,875.00	22%	1,732.50	South Florida Water Management
7/1/19	7/1/2019	4,250.00	25%	1,062.50	South Florida Water Management
358	1/26/2021	488.00	27%	131.76	Spicer Bridge Consultants, Inc
370	1/26/2021	731.00	27%	197.37	Spicer Bridge Consultants, Inc
110519	11/6/2019	19,163.10	40%	7,665.24	Summit Broadband, Inc
TA68473	6/19/2018	13,000.00	25%	3,250.00	Terracon Consultants, Inc.
TA27506	3/23/2018	4,550.00	25%	1,137.50	Terracon Consultants, Inc.
1/20/20 rvill	3/29/2020	8,700.00	20%	1,740.00	TOHO Water Authority
11/19/2020	11/19/2020	36,341.00	10%	3,634.10	TOHO Water Authority
13006	9/5/2019	6,982.95	27%	1,885.40	Traffic & Mobility Consultants
13098	10/10/2019	3,250.00	27%	877.50	Traffic & Mobility Consultants
13142	3/29/2020	3,500.00	27%	945.00	Traffic & Mobility Consultants
13200	3/29/2020	2,150.00	27%	580.50	Traffic & Mobility Consultants
13201	3/29/2020	6,900.00	27%	1,863.00	Traffic & Mobility Consultants
13409	5/31/2020	1,050.00	27%	283.50	Traffic & Mobility Consultants
13410	5/31/2020	5,500.00	27%	1,485.00	Traffic & Mobility Consultants
13511	7/31/2020	457.50	27%	123.53	Traffic & Mobility Consultants
13662	12/10/2020	2,043.00	27%	551.61	Traffic & Mobility Consultants
10/19/2020	10/31/2020	46,453.00	27%	12,542.31	Traffic Engineering and Manage
11/19/2020	12/1/2020	47,213.00	27%	12,747.51	Traffic Engineering and Manage
12/25/2020	1/27/2021	19,636.00	27%	5,301.72	Traffic Engineering and Manage
1/21/2021	1/31/2021	30,078.00	27%	8,121.06	Traffic Engineering and Manage
2/20/2021	4/1/2021	9,316.00	27%	2,515.32	Traffic Engineering and Manage
00313826	9/26/2018	1,900.00	25%	475.00	Universal Engineering
00313799	9/26/2018	1,900.00	25%	475.00	Universal Engineering
00374794-REV	10/30/2019	8,495.00	25%	2,123.75	Universal Engineering
00388026	11/14/2019	5,000.00	25%	1,250.00	Universal Engineering
00391013	12/4/2019	200.00	25%	50.00	Universal Engineering
00398125	3/29/2020	2,440.00	25%	610.00	Universal Engineering
00402845	3/29/2020	1,120.00	25%	280.00	Universal Engineering
28	8/31/2020	420.00	25%	105.00	Vertex Visuals, LLC
29	8/31/2020	300.00	25%	75.00	Vertex Visuals, LLC
32	9/23/2020	300.00	25%	75.00	Vertex Visuals, LLC
35	10/31/2020	300.00	25%	75.00	Vertex Visuals, LLC
39	12/1/2020	300.00	25%	75.00	Vertex Visuals, LLC
47	1/26/2021	225.00	25%	56.25	Vertex Visuals, LLC
42	1/27/2021	300.00	25%	75.00	Vertex Visuals, LLC
60	3/1/2021	300.00	25%	75.00	Vertex Visuals, LLC
51	4/1/2021	300.00	25%	75.00	Vertex Visuals, LLC
OS 101703	6/28/2020	5,672.88	40%	2,269.15	Yellowstone Landscape, Inc
OS 113328	5/31/2020	15,499.50	40%	6,199.80	Yellowstone Landscape, Inc
OS 151707	12/10/2020	4,849.00	27%	1,309.23	Yellowstone Landscape, Inc
OS 200853	3/24/2021	1,754.00	27%	473.58	Yellowstone Landscape, Inc
OS 200999	3/24/2021	2,749.00	27%	742.23	Yellowstone Landscape, Inc

\$ 8,803,122.77

\$ 2,257,824.57

Revised 5.31.21

Reunion East Village Phase 3 (Single Family - 43 Units)

<u>Invoice #</u>	<u>Accounting Date</u>	<u>Amount</u>	<u>TBD % allocate</u>	<u>CDD Allocation</u>	<u>Vendor</u>
1/14/2021	1/20/2021	10,361.09	100%	10,361.09	TOHO Water Authority
156416	5/31/2020	1,125.00	100%	1,125.00	A.B. Design Group Inc.
162219	12/31/2020	1,125.00	100%	1,125.00	A.B. Design Group Inc.
118368	12/31/2020	1,357.34	100%	1,357.34	American Builders Supply, Inc.
168146.00	2/28/2021	750.36	100%	750.36	American Builders Supply, Inc.
162462.00	2/28/2021	669.05	100%	669.05	American Builders Supply, Inc.
160701.00	2/28/2021	60.69	100%	60.69	American Builders Supply, Inc.
159909.00	2/28/2021	754.75	100%	754.75	American Builders Supply, Inc.
156176.00	2/28/2021	2,541.11	100%	2,541.11	American Builders Supply, Inc.
156175.00	2/28/2021	404.44	100%	404.44	American Builders Supply, Inc.
156171.00	2/28/2021	43.54	100%	43.54	American Builders Supply, Inc.
154073.00	2/28/2021	5,940.37	100%	5,940.37	American Builders Supply, Inc.
22562.00	2/28/2021	420.00	100%	420.00	Best Wrap, LLC
A-432481	2/28/2021	85.60	100%	85.60	Comfort House
7880	8/18/2020	1,419.68	100%	1,419.68	Dave Schmitt Engineering, Inc
7941	9/23/2020	2,398.99	100%	2,398.99	Dave Schmitt Engineering, Inc
7776	6/1/2020	950.10	100%	950.10	Dave Schmitt Engineering, Inc
7998	10/31/2020	2,527.87	100%	2,527.87	Dave Schmitt Engineering, Inc
8048	11/18/2020	2,875.00	100%	2,875.00	Dave Schmitt Engineering, Inc
8153.00	1/27/2021	2,622.00	100%	2,622.00	Dave Schmitt Engineering, Inc
8209.00	2/1/2021	4,137.25	100%	4,137.25	Dave Schmitt Engineering, Inc
8336	4/16/2021	606.71	100%	606.71	Dave Schmitt Engineering, Inc
1491.00	1/31/2021	5,973.00	100%	5,973.00	Dewitt Custom Concrete, Inc
F3640486001	12/21/2020	19,467.78	100%	19,467.78	Duke Energy
F3711369401	12/21/2020	11,776.28	100%	11,776.28	Duke Energy
F3880609901	2/18/2021	5,154.43	100%	5,154.43	Duke Energy
2021-34	2/28/2021	2,900.00	100%	2,900.00	E & M Framing, Inc
87348	12/1/2020	250.00	100%	250.00	Earthquake
204114S.1	12/1/2020	423.60	100%	423.60	First Quality Plumbing, Inc
204114S.6	1/31/2021	200.00	100%	200.00	First Quality Plumbing, Inc
204438M.2	2/28/2021	423.60	100%	423.60	First Quality Plumbing, Inc
RVC16	10/1/2020	150.00	100%	150.00	Floridev
5811	6/29/2020	95,000.00	100%	95,000.00	JEM Equipment corp
9/30/19 VILL	10/23/2019	245,942.05	100%	245,942.05	JEM Equipment corp
3/24/20 vill	3/30/2020	198,132.28	100%	198,132.28	JEM Equipment corp
9/30/20 R Vill	10/31/2020	439,119.51	100%	439,119.51	JEM Equipment corp
7/31/20 R Vill	8/26/2020	510,611.36	100%	510,611.36	JEM Equipment corp
11/11/20-R Vill	11/11/2020	322,791.29	100%	322,791.29	JEM Equipment corp
11/30/20 R Vill	12/31/2020	196,178.96	100%	196,178.96	JEM Equipment corp
5835	12/31/2020	105,324.00	100%	105,324.00	JEM Equipment corp
12/31/20-R Vill	1/31/2021	83,362.57	100%	83,362.57	JEM Equipment corp
5846.00	1/31/2021	20,038.15	100%	20,038.15	JEM Equipment corp
5857.00	2/28/2021	3,800.00	100%	3,800.00	JEM Equipment corp
5860	3/1/2021	12,798.50	100%	12,798.50	JEM Equipment corp
123475	6/1/2020	1,377.50	100%	1,377.50	KPM Franklin
123489	6/29/2020	1,240.00	100%	1,240.00	KPM Franklin
124049	10/31/2020	7,150.00	100%	7,150.00	KPM Franklin
124200	11/18/2020	750.00	100%	750.00	KPM Franklin
123926	11/18/2020	5,000.00	100%	5,000.00	KPM Franklin
124523.00	1/31/2021	1,670.00	100%	1,670.00	KPM Franklin
124208.00	2/28/2021	5,000.00	100%	5,000.00	KPM Franklin
6621	9/23/2020	1,100.00	100%	1,100.00	Masuen Consulting, LLC
6424	7/22/2020	7,810.00	100%	7,810.00	Masuen Consulting, LLC
2136276	9/3/2020	2,773.50	100%	2,773.50	Nelson Mullins Riley &
246423.00	1/31/2021	312.00	100%	312.00	Nova Engineering and
001-20-285240D	12/9/2020	5,612.04	100%	5,612.04	Onsight Industries, LLC
001-20-283795D	12/9/2020	9,708.25	100%	9,708.25	Onsight Industries, LLC

001-20-283795-1	1/26/2021	9,514.74	100%	9,514.74	Onsight Industries, LLC
001-20-285240-1	4/1/2021	4,322.04	100%	4,322.04	Onsight Industries, LLC
8/21/20	8/21/2020	2,765.00	100%	2,765.00	Osceola County Board of
Reunion3-1	5/31/2020	148,452.00	100%	148,452.00	PaverScape, Inc
Reunion3-2	8/31/2020	54,985.00	100%	54,985.00	PaverScape, Inc
Reunion 3-3	10/31/2020	30,616.00	100%	30,616.00	PaverScape, Inc
Reunion3-4	12/9/2020	18,865.00	100%	18,865.00	PaverScape, Inc
76319-01	4/7/2021	399.50	100%	399.50	TOHO Water Authority
85969 hydrant	4/29/2021	2,000.00	100%	2,000.00	TOHO Water Authority
179934	12/31/2020	445.00	100%	445.00	Travis Resmond Sod Inc.
00424256	5/31/2020	1,325.00	100%	1,325.00	Universal Engineering
00433715	7/31/2020	1,990.00	100%	1,990.00	Universal Engineering
29	8/31/2020	237.50	100%	237.50	Vertex Visuals, LLC
32	9/23/2020	237.50	100%	237.50	Vertex Visuals, LLC
35	10/31/2020	200.00	100%	200.00	Vertex Visuals, LLC
39	12/1/2020	200.00	100%	200.00	Vertex Visuals, LLC
47.00	1/26/2021	145.00	100%	145.00	Vertex Visuals, LLC
42.00	1/27/2021	200.00	100%	200.00	Vertex Visuals, LLC
60	3/1/2021	200.00	100%	200.00	Vertex Visuals, LLC
51	4/1/2021	200.00	100%	200.00	Vertex Visuals, LLC
37152.00	2/28/2021	125.00	100%	125.00	WCA Waste Systems, Inc
		\$ 2,649,920.87		\$ 2,649,920.87	<i>Revised 5.31.21</i>

Reunion East Village Phase 4 & 5 (Single Family - 207 Units)

<u>Invoice #</u>	<u>Accounting Date</u>	<u>Amount</u>	<u>TBD % allocate</u>	<u>CDD Allocation</u>	<u>Vendor</u>
9/16/20	9/16/2020	2,765.00	100%	2,765.00	Osceola County Board of
44299	4/1/2021	600.00	100%	600.00	Osceola County Board of
118858	12/10/2020	12,500.00	100%	12,500.00	Avcon, Inc
119386	2/28/2021	13,481.00	100%	13,481.00	Avcon, Inc
2160	7/31/2020	3,190.00	100%	3,190.00	borelli partners
2221	9/23/2020	1,522.50	100%	1,522.50	borelli partners
2271	11/18/2020	580.00	100%	580.00	borelli partners
7831	7/24/2020	5,135.02	100%	5,135.02	Dave Schmitt Engineering, Inc
8/19/20 DW	8/31/2020	650.00	100%	650.00	Florida Dept of Environmental
8/19/20 Not Int	8/31/2020	400.00	100%	400.00	Florida Dept of Environmental
8/19/20 WW	8/31/2020	500.00	100%	500.00	Florida Dept of Environmental
5834	12/31/2020	22,640.00	100%	22,640.00	JEM Equipment corp
5854	1/31/2021	17,275.00	100%	17,275.00	JEM Equipment corp
5846	1/31/2021	304,878.72	100%	304,878.72	JEM Equipment corp
5860	3/1/2021	14,543.75	100%	14,543.75	JEM Equipment corp
123489	6/29/2020	1,240.00	100%	1,240.00	KPM Franklin
123663	7/31/2020	3,000.00	100%	3,000.00	KPM Franklin
123654	7/31/2020	1,000.00	100%	1,000.00	KPM Franklin
123780	7/31/2020	1,400.00	100%	1,400.00	KPM Franklin
123483	6/29/2020	1,500.00	100%	1,500.00	KPM Franklin
124318	12/31/2020	10,000.00	100%	10,000.00	KPM Franklin
123654bal	12/31/2020	200.00	100%	200.00	KPM Franklin
124884	4/16/2021	1,680.00	100%	1,680.00	KPM Franklin
124048	10/31/2020	10,000.00	100%	10,000.00	KPM Franklin
124206	11/18/2020	1,450.00	100%	1,450.00	KPM Franklin
124125	10/31/2020	550.00	100%	550.00	KPM Franklin
123920	12/31/2020	8,400.00	100%	8,400.00	KPM Franklin
124207	12/31/2020	11,180.00	100%	11,180.00	KPM Franklin
019032.000-10	8/31/2020	7,514.00	100%	7,514.00	Madden, Moorhead & Stokes,LLC
019032.000-11	8/31/2020	22,590.82	100%	22,590.82	Madden, Moorhead & Stokes,LLC
019032.000-13	8/31/2020	28,304.10	100%	28,304.10	Madden, Moorhead & Stokes,LLC
019032.000-12	7/24/2020	45,433.38	100%	45,433.38	Madden, Moorhead & Stokes,LLC
019032.000-14	9/2/2020	20,050.71	100%	20,050.71	Madden, Moorhead & Stokes,LLC
019032.000-15	11/18/2020	18,350.91	100%	18,350.91	Madden, Moorhead & Stokes,LLC
019032.000-17	1/31/2021	3,448.86	100%	3,448.86	Madden, Moorhead & Stokes,LLC
019032.000-16	12/31/2020	140.28	100%	140.28	Madden, Moorhead & Stokes,LLC
019032.000-18	1/31/2021	1,143.60	100%	1,143.60	Madden, Moorhead & Stokes,LLC
019032.000-19	2/28/2021	1,939.20	100%	1,939.20	Madden, Moorhead & Stokes,LLC
019032.000-20	4/16/2021	924.54	100%	924.54	Madden, Moorhead & Stokes,LLC
6642	10/31/2020	10,120.00	100%	10,120.00	Masuen Consulting, LLC
6643	10/31/2020	9,350.00	100%	9,350.00	Masuen Consulting, LLC
6/22/20	6/29/2020	4,645.00	100%	4,645.00	Osceola County Board of
6/22/20	6/29/2020	4,500.00	100%	4,500.00	South Florida Water Management
00430707	7/22/2020	3,950.00	100%	3,950.00	Universal Engineering

447262	10/31/2020	668.25	100%	668.25	Universal Engineering
29	8/31/2020	237.50	100%	237.50	Vertex Visuals, LLC
32	9/23/2020	237.50	100%	237.50	Vertex Visuals, LLC
35	11/15/2020	275.00	100%	275.00	Vertex Visuals, LLC
39	12/1/2020	275.00	100%	275.00	Vertex Visuals, LLC
47	1/26/2021	211.00	100%	211.00	Vertex Visuals, LLC
42	1/27/2021	275.00	100%	275.00	Vertex Visuals, LLC
60	3/1/2021	275.00	100%	275.00	Vertex Visuals, LLC
51	4/1/2021	275.00	100%	275.00	Vertex Visuals, LLC

\$ 637,395.64

\$ 637,395.64

Revised 5.31.21

Reunion East Spectrum (Condos Phase 1 - 208 units)

Invoice #	Accounting Date	Amount	TBD % allocate	CDD Allocation	Vendor
154769	3/30/2020	750.00	100%	750.00	A.B. Design Group Inc.
5021801W28	12/15/2016	2,100.00	100%	2,100.00	American Surveying
19103.001	5/29/2019	41,961.00	100%	41,961.00	Associated Construction
19103.002	6/12/2019	2,349.60	100%	2,349.60	Associated Construction
19103.002A	6/26/2019	28,140.00	100%	28,140.00	Associated Construction
19103.003	9/4/2019	6,638.00	100%	6,638.00	Associated Construction
2077	3/30/2020	2,175.00	100%	2,175.00	borelli partners
23235	6/26/2019	150.00	100%	150.00	Carroll Bradford, Inc
31643	3/30/2020	1,800.00	100%	1,800.00	Carroll Bradford, Inc
A-371397	10/1/2018	86.00	100%	86.00	Comfort House
A-373349	10/31/2018	86.00	100%	86.00	Comfort House
472007-080	10/31/2018	420.00	100%	420.00	Creative North, Inc.
INV-SP0330	3/30/2020	270.00	100%	270.00	Creative North, Inc.
SP-121819	12/18/2019	27,579.40	100%	27,579.40	Creative North, Inc.
SP-073119	8/15/2019	3,200.00	100%	3,200.00	Creative North, Inc.
IR-SP0201-1	2/28/2021	56.00	100%	56.00	Creative North, Inc.
IR-SP1102-1	2/28/2021	68.00	100%	68.00	Creative North, Inc.
SP-0710-1	8/18/2020	270.00	100%	270.00	Creative North, Inc.
06202019	6/26/2019	937.50	100%	937.50	Creative North, Inc.
7722	5/13/2020	1,205.47	100%	1,205.47	Dave Schmitt Engineering, Inc
7722	5/13/2020	850.00	100%	850.00	Dave Schmitt Engineering, Inc
5060	12/31/2015	11,175.00	100%	11,175.00	Dave Schmitt Engineering, Inc
5124	1/26/2016	8,916.25	100%	8,916.25	Dave Schmitt Engineering, Inc
5193	2/29/2016	11,598.02	100%	11,598.02	Dave Schmitt Engineering, Inc
5194	2/29/2016	6,036.89	100%	6,036.89	Dave Schmitt Engineering, Inc
5231	3/29/2016	8,762.42	100%	8,762.42	Dave Schmitt Engineering, Inc
7773	6/1/2020	2,696.00	100%	2,696.00	Dave Schmitt Engineering, Inc
6681	10/19/2018	6,600.46	100%	6,600.46	Dave Schmitt Engineering, Inc
6767	12/30/2018	2,980.17	100%	2,980.17	Dave Schmitt Engineering, Inc
6781	12/30/2018	9,527.19	100%	9,527.19	Dave Schmitt Engineering, Inc
6788	12/30/2018	9,221.00	100%	9,221.00	Dave Schmitt Engineering, Inc
6832	1/22/2019	8,415.77	100%	8,415.77	Dave Schmitt Engineering, Inc
7995	10/31/2020	1,660.00	100%	1,660.00	Dave Schmitt Engineering, Inc
8044	11/18/2020	887.00	100%	887.00	Dave Schmitt Engineering, Inc
8099	12/31/2020	288.00	100%	288.00	Dave Schmitt Engineering, Inc
6459	6/19/2018	15,375.80	100%	15,375.80	Dave Schmitt Engineering, Inc
6545	7/18/2018	17,277.31	100%	17,277.31	Dave Schmitt Engineering, Inc
6839	1/22/2019	5,683.07	100%	5,683.07	Dave Schmitt Engineering, Inc
5294	5/31/2016	8,637.66	100%	8,637.66	Dave Schmitt Engineering, Inc
5413	8/30/2016	10,830.38	100%	10,830.38	Dave Schmitt Engineering, Inc
7827	7/24/2020	2,306.02	100%	2,306.02	Dave Schmitt Engineering, Inc
6430	6/19/2018	16,002.12	100%	16,002.12	Dave Schmitt Engineering, Inc
7876	8/18/2020	3,481.49	100%	3,481.49	Dave Schmitt Engineering, Inc
F2919986901	11/4/2019	52,632.22	100%	52,632.22	Duke Energy
101207	1/27/2021	7,300.00	100%	7,300.00	J&J Electric of Central
Pay App 1		482,077.01	70%	337,667.69	JEM Equipment corp
Pay App 2		1,084,563.01	70%	759,675.06	JEM Equipment corp
Pay App 3		363,441.00	70%	254,569.87	JEM Equipment corp
Pay App 4		132,413.90	70%	92,748.45	JEM Equipment corp
Pay App 5		183,598.80	70%	128,600.58	JEM Equipment corp
Pay App 6		266,148.41	70%	186,421.91	JEM Equipment corp
Pay App 7		309,417.45	70%	216,729.43	JEM Equipment corp
Pay App 8		164,447.88	70%	115,186.44	JEM Equipment corp
Pay App 9		259,962.07	70%	182,088.73	JEM Equipment corp
Pay App 10		65,309.44	70%	45,745.57	JEM Equipment corp
5708	8/20/2019	189,917.80	100%	189,917.80	JEM Equipment corp
5648	4/17/2019	20,285.00	100%	20,285.00	JEM Equipment corp
5699	7/18/2019	5,312.50	100%	5,312.50	JEM Equipment corp
5783	2/27/2020	4,650.00	100%	4,650.00	JEM Equipment corp
5785	2/19/2020	3,028.00	100%	3,028.00	JEM Equipment corp
5801	3/30/2020	225.00	100%	225.00	JEM Equipment corp
5814	7/24/2020	39.00	100%	39.00	JEM Equipment corp
5639	5/9/2019	78,187.50	70%	54,765.92	JEM Equipment corp
5654	4/24/2019	6,925.00	100%	6,925.00	JEM Equipment corp
5655	5/9/2019	11,124.50	100%	11,124.50	JEM Equipment corp
5656	5/9/2019	7,567.50	100%	7,567.50	JEM Equipment corp
5794	2/28/2020	209,900.00	100%	209,900.00	JEM Equipment corp
5613	5/9/2019	350.00	100%	350.00	JEM Equipment corp

5825	8/26/2020	1,025.00	100%	1,025.00	JEM Equipment corp
5826	8/26/2020	1,000.00	100%	1,000.00	JEM Equipment corp
5839	11/18/2020	200.00	100%	200.00	JEM Equipment corp
5828	1/27/2021	4,587.00	100%	4,587.00	JEM Equipment corp
3293	8/31/2020	2,201.25	100%	2,201.25	John's Tractor Services,Inc
3322	8/31/2020	881.25	100%	881.25	John's Tractor Services,Inc
3345	8/31/2020	3,750.00	100%	3,750.00	John's Tractor Services,Inc
3435	10/31/2020	885.00	100%	885.00	John's Tractor Services,Inc
3630	12/31/2020	375.00	100%	375.00	John's Tractor Services,Inc
3612	12/31/2020	375.00	100%	375.00	John's Tractor Services,Inc
3687	1/26/2021	375.00	100%	375.00	John's Tractor Services,Inc
3666	1/31/2021	375.00	100%	375.00	John's Tractor Services,Inc
3705	1/31/2021	375.00	100%	375.00	John's Tractor Services,Inc
3700	1/31/2021	375.00	100%	375.00	John's Tractor Services,Inc
3725	2/1/2021	375.00	100%	375.00	John's Tractor Services,Inc
3749	2/28/2021	1,482.00	100%	1,482.00	John's Tractor Services,Inc
3744	2/28/2021	375.00	100%	375.00	John's Tractor Services,Inc
3761	2/28/2021	375.00	100%	375.00	John's Tractor Services,Inc
3780	2/28/2021	375.00	100%	375.00	John's Tractor Services,Inc
3809	3/1/2021	375.00	100%	375.00	John's Tractor Services,Inc
1666	5/22/2019	500.00	100%	500.00	John's Tractor Services,Inc
2007	2/13/2019	1,648.75	100%	1,648.75	John's Tractor Services,Inc
2330	4/24/2019	1,968.75	100%	1,968.75	John's Tractor Services,Inc
2384	5/16/2019	2,362.50	100%	2,362.50	John's Tractor Services,Inc
2401	6/12/2019	500.00	100%	500.00	John's Tractor Services,Inc
2458	6/19/2019	673.75	100%	673.75	John's Tractor Services,Inc
2561	8/15/2019	1,555.00	100%	1,555.00	John's Tractor Services,Inc
2681	9/30/2019	500.00	100%	500.00	John's Tractor Services,Inc
3697	1/27/2021	1,000.00	100%	1,000.00	John's Tractor Services,Inc
120641	6/28/2018	12,040.00	100%	12,040.00	KPM Franklin
121149	11/27/2018	1,850.00	100%	1,850.00	KPM Franklin
122408	12/2/2019	11,997.90	100%	11,997.90	KPM Franklin
123667	7/22/2020	15,286.90	100%	15,286.90	KPM Franklin
123754	11/18/2020	7,473.00	100%	7,473.00	KPM Franklin
120644	2/16/2018	15,010.00	100%	15,010.00	KPM Franklin
45998	2/28/2021	95.00	100%	95.00	Mailbox Solution, Inc.
6/12/18	6/12/2018	108,992.84	100%	108,992.84	Osceola County Board of
10/14/20	10/14/2020	800.00	100%	800.00	Osceola County Board of
3/1/19	3/1/2019	2,765.00	100%	2,765.00	Osceola County Board of
5057	5/31/2020	500.00	100%	500.00	Osceola Fence Supply LLC
4477	7/25/2019	54,057.20	100%	54,057.20	Osceola Fence Supply LLC
16658	12/9/2020	5,665.00	100%	5,665.00	Osceola Fence Supply LLC
3343	7/18/2018	14,100.00	100%	14,100.00	Osceola Fence Supply LLC
5056	12/9/2019	2,499.00	100%	2,499.00	Osceola Fence Supply LLC
TA27517	3/23/2018	4,900.00	100%	4,900.00	Terracon Consultants, Inc.
T780040	6/13/2016	3,100.00	100%	3,100.00	Terracon Consultants, Inc.
27061	6/19/2019	866.00	100%	866.00	Terry's Electric Inc
66589- DC Meter	9/30/2020	524.00	100%	524.00	TOHO Water Authority
175848	8/18/2020	7,956.00	100%	7,956.00	Travis Resmond Sod Inc.
178232	12/9/2020	1,178.00	100%	1,178.00	Travis Resmond Sod Inc.
174294	12/9/2020	2,880.00	100%	2,880.00	Travis Resmond Sod Inc.
159501	6/26/2019	8,096.00	100%	8,096.00	Travis Resmond Sod Inc.
162211	9/16/2019	970.00	100%	970.00	Travis Resmond Sod Inc.
168209	1/30/2020	7,040.00	100%	7,040.00	Travis Resmond Sod Inc.
424892	5/31/2020	1,900.00	100%	1,900.00	Universal Engineering
00481003-015a	3/20/2019	541,890.00	100%	541,890.00	Wayne Automatic Fire Sprinkler
00481003-015b	4/25/2019	138,850.00	100%	138,850.00	Wayne Automatic Fire Sprinkler
00481003-015c	5/29/2019	106,310.00	100%	106,310.00	Wayne Automatic Fire Sprinkler
00481003-015d	6/25/2019	296,700.00	100%	296,700.00	Wayne Automatic Fire Sprinkler

\$ 5,605,410.07

\$ 4,590,043.26

Revised 5/31/21

SECTION IX

SECTION C

SECTION 1

Reunion East CDD				
Date Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	Kingwood provided a proposal document which is under legal review in March. Comments will go back to Kingwood.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	In Process	Survey approved at BOS Meeting 08.12.2021. DE to prepare design following survey with tentative plan to split gate on each direction of travel.
11/12/20	Seven Eagles Management	Adams/Scheerer	In Process	Game Room to be repurposed into Functional Fitness Center. Refurbishment proposal approved at 08.12.2021 BOS Meeting. Completed 09.2021 and pending mirror installation. Fitness Center & Functional Fitness Center Design and Equipment Proposal to be considered at 11.11.2021. The fees for renting Linear Park and Seven Eagles will be considered at the Rule Hearing scheduled October 14. Other transition still items in process: utility split, signage update.

Date Assigned	Action Item	Assigned To	Status	Comments
8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	On Hold	Security camera for pools completed in April. Other items noted on security assessment (barrier fence nearby 7-11 and barrier gate nearby Sandy Ridge Dr / Old Lake Wilson Rd) to be reviewed at 10.14.2021 BOS meeting.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	A new prototype was fabricated and then installed in July. The gate is performing as expected. Five gates needed at other CDD pools. Proposals expected to be presented at a future time.
11/12/20	Feasibility Report on Selling Roads to Private Entity	Adams/Carpenter	On Hold	Master Association not interested in purchasing.
4/8/21	Seven Eagles Pool Furniture	Scheerer	Completed	Installed September 15.

Date Assigned	Action Item	Assigned To	Status	Comments
1/14/21	Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance	Carpenter/Adams	In Process	District Counsel prepared a proposed amendment to Interlocal agreement with OC which was approved by BOS 08.12.2021. The proposal has been sent to the County for review and the County is now requesting a new detailed landscape maintenance map. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly.
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	Duke workers on site starting in September. As 10.07.2021, one of nine work orders have been completed.
9/9/21	Property Conveyance at Reunion Village	Trucco/Boyd/Scheerer	In Process	BOS approved substantial form of Resolution pending final review by staff which was completed September 28. Landscape inspections and maintenance agreements for landscape and ponds pending.

Date Assigned	Action Item	Assigned To	Status	Comments
9/9/21	Security Improvements at Carriage Point		In Process	BOS approved Envera proposal for remote monitored gate, rapid arms and security cameras at BOS Meeting 09.09.2021. Staff working with current RE security provider for access controls and Envera proposal is under staff review.
9/9/21	Appointment to Seat #3		in Process	Notice sent to Reunion residents. Two resumes were received for consideration 10.14.2021.
9/9/21	Parking Rules for Carriage Pointe and Reunion Village	Scheerer/Adams/Trucco		Rule Hearing scheduled 11.11.2021. No Parking zone maps to be reviewed by BOS 10.14.2021
9/9/21	Five Year R&M (Capital) Plan			Staff to add capital project tracking list under DM report for future meetings.

Reunion West CDD

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	DE to provide proposals for Design Build for Playground and Outdoor Fitness Area 10.14.2021. Field Operations to get quotes for fencing and sidewalks when design/build is approved.

Date Assigned	Action Item	Assigned To	Status	Comments
12/10/20	Encore Transition at RWCDD	Adams / Scheerer	In Process	Identification of CDD irrigation costs pending. Need Board input for landscape service provider at Encore/RWCDD. RWPOA is requesting security funding to be reviewed at October meeting.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	On Hold	The bonds can be priced as early as November 2021 and plan to close February 2022. 10 year no call provision expires May 2022. Delegation Resolution to be presented 11.11.2021.
2/11/21	Parking Rules for Encore at RWCDD	Adams	On Hold	Monitoring the need to implement street parking restrictions.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	09.01.2021 - High Density Residential Housing Application Under Review with OC Permit Number: PRDV21-146 Location: South East at intersection of Goodman Road and Bella Citta Boulevard Parcel Number: 2825270000000600000 (51.02 acres) 3325270000005000000 (52.55 acres) 3325273160000A0090 (19.04 acres)

Date Assigned	Action Item	Assigned To	Status	Comments
				Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC. In the meantime, operations staff and security staff developed traffic plan using cones (installed July 28) and temporary signage installed September. Permanent sign relocated in September. Communication to residents pending.
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	In Process	
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	Duke workers on site starting in September. As 10.07.2021, one of nine work orders have been completed.
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	In Process	Sharon Harley met with Alan and Yellowstone in August. Proposals for palms, magnolias and oaks to be presented to BOS 10.14.2021.
7/8/21	Determine if any property is available for dumpsters	Scheerer	In Process	Parcel 35-25-27-4881-TRAC-0020 identified as most viable. David Burman to evaluate on behalf of HOA and communicate with stakeholders.
8/12/21	Five Year R&M (Capital) Plan	Adams/Staley	In Process	Presented 09.09.2021 - Staff to add capital project tracking list under DM report for future meetings.

Date Assigned	Action Item	Assigned To	Status	Comments
9/9/21	RWPOA Security Funding	Adams/Trucco	In Process	Determine fair share of costs and agreement to be presented to BOS.
9/9/21	Monitor TECO Gas Line Installation	Scheerer	In Process	PreCon Meeting with Alan Scheerer and TECO Superintendent 10.05.2021; no start date or length of project available as of 10.07.2021

SECTION 2

Reunion East

Community Development District

Summary of Check Register

September 1, 2021 to September 30, 2021

Fund	Date	Check No.'s		Amount
General Fund	9/2/21	5126-5136	\$	31,978.34
	9/3/21	5137	\$	35.00
	9/8/21	5138-5140	\$	19,097.64
	9/15/21	5141-5144	\$	79,160.68
	9/21/21	5145	\$	5,000.00
	9/23/21	5146-5152	\$	81,997.71
	9/29/21	5153-5160	\$	15,336.75
			\$	232,606.12
Replacement & Maintenance	9/23/21	150	\$	15,401.50
	9/29/21	151-153	\$	35,944.60
			\$	51,346.10
Payroll	<u>September 2021</u>			
	Donald Harding	50617	\$	184.70
	John Dryburgh	50618	\$	184.70
	Mark Greenstein	50619	\$	184.70
	Steven Goldstein	50620	\$	184.70
	Trudy Hobbs	50621	\$	184.70
			\$	923.50
			\$	284,875.72

AP300R

PAGE 1

RUN 10/07/21

CHECK REGISTER

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

09/01/2021 - 09/30/2021 ***

GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE

VEND#

INVOICE

DATE

YRMO

DPT

ACCT#

SUB

SUBCLASS

VENDOR NAME

STATUS

AMOUNT

.....CHECK.....
AMOUNT #

9/02/21 00074 8/31/21 196778 202108 320-53800-47000 67.08

9/02/21 00074 8/31/21 196778 AQUATIC PLANT MGMT AUG21 61.92

9/02/21 00074 8/31/21 196778 AQUATIC PLANT MGMT AUG21 61.92

9/02/21 00095 8/25/21 S231531 202108 320-53800-57400 347.79

9/02/21 00095 8/25/21 S231531 RESET CTRL BOARD/RPLC LED 321.04

9/02/21 00095 8/25/21 S231531 RESET CTRL BOARD/RPLC LED 321.04

9/02/21 00095 8/26/21 S231394 202108 320-53800-57400 1,001.70

9/02/21 00095 8/26/21 S231394 RPLC VIKING OPERATOR/TEST 924.65

9/02/21 00095 8/26/21 S231394 RPLC VIKING OPERATOR/TEST 924.65

9/02/21 00129 8/29/21 4917 202108 320-53800-57400 717.60

9/02/21 00129 8/29/21 4917 RPLC 34PRONG/7COACH/8LGHT 662.40

9/02/21 00129 8/29/21 4917 RPLC 34PRONG/7COACH/8LGHT 662.40

9/02/21 00129 8/29/21 4918 202108 330-53800-46200 460.20

9/02/21 00129 8/29/21 4918 SE-RESTBLE BASE/RESET PAV 424.80

9/02/21 00129 8/29/21 4918 202108 300-13100-10100 424.80

9/02/21 00129 8/29/21 4919 SE-RESTBLE BASE/RESET PAV 96.20

9/02/21 00129 8/29/21 4919 202108 320-53800-53200 96.20

9/02/21 00129 8/29/21 4919 RPR HOMESTEAD CORNER SIGN 88.80

9/02/21 00129 8/29/21 4919 RPR HOMESTEAD CORNER SIGN 88.80

9/02/21 00134 8/31/21 3081 202108 310-51300-31100 1,050.00

9/02/21 00134 8/31/21 3081 REC.AREA BID/MTG/PRP AGDA 1,050.00

9/02/21 00161 8/20/21 3188 202107 320-53800-46200 116.61

9/02/21 00161 8/20/21 3188 SVC CALL-RPR RUNNING SHWR 107.64

9/02/21 00161 8/20/21 3188 202107 300-13100-10100 107.64

9/02/21 00181 8/25/21 82421 202108 330-53800-46200 224.25

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 292.57

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

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9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

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9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

9/02/21 00181 8/25/21 82421 SE-INST.SIGN.4G RFID LOCK 270.06

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*** CHECK DATES 09/01/2021 - 09/30/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/07/21

GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
9/02/21	00163	8/23/21	1733	202108	320	53800	47500		PRS.WASH-PARK PAVER/TOPPR	*	312.00	
9/02/21	00163	8/23/21	1733	202108	300	13100	10100		PRS.WASH-PARK PAVER/TOPPR	*	288.00	
9/02/21	00054	9/01/21	2021SEP	202109	320	53800	34500		PRESSURE WASH THIS	*	6,066.66	600.00 005132
9/02/21	00054	9/01/21	2021SEP	202109	300	13100	10100		SECURITY SERVICES SEP21	*	5,600.00	
9/02/21	00175	9/01/21	6800	202109	320	53800	46200		REUNION RESORT & CLUB MASTER ASSOC.	*	3,744.00	11,666.66 005133
9/02/21	00175	9/01/21	6800	202109	300	13100	10100		POOL MAINTENANCE SEP21	*	3,456.00	
9/02/21	00175	9/01/21	6800	202109	330	53800	46200		POOL MNT SEVEN EAG SEP21	*	1,508.00	
9/02/21	00175	9/01/21	6800	202109	300	13100	10100		POOL MNT SEVEN EAG SEP21	*	1,392.00	
9/02/21	00060	8/16/21	372200	202108	320	53800	46200		ROBERTS POOL SERVICE AND REPAIR INC	*	168.97	10,100.00 005134
9/02/21	00060	8/16/21	372200	202108	300	13100	10100		HC B-INST.BAND CLAMP VAC.	*	155.98	
9/02/21	00060	8/24/21	372460	202108	320	53800	46200		TER-RPLC FAULTY VALVE/SEC	*	159.35	
9/02/21	00060	8/24/21	372460	202108	300	13100	10100		TER-RPLC FAULTY VALVE/SEC	*	147.10	
9/02/21	00060	8/25/21	372495	202108	320	53800	46200		TER-RPLC LEAKY PVC/REPLMB	*	152.99	
9/02/21	00060	8/25/21	372495	202108	300	13100	10100		TER-RPLC LEAKY PVC/REPLMB	*	141.23	
9/02/21	00070	8/20/21	41960	202108	320	53800	46200		SPIES POOL LLC	*	871.00	925.62 005135
9/02/21	00070	8/20/21	41960	202108	300	13100	10100		RPR 4POOL LT/BALLST/BULBS	*	804.00	
9/03/21	00042	8/26/21	2063414	202108	330	53800	46200		TERRY'S ELECTRIC INC	*	18.20	1,675.00 005136
9/03/21	00042	8/26/21	2063414	202108	300	13100	10100		SE-RPLC 12V BATTERY/PHONE	*	16.80	
9/03/21	00042	8/26/21	2063414	202108	300	13100	10100		SE-RPLC 12V BATTERY/PHONE	*	35.00	005137
9/03/21	00042	8/26/21	2063414	202108	300	13100	10100		KINGS III OF AMERICA, INC.	*		
9/03/21	00042	8/26/21	2063414	202108	300	13100	10100		REUE REUNION EAST TVISCARRA	*		

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/08/21	00160	8/31/21	11282	202108	320-53800-12200		FACILITIES BLDG RENT AUG	*	1,770.76	
		8/31/21	11282	202108	300-13100-10100		FACILITIES BLDG RENT AUG	*	1,634.54	
		8/31/21	11283	202109	320-53800-12200		FACILITIES BLDG RENT SEP	*	1,770.76	
		8/31/21	11283	202109	300-13100-10100		FACILITIES BLDG RENT SEP	*	1,634.54	
							CITICOMMUNITIES LLC		6,810.60	005138
9/08/21	00117	8/25/21	6239475	202108	310-51300-32300		TRUSTEE FEE SER.2015A	*	4,000.00	
		8/25/21	6239475	202108	310-51300-32300		INCIDENTAL EXP SER.2015A	*	310.00	
							USBANK		4,310.00	005139
9/08/21	00049	9/01/21	532	202109	310-51300-34000		MANAGEMENT FEES SEP21	*	3,689.58	
		9/01/21	532	202109	310-51300-35100		INFORMATION TECH SEP21	*	183.33	
		9/01/21	532	202109	310-51300-31300		DISSEMINATION FEE SEP21	*	833.33	
		9/01/21	532	202109	310-51300-51000		OFFICE SUPPLIES	*	15.90	
		9/01/21	532	202109	310-51300-42000		POSTAGE	*	15.30	
		9/01/21	532	202109	310-51300-42500		COPIES	*	155.85	
		9/01/21	533	202109	320-53800-12000		FIELD MANAGEMENT SEP21	*	3,083.75	
							GOVERNMENTAL MANAGEMENT SERVICES		7,977.04	005140
9/15/21	00095	8/31/21	S231961	202108	320-53800-57400		RESET/INST.BOLT KIT/RELVL	*	87.32	
		8/31/21	S231961	202108	300-13100-10100		RESET/INST.BOLT KIT/RELVL	*	80.60	
							ACCESS CONTROL TECHNOLOGIES, INC.		167.92	005141
9/15/21	00113	9/13/21	14322	202109	300-15500-10000		FY22 PROPERTY INSURANCE	*	29,797.13	
		9/13/21	14322	202109	300-13100-10100		FY22 PROPERTY INSURANCE	*	26,423.87	
		9/13/21	14322	202109	300-15500-10000		FY22 GEN.LIAB/PUBLIC OFFC	*	14,986.00	
							EGIS INSURANCE ADVISORS, LLC.		71,207.00	005142
							REUE REUNION EAST TVISCARRA			

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*** CHECK DATES 09/01/2021 - 09/30/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/07/21 PAGE 4

GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/15/21	99999	VOID	9/15/21	VOID	2021	09	000-00000-00000				C	.00		
VOID CHECK														
*****INVALID VENDOR NUMBER*****														
9/15/21	00092	8/31/21	DUKE-DUK	202108	320-53800-43000						*	967.10	.00	005143
		8/31/21	DUKE ENERGY	#40845	34210						*			
		8/31/21	TOHO-TOH	202108	320-53800-43100						*	941.34		
		8/31/21	TOHO METER#62644093	AUG21							*	56.60		
		8/31/21	HC PHONE LINE	4574	FEB21						*	52.24		
		8/31/21	HC PHONE LINE	4574	FEB21						*	35.02		
		8/31/21	HC PHONE LINE	4574	MAR21						*	32.32		
		8/31/21	HC PHONE LINE	4574	MAR21						*	35.02		
		8/31/21	HC PHONE LINE	4574	APR21						*	32.32		
		8/31/21	HC PHONE LINE	4574	MAY21						*	35.26		
		8/31/21	HC PHONE LINE	4574	MAY21						*	32.54		
		8/31/21	HC PHONE LINE	4574	JUN21						*	35.17		
		8/31/21	HC PHONE LINE	4574	JUN21						*	32.46		
		8/31/21	HC PHONE LINE	4574	JUL21						*	35.17		
		8/31/21	HC PHONE LINE	4574	JUL21						*	32.46		
		8/31/21	CP PHONE LINE	2365	JUL21						*	33.89		
		8/31/21	HC PHONE LINE	4574	AUG21						*	31.28		
		8/31/21	HC PHONE LINE	4574	AUG21						*	33.89		
		8/31/21	CP PHONE LINE	2365	AUG21						*	31.28		
		8/31/21	CP PHONE LINE	2365	AUG21						*	528.72		
		8/31/21	SE CELANING SUPPLY	AUG21							*			

REUE REUNION EAST TVISCARRA

*** CHECK DATES 09/01/2021 - 09/30/2021 *** GENERAL FUND BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/31/21	39490	202108	300-13100-10100						*	488.05	
		SE CELANING SUPPLY AUG21									
8/31/21	39491	202108	330-53800-43300						*	2,192.32	
		SE CONTRACT CLEAN AUG21									
8/31/21	39491	202108	300-13100-10100						*	2,023.68	
		SE CONTRACT CLEAN AUG21									
9/21/21	00049	9/17/21	534						*	5,000.00	7,785.76 005144
		FY22 ASSESSMENT ROLL CERT									
9/23/21	00095	9/15/21	S232128						*	262.72	5,000.00 005145
		RPLC BRACKET/LEVEL ARM									
9/15/21	S232128	202109	300-13100-10100						*	242.52	
		RPLC BRACKET/LEVEL ARM									
9/23/21	00129	9/17/21	4925						*	449.80	505.24 005146
		RELOCAT/RPR/INST SGN POST									
9/17/21	4925	202109	300-13100-10100						*	415.20	
		RELOCAT/RPR/INST SGN POST									
9/17/21	4926	202109	320-53800-46200						*	85.80	
		RPLC PARTS SHWR HNDL/ADJ.									
9/17/21	4926	202109	300-13100-10100						*	79.20	
		RPLC PARTS SHWR HNDL/ADJ.									
9/17/21	4927	202109	320-53800-46200						*	226.20	
		CLN OUT STORAGE-SE FURNIT									
9/17/21	4927	202109	300-13100-10100						*	208.80	
		CLN OUT STORAGE-SE FURNIT									
9/17/21	4928	202109	330-53800-46200						*	746.20	
		SE-RPLC/STORE POOL FURNIT									
9/17/21	4928	202109	300-13100-10100						*	688.80	
		SE-RPLC/STORE POOL FURNIT									
9/23/21	00106	8/31/21	332-4941						*	105.46	2,900.00 005147
		12-RUSH ENTRY GATE AHEAD									
8/31/21	332-4941	202108	300-13100-10100						*	97.34	
		12-RUSH ENTRY GATE AHEAD									
9/15/21	332-4950	202109	320-53800-53200						*	393.35	
		6-ENTRY DATE AHEAD SIGNS									
9/15/21	332-4950	202109	300-13100-10100						*	363.10	
		6-ENTRY DATE AHEAD SIGNS									
											959.25 005148

BERRY CONSTRUCTION INC.

FASTSIGNS SOUTH ORLANDO

REUE REUNION EAST TVISCARRA

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/23/21	00166	9/14/21	526759ES	202108	320-53800-43200				*	89.06	
			GAS CHARGE	08/05-09/07/21							
9/14/21	526759ES	202108	300-13100-10100						*	82.21	
			GAS CHARGE	08/05-09/07/21							
9/23/21	00119	9/16/21	99224	202108	310-51300-31500			FLORIDA NATURAL GAS	*	3,531.45	171.27 005149
			INTERLOC AGR/2021ASMT/MTG								
9/23/21	00075	9/20/21	66000219	202109	320-53800-47000			LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	641.94	3,531.45 005150
			HERBICIDE/PESTICIDE/MERPH								
9/20/21	66000219	202109	300-13100-10100						*	592.56	
			HERBICIDE/PESTICIDE/MERPH								
9/23/21	00030	9/15/21	REU 2644	202109	320-53800-47300			TEST AMERICA LABORATORIES, INC.	*	26,083.20	1,234.50 005151
			MTHLY LANDSCAPE MNT SEP21								
9/15/21	REU 2644	202109	300-13100-10100						*	24,076.80	
			MTHLY LANDSCAPE MNT SEP21								
9/15/21	REU 2644	202109	320-53800-47300						*	5,800.08	
			BEDDING PLANTS SEP21								
9/15/21	REU 2644	202109	300-13100-10100						*	5,353.92	
			BEDDING PLANTS SEP21								
9/15/21	REU 2644	202109	320-53800-47300						*	5,396.04	
			PALM TRIMMING SEP21								
9/15/21	REU 2644	202109	300-13100-10100						*	4,980.96	
			PALM TRIMMING SEP21								
9/15/21	REU 2644	202109	330-53800-47300						*	522.60	
			SEVEN EAGLES ADD.SEP21								
9/15/21	REU 2644	202109	300-13100-10100						*	482.40	
			SEVEN EAGLES ADD.SEP21								
9/29/21	00129	9/17/21	4929	202109	320-53800-53000			YELLOWSTONE LANDSCAPE	*	951.60	72,696.00 005152
			RPLC 4 BRKN ADA DOME MATS								
9/17/21	4929	202109	300-13100-10100						*	878.40	
			RPLC 4 BRKN ADA DOME MATS								
9/26/21	4933	202109	320-53800-46200						*	169.00	
			RPLC WOMAN/MAN EMERG.LIGHT								
9/26/21	4933	202109	300-13100-10100						*	156.00	
			RPLC WOMAN/MAN EMERG.LIGHT								
9/26/21	4934	202109	330-53800-46200						*	790.40	
			SE-RECOMPACT LOOSE PAVERS								
9/26/21	4934	202109	300-13100-10100						*	729.60	
			SE-RECOMPACT LOOSE PAVERS								

REUE REUNION EAST TVISCARRA

CHECK VENDOR#INVOICE.....EXPENSED TO.....
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.....
 BANK A REUNION EAST CDD

9/27/21 4937 202109 320-53800-46200 INSPECT/RPR POOL PAVERS * 663.00
 9/27/21 4937 202109 300-13100-10100 INSPECT/RPR POOL PAVERS * 612.00

 BERRY CONSTRUCTION INC. 4,950.00 005153

9/22/21 32968 202109 320-53800-53000 100 PAVEMENT MARK/100PADS * 520.00
 9/22/21 32968 202109 300-13100-10100 100 PAVEMENT MARK/100PADS * 480.00
 9/22/21 32969 202109 320-53800-53200 2 YIELD AHEAD SIGN(PANEL) * 93.60
 9/22/21 32969 202109 300-13100-10100 2 YIELD AHEAD SIGN(PANEL) * 86.40

 FAUSNIGHT STRIPE & LINE INC 1,180.00 005154

9/20/21 47540288 202109 320-53800-57400 RPLC BLOWER MOTOR/ASAMBLE * 368.90
 9/20/21 47540288 202109 300-13100-10100 RPLC BLOWER MOTOR/ASAMBLE * 340.52

 FRANK'S AIR CONDITIONING, INC. 709.42 005155

9/25/21 3262 202108 330-53800-48200 SE-REPAIR CIRCUIT/ROUTE * 132.60
 9/25/21 3262 202108 300-13100-10100 SE-REPAIR CIRCUIT/ROUTE * 122.40

 HERITAGE SERVICE SOLUTIONS LLC 255.00 005156

9/24/21 5638 202109 320-53800-57400 500 PARKING VIOLATIONS * 26.32
 9/24/21 5638 202109 300-13100-10100 500 PARKING VIOLATIONS * 24.30

 NEW CHAPTER DIGITAL CORP. 50.62 005157

9/09/21 373594 202109 320-53800-46200 CP-DEGREASE POOL FLTR GRD * 101.40
 9/09/21 373594 202109 300-13100-10100 CP-DEGREASE POOL FLTR GRD * 93.60
 9/09/21 373596 202109 320-53800-46200 CP-INSPECT POOL/SPA EQUIP * 101.40
 9/09/21 373596 202109 300-13100-10100 CP-INSPECT POOL/SPA EQUIP * 93.60
 9/09/21 373748 202109 320-53800-46200 CP-ANN.PM INSP/RPLC SENS * 465.40
 9/09/21 373748 202109 300-13100-10100 CP-ANN.PM INSP/RPLC SENS * 429.60

 REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/13/21	373651	202109 320-53800-46200	CP-RMV	DEBRIS/INST.BASKED		*	103.97	
9/13/21	373651	202109 300-13100-10100	CP-RMV	DEBRIS/INST.BASKED		*	95.98	
9/15/21	373697	202109 330-53800-46200	SE-RMV	FAULTY WIRE FOUNT		*	91.00	
9/15/21	373697	202109 300-13100-10100	SE-RMV	FAULTY WIRE FOUNT		*	84.00	
9/15/21	373742	202109 330-53800-46200	SE-ANN.PM	INSP/CLN HEATER		*	378.27	
9/15/21	373742	202109 300-13100-10100	SE-ANN.PM	INSP/CLN HEATER		*	349.18	
9/16/21	373709	202109 320-53800-46200	HC B-INST.MOTOR/SHFT SEAL			*	423.49	
9/16/21	373709	202109 300-13100-10100	HC B-INST.MOTOR/SHFT SEAL			*	390.91	
9/23/21	373944	202109 330-53800-46200	SE-SAFE	INSP/FLOOR/POPOFF		*	156.99	
9/23/21	373944	202109 300-13100-10100	SE-SAFE	INSP/FLOOR/POPOFF		*	144.91	
9/29/21	00030	REU 2661	202109 320-53800-47400	FILL IN MISSING PLNT-GRDN		*	851.50	3,503.70 005159
9/20/21	REU 2661	202109 300-13100-10100	FILL IN MISSING PLNT-GRDN			*	786.00	
9/20/21	REU 2661	202109 320-53800-47400	IN FILL/RPLC SOD ARND PRK			*	1,586.27	
9/20/21	REU 2661	202109 300-13100-10100	IN FILL/RPLC SOD ARND PRK			*	1,464.24	
YELLOWSTONE LANDSCAPE								4,688.01 005160
TOTAL FOR BANK A							232,606.12	
TOTAL FOR REGISTER							232,606.12	

REUE REUNION EAST TVISCARRA

AP300R

*** CHECK DATES 09/01/2021 - 09/30/2021 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 10/07/21

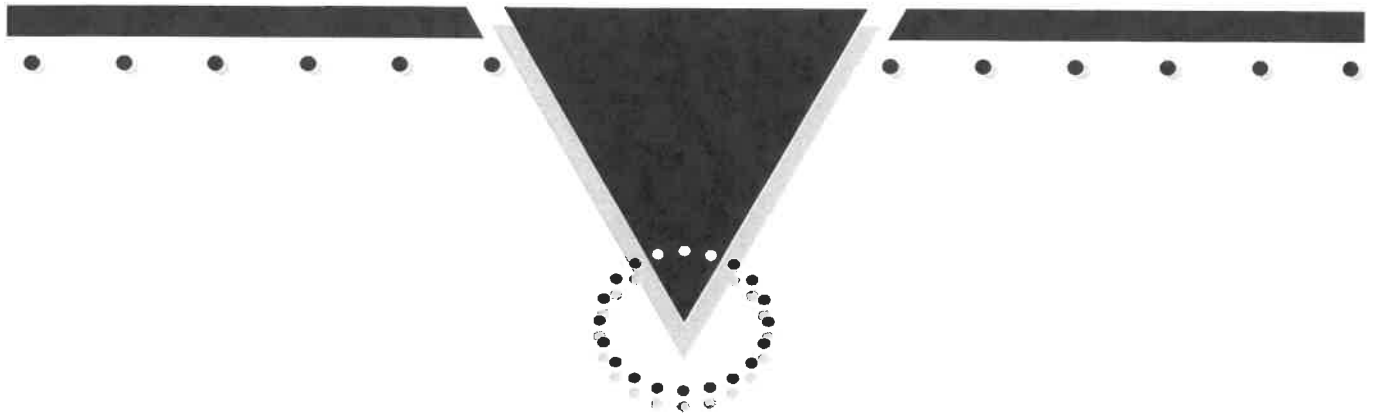
PAGE 1

R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/23/21	00003	9/10/21	SEFATIO2 202109 330-53800-63000 SE-FINAL PMT LOUNGE/TABLE			*	8,008.78	
9/10/21		9/10/21	SEFATIO2 202109 300-13100-10100 SE-FINAL PMT LOUNGE/TABLE			*	7,392.72	
9/29/21	00001	9/26/21	4935 202109 320-53800-60000 WOOD REPLC/RPR HS POOL PAV		JNJ HOME SERVICES	*	4,867.20	15,401.50 000150
9/26/21		9/26/21	4935 202109 300-13100-10100 WOOD REPLC/RPR HS POOL PAV			*	4,492.80	
9/29/21	00006	9/23/21	373945 202109 330-53800-64000 SE-INST.RAYPAK HEATER/FIT		BERRY CONSTRUCTION INC.	*	2,595.84	9,360.00 000151
9/23/21		9/23/21	373945 202109 300-13100-10100 SE-INST.RAYPAK HEATER/FIT			*	2,396.16	
9/29/21	00007	9/22/21	REU 2668 202109 320-53800-46500 UPGRD ALL IRRIGATION TIMR		SPIES POOL, LLC	*	11,228.15	4,992.00 000152
9/22/21		9/22/21	REU 2668 202109 300-13100-10100 UPGRD ALL IRRIGATION TIMR			*	10,364.45	
					YELLOWSTONE LANDSCAPE			21,592.60 000153
					TOTAL FOR BANK C		51,346.10	
					TOTAL FOR REGISTER		51,346.10	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

August 31, 2021



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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	\$795,479	\$479,401	---	---	\$1,274,879
CUSTODY ACCOUNT	\$463,282	---	---	---	\$463,282
STATE BOARD OF ADMINISTRATION	\$1,000,909	\$3,072,177	---	---	\$4,073,087
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$131,939	\$24,524	---	---	\$156,464
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,941	---	\$100,941
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,438	---	\$198,438
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$931,401	---	\$931,401
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$159,081	---	\$159,081
Prepayment	---	---	\$1,386,310	---	\$1,386,310
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$68,629	---	\$68,629
Prepayment	---	---	\$5,321,580	---	\$5,321,580
SERIES 2015-3					
Revenue	---	---	\$15,566	---	\$15,566
Prepayment	---	---	\$2,817,868	---	\$2,817,868
SERIES 2021					
Reserve	---	---	\$1,116,155	---	\$1,116,155
Interest	---	---	\$140,923	---	\$140,923
Construction	---	---	---	\$18,918,874	\$18,918,874
Cost of Issuance	---	---	---	\$2,500	\$2,500
TOTAL ASSETS	\$2,391,609	\$3,576,102	\$13,156,186	\$18,921,384	\$38,045,282
LIABILITIES:					
ACCOUNTS PAYABLE	\$30,076	---	---	---	\$30,076
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DEFERRED REVENUE	\$8,184	---	---	---	\$8,184
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$26,616	---	---	---	\$26,616
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,214,132	---	\$3,214,132
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$3,530,000	---	\$3,530,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,421,010	---	\$2,421,010
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,035,000	---	\$3,035,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,576,102	---	---	\$3,818,854
UNASSIGNED	\$2,077,659	---	---	---	\$2,077,659
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,189)	---	(\$6,643,189)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$5,257,567)	---	(\$5,257,567)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,111,401	---	\$1,111,401
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$1,890,666	---	\$1,890,666
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$5,764,221	---	\$5,764,221
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$2,833,434	---	\$2,833,434
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,257,078	---	\$1,257,078
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$18,921,374	\$18,921,374
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,391,609	\$3,576,102	\$13,156,186	\$18,921,384	\$38,045,282

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,409,207	\$1,409,207	\$1,438,273	\$29,066
Special Assessments - Direct	\$609,465	\$609,465	\$609,466	\$1
Interest	\$730	\$688	\$930	\$243
Miscellaneous Income	\$0	\$0	\$500	\$500
TOTAL REVENUES	\$2,019,422	\$2,019,360	\$2,049,169	\$29,809
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$11,000	\$11,800	(\$800)
FICA	\$918	\$842	\$903	(\$61)
Engineering	\$15,000	\$13,750	\$9,220	\$4,530
Attorney	\$35,000	\$32,083	\$41,552	(\$9,469)
Trustee Fees	\$17,500	\$16,310	\$16,310	\$0
Arbitrage	\$3,600	\$3,000	\$3,000	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$9,167	\$9,267	(\$100)
Property Appraiser Fee	\$1,000	\$1,000	\$468	\$532
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,600	\$5,600	\$5,600	\$0
District Management Fees	\$44,275	\$40,585	\$40,585	\$0
Information Technology	\$2,200	\$2,017	\$2,017	\$0
Telephone	\$300	\$275	\$7	\$268
Postage	\$1,500	\$1,375	\$837	\$538
Printing & Binding	\$1,500	\$1,375	\$1,229	\$146
Insurance	\$15,200	\$15,200	\$14,479	\$721
Legal Advertising	\$2,500	\$2,292	\$14,484	(\$12,192)
Other Current Charges	\$600	\$550	\$0	\$550
Office Supplies	\$500	\$458	\$178	\$280
Travel Per Diem	\$500	\$458	\$0	\$458
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$175,268	\$162,911	\$177,153	\$14,242
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$37,005	\$33,921	\$33,921	\$0
Management Services Agreement	\$21,125	\$19,365	\$0	\$19,365
Facility Lease Agreement	\$21,249	\$19,478	\$19,478	(\$0)
Telephone	\$4,836	\$4,433	\$5,187	(\$754)
Electric	\$317,200	\$290,767	\$266,109	\$24,657
Water & Sewer	\$41,600	\$38,133	\$24,519	\$13,615
Gas	\$40,040	\$36,703	\$20,528	\$16,175
Pool & Fountain Maintenance	\$117,000	\$107,250	\$77,121	\$30,129
Environmental	\$5,200	\$4,767	\$3,271	\$1,496
Property Insurance	\$25,740	\$25,740	\$26,828	(\$1,088)
Irrigation Repairs	\$7,800	\$7,150	\$5,188	\$1,962
Landscape Contract	\$403,671	\$370,032	\$417,110	(\$47,078)
Landscape Contingency	\$26,000	\$23,833	\$1,414	\$22,419
Gate and Gatehouse Expenses	\$16,640	\$15,253	\$21,116	(\$5,863)
Roadways/Sidewalks	\$26,000	\$23,833	\$2,321	\$21,513
Lighting	\$5,200	\$4,767	\$11,431	(\$6,664)
MSA Building Repairs	\$13,000	\$11,917	\$0	\$11,917
Pressure Washing	\$18,200	\$16,683	\$16,110	\$574
Maintenance (Inspections)	\$910	\$834	\$0	\$834
Repairs & Maintenance	\$10,400	\$9,533	\$1,497	\$8,036
Pest Control	\$377	\$346	\$0	\$346
Signage	\$13,000	\$11,917	\$6,008	\$5,909
Security	\$72,800	\$66,733	\$66,733	\$0
Parking Violation Tags	\$260	\$238	\$94	\$145
SEVEN EAGLES:				
Electric	\$0	\$0	\$5,576	(\$5,576)
Water & Sewer	\$0	\$0	\$2,477	(\$2,477)
Gas	\$0	\$0	\$2,460	(\$2,460)
Contract Cleaning	\$0	\$0	\$22,998	(\$22,998)
Landscape Contract	\$0	\$0	\$5,289	(\$5,289)
Landscape Contingency	\$0	\$0	\$3,251	(\$3,251)
Pool Maintenance	\$0	\$0	\$29,481	(\$29,481)
Lighting	\$0	\$0	\$675	(\$675)
Fitness Center Repairs & Maintenance	\$0	\$0	\$1,514	(\$1,514)
Repairs & Maintenance	\$0	\$0	\$2,532	(\$2,532)
Operating Supplies	\$0	\$0	\$1,039	(\$1,039)
Contingency	\$0	\$0	\$73	(\$73)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$91,667	\$0	\$91,667
Contingency	\$0	\$0	\$127	(\$127)
Transfer Out	\$498,902	\$498,902	\$498,902	\$0
TOTAL MAINTENANCE	\$1,844,155	\$1,734,195	\$1,602,377	\$131,818
TOTAL EXPENDITURES	\$2,019,422	\$1,897,107	\$1,779,530	\$117,576
EXCESS REVENUES (EXPENDITURES)	\$0		\$269,638	
FUND BALANCE - Beginning	\$0		\$2,050,772	
FUND BALANCE - Ending	\$0		\$2,320,411	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Transfer In	\$498,902	\$498,902	\$498,902	\$0
Interest	\$25,000	\$22,917	\$4,592	(\$18,324)
TOTAL REVENUES	\$523,902	\$521,819	\$503,494	(\$18,324)
EXPENDITURES:				
Contingency	\$0	\$0	\$29	(\$29)
Building Improvements	\$109,200	\$100,100	\$0	\$100,100
Fountain Improvements	\$13,000	\$11,917	\$0	\$11,917
Gate/Gatehouse Improvements	\$52,000	\$47,667	\$4,330	\$43,336
Landscape Improvements	\$104,000	\$95,333	\$30,757	\$64,576
Lighting Improvements	\$4,160	\$3,813	\$0	\$3,813
Monument Improvements	\$13,000	\$11,917	\$0	\$11,917
Pool Furniture	\$13,000	\$11,917	\$12,126	(\$210)
Pool Repair & Replacements	\$44,200	\$40,517	\$8,088	\$32,429
Roadways/Sidewalks Improvement	\$13,000	\$11,917	\$32,476	(\$20,559)
Signage	\$52,000	\$47,667	\$60,318	(\$12,651)
Capital Outlay	\$26,000	\$23,833	\$70,042	(\$46,208)
SEVEN EAGLES:				
Gate/Gatehouse Improvements	\$0	\$0	\$1,196	(\$1,196)
Landscape Improvements	\$0	\$0	\$3,305	(\$3,305)
Pool Furniture	\$0	\$0	\$8,009	(\$8,009)
TOTAL EXPENDITURES	\$443,560	\$406,597	\$230,675	\$175,921
EXCESS REVENUES (EXPENDITURES)	\$80,342		\$272,819	
FUND BALANCE - Beginning	\$3,282,749		\$3,303,283	
FUND BALANCE - Ending	\$3,363,091		\$3,576,102	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$9	\$9
TOTAL REVENUES	\$0	\$0	\$9	\$9
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		\$9	
FUND BALANCE - Beginning	\$0		(\$6,643,198)	
FUND BALANCE - Ending	\$0		(\$6,643,189)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

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

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$18	\$18
TOTAL REVENUES	\$0	\$0	\$18	\$18
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>				
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,753)	
FUND BALANCE - Beginning	\$0		(\$5,253,814)	
FUND BALANCE - Ending	\$0		(\$5,257,567)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
Special Assessments	\$2,568,595	\$2,568,595	\$2,603,323	\$34,728
Interest	\$500	\$458	\$86	(\$372)

TOTAL REVENUES

	\$2,569,095	\$2,569,053	\$2,603,410	\$34,356
--	-------------	-------------	-------------	----------

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	\$1,375,000	\$1,375,000	\$0
Interest Expense 05/01	\$614,625	\$614,625	\$614,500	\$125

TOTAL EXPENDITURES

	\$2,604,250	\$2,604,250	\$2,609,125	(\$4,875)
--	-------------	-------------	-------------	-----------

EXCESS REVENUES (EXPENDITURES)

	(\$35,155)		(\$5,716)	
--	------------	--	-----------	--

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

	\$888,754		\$1,111,401	
--	-----------	--	-------------	--

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
Special Assessments - Tax Collector	\$31,584	\$31,584	\$32,652	\$1,068
Special Assessments - Direct Billed	\$197,181	\$197,181	\$149,295	(\$47,886)
Special Assessments - Prepayments	\$0	\$0	\$1,386,310	\$1,386,310
Interest	\$100	\$92	\$30	(\$61)

TOTAL REVENUES

\$228,865	\$228,857	\$1,568,287	\$1,339,431
-----------	-----------	-------------	-------------

EXPENDITURES:

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

TOTAL EXPENDITURES

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

\$495	\$1,339,917
-------	-------------

FUND BALANCE - Beginning

\$205,248	\$550,749
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FUND BALANCE - Ending

\$205,743	\$1,890,666
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2
Statement of Revenues & Expenditures
For The Period Ending August 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
Special Assessments - Tax Roll	\$10,291	\$10,291	\$6,529	(\$3,762)
Special Assessments - Direct Billed	\$583,234	\$583,234	\$437,426	(\$145,809)
Special Assessments - Prepayment	\$0	\$0	\$5,321,580	\$5,321,580
Interest	\$250	\$229	\$30	(\$199)

TOTAL REVENUES

\$593,775	\$593,754	\$5,765,564	\$5,171,810
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EXPENDITURES:

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

TOTAL EXPENDITURES

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

(\$6,665)	\$5,165,124
-----------	-------------

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

\$222,063	\$5,764,221
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
Special Assessments - Tax Roll	\$2,878	\$2,878	\$2,922	\$44
Special Assessments - Direct Billed	\$326,618	\$326,618	\$248,160	(\$78,458)
Special Assessments - Prepayment	\$0	\$0	\$2,817,868	\$2,817,868
Interest	\$100	\$92	\$4	(\$87)

TOTAL REVENUES

\$329,596	\$329,588	\$3,068,954	\$2,739,366
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EXPENDITURES:

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

TOTAL EXPENDITURES

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

(\$7,464)	\$2,731,894
-----------	-------------

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

\$97,902	\$2,833,434
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Bond Proceeds	\$1,257,078	\$1,257,078	\$1,257,078	(\$0)
TOTAL REVENUES	\$1,257,078	\$1,257,078	\$1,257,078	(\$0)
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
EXCESS REVENUES (EXPENDITURES)	\$1,257,078		\$1,257,078	
FUND BALANCE - Beginning	\$105,366		\$0	
FUND BALANCE - Ending	\$1,362,444		\$1,257,078	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	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
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021
Statement of Revenues & Expenditures
For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Bond Proceeds	\$0	\$0	\$19,097,922	\$19,097,922
Premium	\$0	\$0	\$506,277	\$506,277
TOTAL REVENUES	\$0	\$0	\$19,604,199	\$19,604,199
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Capital Outlay - COI	\$0	\$0	\$682,825	\$682,825
TOTAL EXPENDITURES	\$0	\$0	\$682,825	\$682,825
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$18,921,374	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$18,921,374	

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	\$53,731	\$35,997	\$104,115	\$46,668	\$150,101	\$0	\$0	\$0	\$1,438,273
Special Assessments - Direct	\$0	\$0	\$113,330	\$190,210	\$0	\$95,432	\$58,724	\$56,665	\$0	\$95,105	\$0	\$0	\$609,466
Interest	\$2	\$2	\$12	\$148	\$117	\$115	\$102	\$96	\$81	\$167	\$88	\$0	\$930
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
Total Revenues	\$2	\$185,521	\$987,056	\$278,785	\$53,848	\$131,543	\$163,441	\$103,429	\$150,182	\$95,272	\$88	\$0	\$2,049,169
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,800	\$1,000	\$1,000	\$0	\$11,800
ETCA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$138	\$77	\$77	\$0	\$903
Engineering	\$3,300	\$975	\$300	\$698	\$675	\$300	\$0	\$300	\$1,021	\$600	\$1,050	\$0	\$9,220
Attorney	\$3,091	\$4,275	\$10,111	\$2,541	\$4,596	\$2,419	\$3,916	\$1,378	\$2,729	\$2,966	\$3,531	\$0	\$41,532
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$4,310	\$0	\$16,310
Arlingge	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$2,400	\$0	\$3,000
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$833	\$833	\$933	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$468
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	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$40,585
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$2,017
Telephone	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$343	\$19	\$14	\$25	\$123	\$65	\$25	\$22	\$45	\$22	\$135	\$0	\$837
Printing & Binding	\$117	\$43	\$188	\$138	\$102	\$67	\$102	\$58	\$108	\$189	\$118	\$0	\$1,229
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	\$268	\$0	\$7,012	\$0	\$0	\$14,484
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$18	\$0	\$178
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	\$23,430	\$9,201	\$11,863	\$8,649	\$10,441	\$7,824	\$10,563	\$28,588	\$17,345	\$0	\$177,153

**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	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$33,921
Facility Lease Agreement	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$19,478
Telephone	\$333	\$333	\$487	\$216	\$372	\$347	\$495	\$670	\$520	\$514	\$902	\$0	\$5,187
Electric	\$24,381	\$23,582	\$23,474	\$23,631	\$23,491	\$22,997	\$24,117	\$25,227	\$26,522	\$24,428	\$24,260	\$0	\$266,109
Water & Sewer	\$1,735	\$1,735	\$1,868	\$1,805	\$2,043	\$2,533	\$2,778	\$2,312	\$2,283	\$3,003	\$2,532	\$0	\$24,419
Gas	\$244	\$663	\$1,347	\$2,615	\$3,751	\$3,904	\$2,182	\$2,325	\$1,530	\$3,003	\$2,532	\$0	\$24,419
Pool & Fountain Maintenance	\$9,148	\$7,449	\$8,129	\$6,011	\$5,541	\$7,351	\$6,171	\$7,704	\$5,614	\$7,498	\$6,504	\$0	\$20,528
Environmental	\$136	\$728	\$156	\$156	\$728	\$136	\$728	\$136	\$136	\$136	\$136	\$0	\$7,121
Property Insurance	\$25,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,828
Irrigation	\$1,032	\$0	\$0	\$608	\$805	\$597	\$815	\$627	\$397	\$199	\$108	\$0	\$3,588
Landscape Contract	\$31,266	\$59,139	\$31,883	\$33,953	\$33,953	\$39,753	\$38,166	\$33,953	\$47,141	\$33,953	\$33,953	\$0	\$417,110
Landscape Contingency	\$374	\$624	\$0	\$0	\$0	\$0	\$416	\$0	\$0	\$0	\$0	\$0	\$1,414
Gatcouse and Gatcouse Expenses	\$1,411	\$1,664	\$1,263	\$556	\$963	\$3,314	\$2,930	\$2,935	\$1,061	\$2,611	\$2,407	\$0	\$21,116
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$647	\$0	\$31	\$494	\$374	\$0	\$774	\$0	\$2,321
Lighting	\$3,359	\$0	\$0	\$0	\$0	\$0	\$5,071	\$2,524	\$477	\$0	\$0	\$0	\$11,431
MSA Building Repairs	\$0	\$0	\$0	\$2,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,849	\$3,913	\$4,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312	\$0	\$16,110
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$81	\$0	\$678	\$258	\$0	\$55	\$104	\$44	\$278	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,287	\$0	\$83	\$867	\$0	\$1,554	\$668	\$426	\$835	\$0	\$287	\$0	\$1,497
Security	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$0	\$6,008
Parking Violation Tags	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47	\$0	\$94
Seven Eagles													
Electric	\$0	\$0	\$0	\$0	\$973	\$955	\$25	\$395	\$1,088	\$1,057	\$1,108	\$0	\$5,576
Water & Sewer	\$0	\$0	\$0	\$0	\$340	\$529	\$25	\$0	\$0	\$639	\$942	\$0	\$2,477
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649	\$1,265	\$545	\$0	\$2,460
Contract Cleaning	\$0	\$0	\$2,446	\$2,459	\$2,268	\$2,506	\$2,506	\$2,721	\$2,650	\$2,721	\$2,721	\$0	\$22,998
Landscape Contract	\$0	\$0	\$523	\$523	\$523	\$523	\$523	\$523	\$1,108	\$523	\$523	\$0	\$5,289
Landscape Contingency	\$0	\$0	\$0	\$0	\$3,251	\$0	\$0	\$0	\$3,555	\$3,042	\$2,279	\$0	\$5,251
Pool Maintenance	\$0	\$91	\$4,148	\$2,244	\$3,585	\$4,704	\$3,678	\$2,156	\$3,555	\$0	\$0	\$0	\$23,481
Lighting	\$0	\$275	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$130	\$0	\$366	\$685	\$130	\$203	\$0	\$1,514
Repairs & Maintenance	\$0	\$0	\$1,490	\$0	\$275	\$0	\$0	\$0	\$767	\$0	\$0	\$0	\$2,532
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,039	\$0	\$1,039
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73	\$0	\$0	\$0	\$73
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$107	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$127
Transfer Out	\$0	\$0	\$498,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498,902
Total Expenditures	\$117,198	\$111,199	\$591,603	\$590,201	\$94,795	\$102,752	\$102,285	\$96,529	\$108,430	\$94,072	\$93,312	\$0	\$1,602,377
Excess Revenues (Expenditures)	\$149,501	\$128,145	\$615,033	\$59,402	\$106,658	\$111,401	\$112,726	\$104,352	\$118,993	\$122,660	\$110,658	\$0	\$1,779,530
	(\$149,499)	\$57,376	\$272,023	\$179,383	(\$52,810)	\$20,142	\$50,714	(\$923)	\$31,199	(\$27,388)	(\$110,569)	\$0	\$269,638

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)
LESS: PRINCIPAL PAYMENT 05/1/21	(\$1,375,000)
CURRENT BONDS OUTSTANDING	\$23,205,000

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
LESS: PRINCIPAL PAYMENT 05/1/21	(\$100,000)
CURRENT BONDS OUTSTANDING	\$1,845,000

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
LESS: PRINCIPAL PAYMENT 05/1/21	(\$215,000)
CURRENT BONDS OUTSTANDING	\$5,625,000

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
LESS: PRINCIPAL PAYMENT 05/1/21	(\$145,000)
CURRENT BONDS OUTSTANDING	\$2,765,000

SERIES 2021, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND REQUIREMENT	\$1,116,155
RESERVE FUND BALANCE	\$1,116,155
BONDS OUTSTANDING - 8/18/21	\$20,355,000
CURRENT BONDS OUTSTANDING	\$20,355,000

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT RECEIPTS - FY2021**

TAX COLLECTOR

		Gross Assessments										Gross Assessments										Gross Assessments									
		Net Assessments		4,279,742		1,507,319		2,728,299		34,219		6,842		3,062		Total		Total		Total		Total									
		4,022,957		1,416,880		2,564,601		32,166		6,432		2,878				100%		100%		100%		100%									
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 35.22%	Debt Svc Fund 63.75%	Debt Svc Fund 0.80%	Debt Svc Fund 0.16%	Debt Svc Fund 0.07%	Total 100%	Total 100%	Total 100%	Total 100%	Total 100%	Total 100%	Total 100%	Total 100%	Total 100%	Total 100%	Total 100%									
11/6/20	ACH	\$ 54,168.88	\$ 2,588.53	\$ 1,031.61	\$ -	\$ 50,548.74	\$ 17,803.19	\$ 32,224.39	\$ 404.17	\$ 80.82	\$ 36.17	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74	\$ 50,548.74									
11/20/20	ACH	\$ 506,162.65	\$ 20,246.18	\$ 9,718.32	\$ -	\$ 476,198.15	\$ 167,716.29	\$ 303,572.28	\$ 3,807.53	\$ 761.33	\$ 340.72	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15	\$ 476,198.15									
12/10/20	ACH	\$ 2,024,348.68	\$ 80,973.06	\$ 38,867.51	\$ -	\$ 1,904,508.11	\$ 670,764.97	\$ 1,214,107.74	\$ 15,227.85	\$ 3,044.86	\$ 1,362.68	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11	\$ 1,904,508.11									
12/10/20	ACH	\$ 5,167.24	\$ 53.42	\$ 102.29	\$ -	\$ 5,011.53	\$ 1,765.05	\$ 3,194.81	\$ 40.07	\$ 8.01	\$ 3.59	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53	\$ 5,011.53									
12/22/20	ACH	\$ 304,310.07	\$ 11,152.59	\$ 5,863.14	\$ -	\$ 287,294.34	\$ 101,184.65	\$ 183,147.70	\$ 2,297.12	\$ 459.32	\$ 205.56	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34	\$ 287,294.34									
1/8/21	ACH	\$ 241,624.42	\$ 8,421.47	\$ 4,664.07	\$ -	\$ 228,538.88	\$ 80,491.06	\$ 145,691.59	\$ 1,827.33	\$ 365.38	\$ 163.52	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88	\$ 228,538.88									
1/8/21	ACH	\$ 23,587.71	\$ 607.76	\$ 459.60	\$ -	\$ 22,520.35	\$ 7,931.63	\$ 14,356.53	\$ 180.07	\$ 36.00	\$ 16.11	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35	\$ 22,520.35									
1/26/21	ACH	\$ -	\$ -	\$ -	\$ 11.64	\$ 11.64	\$ 4.10	\$ 7.42	\$ 0.09	\$ 0.02	\$ 0.01	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64	\$ 11.64									
2/8/21	ACH	\$ 155,999.38	\$ 3,455.86	\$ 3,050.87	\$ -	\$ 149,492.65	\$ 52,651.09	\$ 95,300.29	\$ 1,195.30	\$ 239.00	\$ 106.96	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65	\$ 149,492.65									
2/8/21	ACH	\$ 2,759.38	\$ -	\$ 55.18	\$ -	\$ 2,704.20	\$ 952.42	\$ 1,723.90	\$ 21.62	\$ 4.32	\$ 1.93	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20	\$ 2,704.20									
2/8/21	ACH	\$ 369.16	\$ -	\$ 7.39	\$ -	\$ 361.77	\$ 127.41	\$ 230.63	\$ 2.89	\$ 0.58	\$ 0.26	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77	\$ 361.77									
3/8/21	ACH	\$ 104,314.41	\$ 1,217.13	\$ 2,061.94	\$ -	\$ 101,035.34	\$ 35,584.50	\$ 64,409.17	\$ 807.85	\$ 161.53	\$ 72.29	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34	\$ 101,035.34									
3/8/21	ACH	\$ 1,194.54	\$ -	\$ 23.89	\$ -	\$ 1,170.65	\$ 412.30	\$ 746.28	\$ 9.36	\$ 1.87	\$ 0.84	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65	\$ 1,170.65									
4/12/21	ACH	\$ 24,684.87	\$ -	\$ 493.70	\$ -	\$ 24,191.17	\$ 8,520.09	\$ 15,421.67	\$ 193.43	\$ 38.68	\$ 17.31	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17	\$ 24,191.17									
4/12/21	ACH	\$ 277,335.76	\$ 373.92	\$ 5,539.24	\$ -	\$ 271,422.60	\$ 95,594.64	\$ 173,029.60	\$ 2,170.21	\$ 433.94	\$ 194.20	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60	\$ 271,422.60									
5/11/21	ACH	\$ 134,219.49	\$ 2,684.39	\$ -	\$ -	\$ 131,535.10	\$ 46,326.47	\$ 83,852.51	\$ 1,051.71	\$ 210.29	\$ 94.11	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10	\$ 131,535.10									
5/12/21	ACH	\$ 990.24	\$ 19.80	\$ -	\$ -	\$ 970.44	\$ 341.79	\$ 618.65	\$ 7.76	\$ 1.55	\$ 0.69	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44	\$ 970.44									
6/8/21	ACH	\$ 87,118.30	\$ -	\$ 1,742.37	\$ -	\$ 85,375.93	\$ 30,069.28	\$ 54,426.43	\$ 682.64	\$ 136.50	\$ 61.09	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93	\$ 85,375.93									
6/25/21	ACH	\$ 347,762.23	\$ -	\$ 6,955.24	\$ -	\$ 340,806.99	\$ 120,031.72	\$ 217,261.56	\$ 2,724.99	\$ 544.87	\$ 243.85	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99	\$ 340,806.99									
Totals		\$ 4,296,117.41	\$ 131,794.11	\$ 80,636.36	\$ 11.64	\$ 4,083,698.58	\$ 1,438,272.67	\$ 2,603,323.15	\$ 32,651.98	\$ 6,528.87	\$ 2,921.90	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58	\$ 4,083,698.58									

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
4/9/21	2/1/21	WIRE	\$ 156,747.00	\$ 156,747.00	\$ 29,425.75	\$ 47,886.25	\$ 54,842.25	\$ 24,592.75
7/8/21	5/1/21	WIRE	\$ 156,747.00	\$ 29,426.00	\$ 29,426.00	\$ -	\$ -	\$ -
			\$ 626,989.00	\$ 499,668.00	\$ 117,704.25	\$ 143,658.75	\$ 164,526.75	\$ 73,778.25

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
3/1/2021 & 4/9/21	2/1/21	8539/WIRE	\$ 203,969.00	\$ 203,969.68	\$ 54,876.00	\$ 90,966.25	\$ 58,127.43
7/8/21	5/1/21	WIRE	\$ 203,969.00	\$ 54,876.00	\$ 54,876.00	\$ -	\$ -
			\$ 815,877.00	\$ 666,784.68	\$ 219,504.50	\$ 272,898.75	\$ 174,381.43

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
3/15/21	11/1/20	132443	\$ 4,012.00	\$ 4,012.00	\$ 1,194.00	\$ 2,818.00
3/15/21	2/1/21	132443	\$ 2,005.00	\$ 2,005.00	\$ 596.00	\$ 1,409.00
3/15/21	5/1/21	132443	\$ 2,005.00	\$ 2,005.00	\$ 596.00	\$ 1,409.00
			\$ 8,022.00	\$ 8,022.00	\$ 2,386.00	\$ 5,636.00

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
4/9/21	2/1/21	WIRE	\$ 10,803.00	\$ 10,803.00	\$ 10,803.00
7/8/21	5/1/21	WIRE	\$ 10,803.00	\$ 10,803.00	\$ 10,803.00
			\$ 43,211.00	\$ 43,211.00	\$ 43,211.00

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
3/15/21	2/1/21	1001359898	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
5/24/21	5/1/21	1001367811	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			\$ 226,660.00	\$ 226,660.00	\$ 226,660.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$609,465.00	\$197,181.00	\$583,234.00	\$330,879.00
TOTAL RECEIVED	\$ 609,465.75	\$ 149,294.75	\$ 437,425.50	\$ 248,159.68
VARIANCE	\$ 0.75	\$ (47,886.25)	\$ (145,808.50)	\$ (82,719.32)

SECTION 4

*This item will be provided under
separate cover*

SECTION D

SECTION 2

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: RE Security Assessment from OCSO
Date: September 1, 2021 at 5:32 PM
To:

SV

From: Joe Whitson [mailto:jwhi@OSCEOLA.ORG]

Sent: Wednesday, September 16, 2020 1:25 PM
To: Vargas, Victor <vvargas@reunionresort.com>
Subject: Security Survey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for showing us the property today, and the areas of concern. The property appears to be very well maintained. My suggestions are listed below.

One area of concern that you showed me was the pool area at the Terraces. I suggest one camera facing the pool area as you walk in the main entrance. The wide angle view should also capture the fence area where people have jumped over. Also a camera on the gazebo on the other side of the pool facing the pool area / entrance. In regards to people jumping the fence to enter the pool, I suggest thorny bushes along all of the fence surrounding the pool area. The property line along Old Lake Wilson does not have any fencing which allows easy access for pedestrians. A fence along Old Lake Wilson Rd in this area would make it more difficult for people to easily enter the property.

I noticed on the pool entry gate that there is some type of barrier to prevent people from reaching over the gate to turn the handle for entry into the pool area. My suggestion is to disable that handle and add an exit only button on the wall far enough away so someone cannot reach over the fence to hit the button. When someone is leaving they press the button on the wall to momentarily disable the lock so they can exit.

The property behind 7-11 and the other small businesses are wide open with no fencing. A fence along this area would keep people from wandering on to Reunion property.

At the end of Sandy Ridge Dr, along Old Lake Wilson Rd, there should some type of gate / barrier to prevent vehicles from entering or exiting that area. I understand that this was an area that the fire department used for emergency access. If you have an emergency that requires FD access, you can give them a code or have a security office meet them in that area.

You mentioned that at certain entrances to Reunion impatient drivers have backed up from the proper entrance and then drove in through the exit. This can definitely cause a problem if another vehicle is properly exiting or someone is walking by not expecting a vehicle to be going the wrong way. My suggestion is to add a retractable spike strip that provides a deterrent for impatient drivers. If someone enters the

wrong way, it will deflate their tires. I added a photo of the spike strip to this email. There are other options, but this is the idea.

You mentioned party goers renting homes and disturbing the peace. Rental restrictions is something that Reunion and the home owner / management company would have to work out. As far as disturbances and parking concerns, please call our non-emergency phone number, 407-348-2222, so a deputy can be dispatched to help resolve any concerns. Please don't wait until the party is out of control. Call as soon as there is one parking concern or one noise violation. This way we can hopefully shutdown the violations before there are too many.

Thanks again for showing us the property. Please email me if you have any questions.

Deputy Joe Whitson

Osceola County Sheriff's Office

2601 E. Irlo Bronson Hwy

Kissimmee, FL 34744

U.S.A.

Office: 407-348-1190

www.osceolasheriff.org

