

*Reunion East Community
Development District*

Agenda

January 13, 2022

Reunion East

Community Development District

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January 6, 2022

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, January 13, 2022 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 December 9, 2021 Meeting
4. Consideration of Resolution 2022-05 Approving the Conveyance of Real Property and Improvements from EHOF Acquisitions II Borrower, LLC
5. Consideration of Treadmill for Seven Eagles Fitness Center
 - A. Refurbished Treadmill
 - B. New Treadmill
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Proposal for Stormwater Needs Analysis Report
 - 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
 - v. Replacement and Maintenance Plan
 - D. Security Report
 - i. 136 Parking Violations and 0 Vehicles Towed
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date
10. 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, **December 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	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
Dr. Tom McKeon <i>by phone</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Nicole Ailes	Yellowstone
Victor Vargas	Reunion Security
Residents	

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: Do we have any members of the public who would like to make a comment?
Mr. Chairman, I don't see anyone indicating that they would like to make a comment.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 11,
2021 Meeting**

Ms. Adams: Included in your agenda package is a draft copy of the minutes from your November 11, 2021 meeting. I'm happy to take any corrections. Otherwise, we would be seeking a motion to approve.

On MOTION by Mr. Dryburgh, seconded by Mr. Goldstein, with all in favor, the Minutes of the November 11, 2021 Meeting as presented, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Data Sharing and User
Agreement with Osceola County Property
Appraiser**

Ms. Adams: A copy of the agreement is included in your agenda packet. Florida Law allows certain classifications of citizens to keep their records exempt from public records, such as law enforcement employees, judges and other certain classifications. Each year, the District has seen a similar agreement. We are agreeing -- in cases where the Osceola County Property Appraiser's office is holding an exemption for public records -- to keep that information private. We agree to that and comply with that. This agreement is similar to one you have seen in the past. Kristen, did you have any comments regarding this?

Ms. Trucco: You covered it perfectly. We are agreeing to the confidentiality status requirements of the county. It's really just a formality.

On MOTION by Mr. Greenstein, seconded by Ms. Hobbs, with all in favor, the Data Sharing and User Agreement with Osceola County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of No Parking Signs for
Carriage Pointe**

Ms. Adams: Included in your agenda package is a proposal from Fausnight Stripe & Line related to the Parking Rules that the Board recently adopted for Carriage Pointe. Alan has been working with the vendor and is ready to present this proposal.

Mr. Scheerer: The Board approved a No Parking Plan. In advance of the signage, we put in parallel parking stalls already. We've done all the new reflectors and realigned the crosswalk

from the swimming pool across the other two condos. Included in your agenda is a proposal for 46 new signs. As the Board knows, we've had galvanized U-channel here. The Board requested that we go with the 3-inch round black pole, no finial, no base, just standard poles. There are 46 total and the price is \$15,870. That's because we're going with the black poles instead of the galvanized U-channel.

Ms. Adams: Board Members, while you're considering this proposal, I will note that as part of your budgeting process, the Board did allocate some funding in your Replacement and Maintenance (R&M) Fund for signage related to the No Parking Rules.

Mr. Dryburgh: The only question I saw here, most of the signs are directive; no parking to the left, no parking to the right. I didn't understand why we had nine that just said, "*No Parking Anytime.*"

Mr. Scheerer: I don't know if the engineer provided some maps.

Mr. Dryburgh: Was there a map that showed places.

Mr. Scheerer: Well, we didn't lay it out, but if you look, the areas that are no parking are in red. The county requires that you have a start and a finish point.

Mr. Dryburgh: Okay.

Mr. Scheerer: Say for this area here, we have to have an arrow in to the right, this one has to have an arrow left and then we have a couple of double arrows to indicate that there is no parking in between a lot of these spots. Some of these shorter runs, we're going to have to do the same thing. Like right here, they are going to have to have an arrow in both directions because of the county.

Mr. Dryburgh: So, where would you have the no parking, just generic nine signs?

Mr. Scheerer: There are just a couple of spots, little short runs like right here. There are a couple of short runs where we're not going to be able to put arrows in as well as the curb lines where the fire hydrants are, things like that.

Mr. Dryburgh: That clears it up.

Mr. Scheerer: We ran into a challenge in another District where we had double arrows, but the county came back to us and said, "*No, you need to have an arrow in. You have to have a starting point and ending point.*" So, if I have a double arrow in the middle, there better be one that says, "*Okay, from this point to this point is no parking.*"

Mr. Dryburgh: That makes sense. The one that was just going to say, "*No parking*," I couldn't see where they would use that. So, this clears that up perfectly.

Mr. Scheerer: Yes.

Mr. Dryburgh: Thank you so much.

Mr. Scheerer: Yes, sir.

Mr. Greenstein: Alan, I'm just curious, do you know what we paid for poles the last time we did this?

Mr. Scheerer: I think the poles were about \$250 or \$275 per pole.

Mr. Greenstein: So, we are talking about a 20% increase there.

Mr. Scheerer: Yeah.

Ms. Adams: For materials.

Mr. Scheerer: It's the exact same company doing the exact same work.

Mr. Greenstein: I was just curious. It seemed a little on the high side.

Mr. Scheerer: It did.

Mr. Goldstein: We've got transport and use of fuel.

Mr. Scheerer: They are all powder coated when they send them and when they get there they are galvanized.

Mr. Greenstein: They are holding up pretty well from what I can tell.

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, the proposal from Fausnight Stripe & Line for No Parking Signs for Carriage Pointe in the amount of \$15,870, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance for Reunion Village Phase 1-3

Ms. Adams: This is for some parcels that have been officially conveyed to the District that are currently being maintained by the developer. Alan has been working with the developer as well as Yellowstone who we have a current Landscape Maintenance Agreement with. Would you like to present this agreement?

Mr. Scheerer: Yes. The landscape installer is in the process of wrapping up the installation of landscaping between Osceola Polk County Line Road and the homes just past the guardhouse in Reunion Village. They are about 50% complete of the project. In talking with one of the

managers yesterday, they seem to think that they may be done in the next 30 to 60 days. So, we thought in advance of the completion of the landscape, Yellowstone had presented us with a proposal for the entire project. But because only Phases 1, 2 and 3 are going to be ready and available for us, we want to present this today. There are also two ponds that are included in Phases 1 through 3 that will require aquatic maintenance. There is a proposal later on after this one, to be considered if the Board so chooses to do that now. If you don't feel comfortable doing it now, we can present it at next month's meeting as well, but we're just trying to get ahead of the game. No beginning of maintenance will occur until we have done the walk through and accepted the landscape once it's complete.

Ms. Adams: So, if the Board took action to approve this proposal, the impact to the budget would be \$8,500 a month. This has been factored into your Fiscal Year 2022 budget, which we're currently operating within. This would allow an opportunity for District Council to write up the agreement addendum to the existing landscape contract based on these terms and get that taken care of as an administrative manner. We are, as Alan said, a little, ahead of the curve. We could have held this until January, but we thought it best to get this before the Board and to take care of the administrative work.

Mr. Greenstein: So, these costs are in line with what we're currently paying.

Mr. Scheerer: Yes. It's under the same scope that was approved by the Board.

Mr. Greenstein: Fine.

Mr. Dryburgh: Then there is no reason to roll that off to the next month. You might as well get a head start and get it done before.

Mr. Greenstein: We're fine.

Mr. Scheerer: Again, none of this will be billed, until they've completed the work, it's been reviewed, inspected and accepted by the District.

Mr. Greenstein: Right.

<p>On MOTION by Mr. Greenstein, seconded by Mr. McKeon, with all in favor, the Proposal with Yellowstone for landscape maintenance of Reunion Village Phases 1-3 in the amount of \$8,500 per month, was approved.</p>
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Mr. Dryburgh: As a separate point, not a negotiation for this or anything else, obviously, we're not going out asking for other contractors to do a bid on this portion. We're just saying, *"Alright, we already using Yellowstone and we are just extending them."* Do you remember the next time the contract for Yellowstone comes up?

Mr. Scheerer: I think it's next year.

Mr. Dryburgh: I think it is too, but that's why I'm bringing it up. This will then be part of that negotiation.

Ms. Adams: It was bid out in 2020. Was it a 3-year contract?

Mr. Scheerer: I think it was a 3-year contract.

Ms. Ailes: We entered into it in 2020 and it was supposed to be 3 years.

Mr. Dryburgh: Should be 2023.

Mr. Scheerer: Yes. When we go out to bid, if that's what the Board's direction is, all areas that are now being maintained by the District will also be included in that bid process.

Mr. Dryburgh: Yeah, it's normally pretty good practice just to make sure.

Ms. Trucco: This is just for one year. This is just a contract that I will be drafting and will be an addendum to the current one.

Mr. Dryburgh: So, it's just bringing it to 2023, will intersect with it and then we can talk about the whole contract.

Ms. Trucco: Yes.

Mr. Dryburgh: Alright.

Ms. Trucco: So, this pricing is for the following two years or to be in conjunction with the current agreement?

Ms. Ailes: From what I understand is, this just gets added on to the current contract.

Ms. Trucco: The current contract. Okay.

Ms. Adams: We'd like to run it in tandem

Ms. Trucco: Okay, so we'll run it in tandem. So, we'll do an addendum to the current agreement.

Ms. Ailes: The current contract doesn't have an increase until the end of the term.

Ms. Trucco: Great. Okay.

Ms. Adams: Just for the record, this pricing does tie back to the original competitive proposal process.

Mr. Dryburgh: I was just trying to make sure that this contract ties in with the duration of the primary contract.

Ms. Adams: Right.

Mr. Dryburgh: And we didn't have to have another dual negotiation.

Ms. Adams: Good point.

Mr. Greenstein: This just piggybacks on the existing in place contract.

SEVENTH ORDER OF BUSINESS

Consideration of Pond Maintenance for Reunion Village Phase 1-3

Mr. Scheerer: This item is for the two ponds that are located in that same Phases 1, 2 and 3.

Ms. Adams: Yes.

Mr. Scheerer: We would recommend approval so we can get into the water. We'll get into that part while Yellowstone is getting the landscaping, but we would recommend approval by the Board. There are about five additional ponds in Phases 4 and 5 that we'll be bringing addendums back for landscaping as well as those ponds sometime next year, maybe the first quarter next year.

Ms. Adams: Board members, you can see that the impact to the budget would be \$385 a month for these additional two stormwater ponds located in Reunion Village. Your Adopted Budget for Fiscal Year 2022 does take this work into consideration.

On MOTION by Ms. Hobbs, seconded by Mr. Goldstein, with all in favor, the Proposal from Applied Aquatic for pond maintenance for Reunion Village Phases 1-3 in the amount of \$4,620 per year, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Proposal from LifeFitness for Seven Eagles Fitness Center Equipment

Ms. Adams: Board Members, at last month's meeting, you approved a proposal from LifeFitness for functional fitness equipment at Seven Eagles. Included in your agenda packet, is a ratification for the proposal that was ultimately sent back to LifeFitness. It is included in your agenda packet under Tab 8. If you turn to the second to last page of the quote, you'll see that the total amount is \$25,023.82. In between the time that LifeFitness provided their original proposal

and the Board approved that said proposal, they had some changes within their organization. All of the equipment orders going forward have a new fuel and delivery surcharge, that's a mandatory charge. Our representative from LifeFitness did lower the cost of the equipment by \$300 to try to offset that impact as much as possible, but it's not a substantive change. Ultimately, the Board approved a proposal that was \$23,815, close to \$24,000. The final proposal was \$25,023.82. I did confer with the Chairman, given the nature of this environment, we wanted to lock in the pricing to the best extent possible. So, this proposal was signed and sent back to the company and we're seeking a motion to ratify.

On MOTION by Ms. Hobbs, seconded by Mr. Goldstein, with all in favor, the Proposal from LifeFitness for Seven Eagles Fitness Center equipment in the amount of \$25,023.82, was ratified.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04
Authorizing the District Manager,
Treasurer and Assistant Treasurer to
Execute the Public Depositors Report and
Further Authorizing the Execution of any
and all other Financial Reports**

Ms. Adams: The next item is an administrative document primarily that's included for Board Member consideration. Resolution 2022-04 authorizes the District Manager, Treasurer and Assistant Treasurer to execute the Public Depositors Report and any other financial reports that are required by Florida Statutes. Previously, we had a resolution that authorized the Treasurer and we needed to expand the ability for the District to file these required financial reports in a timely manner. So, this resolution would expand that to the District Manager, Treasurer and Assistant Treasurer to file these required reports. I believe that District Council has some comments regarding the resolution.

Ms. Trucco: Yes. I just have one note. Under Chapter 280, cities, counties, Special Districts, Community Development Districts are all required, when we deposit money into a bank, we have to ensure that it is a qualified public depository, as designated by the Chief Financial Officer of the State. So, there are certain requirements to qualify as a public depository. They have to have special type of insurance, for example. One of the formalities the District needs to do, is submit reports to the State. So, this resolution speaks for one of the required reports regarding our

compliance with Chapter 280 and that we're submitting or using a bank that's a qualified public depository. Again, this is just a formality. This resolution approves GMS submitting those reports that are required under law.

On MOTION by Mr. Dryburgh, seconded by Mr. Greenstein, with all in favor, Resolution 2022-04 Authorizing the District Manager, Treasurer and Assistant Treasurer to Execute the Public Depositors Report and Further Authorizing the Execution of any and all other Financial Reports, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: The first Staff Report is the Attorney's Report. We have Kristen with us this afternoon.

Ms. Trucco: Thank you. We followed up with Osceola County regarding the amended Interlocal Agreement for termination of the maintenance on the south side of County Road 532. I guess they are sending their team out and still reviewing. So, my only update is that they are working on it. They are going to come back to us and let us know if there is going to be a cost under the initial agreement.

Mr. Goldstein: We can't just video it and send it to them?

Ms. Trucco: No, unfortunately. So, we are continuing to follow up with them and we will provide an update as soon as we have it. Developer's Counsel, Moss and Moss also reached out to us and had us review a set of conveyance documents to transfer a lift station track from the developer to the CDD and from the CDD to Toho Water Authority. So, we are in the process of reviewing that. Steve also has to review that transaction. This is a customary transaction that we've done. It's required because bond funds were used to construct that lift station. So, it has to go through the CDD first. Once we have finished our review and are signed off on that, we'll bring it back to the Board for approval and ratification. That's it, unless you guys have any questions for me.

Ms. Adams: Thank you.

Mr. Greenstein: Thank you.

B. Engineer

Mr. Adams: Steve is here this afternoon.

Mr. Boyd: Good afternoon. The one action item I was going to report on, we received the additional survey. We went ahead and received it with the concept, providing access control.

Ms. Adams: This is going into Reunion Village.

Mr. Boyd: The first view is just the existing condition, showing the proposed extension into the Reunion Village on the south side of the bridge. If you flip over to the next page, you can see where have an overlay of the gate. It looks a little odd, since we got identical gates from both sides. We don't necessarily need exit gates on both sides, but if you're worried about somebody going around the gate, you have to have it. So, on the east side, is the one we previously planned, which we think works well because you've got Whisper Way there, which allows trucks the opportunity to back up and turn around if they can't get through. On the south side, it's a little bit tougher. We've got a lift station there just before you get to it, but that driveway is not going to be big enough for a large vehicle to turn around. Again cars, the normal sized van, a normal sized pick-up truck can make the U-Turn fine. We're talking about a larger vehicle when they go too far.

Mr. Dryburgh: Can you make this a no truck zone?

Mr. Boyd: That's what I was just about to get to. If you flip it to the last sheet, it shows what the plat looks like just to the south of where this gate will be. One option is to move that gate further south so it's closer to this subdivision side street, but I don't know if Toho is going to have an issue with their lift station here behind the gate or not. They shouldn't, because it's still really technically a CDD facility. So, there are two options; one is to pull this gate further south so it's closer to the side road where it's obvious that if you can't get through, you need to use this road to turn around or we put up a sign saying, "*No Access Without Gate Pass Ahead*" or something like that, so nobody is surprised.

Mr. Dryburgh: Make it auto access only.

Mr. Boyd: Yeah, something like that.

Mr. Dryburgh: These truckers aren't going to necessarily leave.

Mr. Boyd: They should see it from this point too. So, there should be some sort of warning at this point that, if you know you can't get through this gate, you need to turn around now. Otherwise, we'll end up with a stack of cars from somebody trying to back up.

Ms. Adams: Do you have a recommendation for which would be the best solution?

Mr. Boyd: I would prefer to bring the gate further south, if no one has an objection to this lift station being behind the gate.

Mr. Scheerer: To be behind the gate know matter what.

Mr. Boyd: Well, in this case, it would be right before the bridge.

Mr. Scheerer: I'm talking about the gate itself?

Mr. Boyd: It's going to be behind that. So, my recommendation would be to pull this further south, closer to lot 245. I guess the next question is, is this something we turn over to the Reunion Village developers for them to execute or is this something that the Board wants?

Ms. Adams: This District is responsible to fund construction.

Mr. Boyd: So, having that the gate on the south side will impact the plans being prepared the golf course. That's the tricky part.

Ms. Adams: The coordination.

Mr. Boyd: We will basically have to give them a design for them to include in their construction plans that they're submitting to the county.

Ms. Adams: Yes. If there's any economy of scale for them to provide construction services and that's the direction the Board wants to go, then that's maybe an expeditious way to facilitate the construction.

Mr. Boyd: Right.

Mr. Greenstein: Who owns Tract R8?

Mr. Boyd: That's the pond. I'm not sure how that's platted, Mark. That's a good question. It's a pond, so it technically can be platted to the CDD?

Mr. Dryburgh: Why wouldn't you do a combination, Steve, move it and sign it? I see no benefit to the populace, still a lot of trucks to go through there, it's going to be to a residential area. You really don't want dump trucks, etc. I don't want dump trucks running past my house and I don't think anybody else does.

Mr. Goldstein: Well, it should be available to residents.

Mr. Greenstein: Well, it was always intended to be resident access only. Right now, do any trucks enter Liberty Bluff Gate?

Mr. Goldstein: Oh no.

Mr. Greenstein: This basically is the equivalent. It does take you from a somewhat detached area of Reunion to the mainland, so to speak, but the access to avoid too much traffic coming

through here. It was really intended to be resident only. So, commercial traffic that comes in through Reunion Village's main gate, which is just beyond the hospital on Reunion Village Boulevard, will come in through there to service this Reunion Village.

Mr. Dryburgh: Precisely.

Mr. Greenstein: But they should not come from Reunion Village over that bridge to service as another part of Reunion.

Mr. Dryburgh: It will reduce wear and tear on main Reunion roads. It will also reduce the hassle that happens at the entrances for the people who have a reason to drive into our property. The trucks really are a problem. So, if we can avoid them coming in at all, I think that's great. There should be another go around. I'm sorry.

Mr. Greenstein: You may be surprised that again that the developer of the area may not have an issue with that.

Mr. Dryburgh: Phase II won't be completed though.

Mr. Greenstein: Well, this is it. This area is one of the things we didn't get to yet. But this project, this bridge will not be operational or should not be operational until the adjacent area back here, that phase is completed or at least the infrastructure for this phase has been installed.

Mr. Dryburgh: So, when would you put the gates up? After that's been completed.

Mr. Greenstein: Well, in conjunction with that.

Mr. Dryburgh: You see if you do it in conjunction with working on it, the trucks are going to want to drive right through there. It's the fastest way. They are going to go down S. Old Lake Wilson Road.

Mr. Greenstein: The thing is this, we've already told them that the official access for Reunion Village is off of County Road 532. Because in the beginning we had traffic coming over the bridge and we closed off the bridge. I don't know if there were just pylons or you put a jersey barrier across it. Right?

Mr. Boyd: Of course, it's open now and they're just buzzing back and forth there. So, again, my recommendation is you sign it and if you want to remove the gate, great, but make it real clear that this is just for vehicular or automobile access.

Mr. Greenstein: Non-commercial traffic should not be going through this way.

Mr. Scheerer: Mark, you requested an R8 according to the Property Appraiser it is owned by Reunion East.

Mr. Greenstein: Because I'm looking at the proposal or what's called the initial proposal. Right? Because I know you just got the survey back not that long ago. The control gates, basically is sandwiched between the lift station area and the entrance to the bridge. There really isn't any way of turning around. That's why we definitely have to consider moving it further down the road.

Mr. Boyd: Right.

Mr. Greenstein: But it can't interfere, let's just say or get too cozy with Lot 245.

Mr. Boyd: Say that again?

Mr. Greenstein: In other words, our control point needs to be somewhere. I guess that would be east.

Mr. Boyd: I think you can put it right past where the road starts to widen out to accommodate the control point, just past the back of lot 245. You're close enough there that anybody's going to be able to still use this road to back up and turnaround if they need to or just back up and go back.

Mr. Greenstein: It would have to be landscaped appropriately so it's not like someone's looking out of their back window and see a gate or a traffic circle or whatever. I think we need to definitely move it. That was the whole purpose for moving the control point to this side.

Mr. Boyd: Right.

Mr. Greenstein: We don't want people going over the bridge and then having to make a U-Turn to come back because they can't get through the other side.

Mr. Boyd: You need two control points because Reunion Village doesn't want traffic coming through from the north and Reunion Main doesn't want traffic coming through from the south.

Mr. Greenstein: Right. So, why don't you come up with a proposal for the placement of the gate for getting in this southern location, let's just call it, for the next meeting, since timeline-wise, we're talking about another year to a year-and-a-half.

Mr. Boyd: For what? For the construction here?

Mr. Greenstein: Yeah.

Mr. Boyd: I haven't seen the final schedule, but I would guess, yes.

Mr. Greenstein: Hopefully we can have that in mind so we know when this bridge is going to become operational again basically, and just have a proposal for the placement of that project.

Then we can share it with the developer. Hopefully they don't have any major heartburn with it. We will factor in their concerns and be able to march on from there.

Mr. Dryburgh: Why don't we allow these other dump trucks to be coming through there now? Yesterday, there was a huge crane coming out of there messing up traffic.

Ms. Trucco: They are public roads, so we can't restrict them from going onto the roads.

Mr. Boyd: From their construction sites?

Mr. Dryburgh: They are coming across that bridge down and out through our gates.

Mr. Goldstein: That's still under construction, so you could restrict their access to that.

Mr. Greenstein: Do you recall when we made the official notification that the construction entrance for Reunion Village was the two entrances that lead to Reunion Village or for County Road 532 in the front?

Ms. Adams: I can look back on that. I wasn't directly involved with that. Through communication, we can appeal for construction traffic to use County Road 532 as an ingress and egress, is that the concern?

Mr. Dryburgh: That is the concern. Because bringing this heavy weight on these roads, you're going to be damaging the roads. Is the city are going to step up to pay to replace them? No.

Mr. Goldstein: Has the bridge been inspected? Do we now look if it can handle that weight?

Mr. Boyd: It was designed to handle all highway weights. The inspection is another issue, we're working through, trying to get DOT to take it over. They requested copies of the original plans. The firm that designed it, is no longer in business, so we are trying to figure that out.

Ms. Trucco: We can restrict other entrances, as long as there's one entrance into the CDD for the public, but if the roads are owned by the CDD, they are public, and we can't restrict any member of the public from using them.

Mr. Greenstein: But they have access through, let's call it the front entrance, meaning the Reunion Village official guardhouse entrance, which is off of County Road 532.

Ms. Trucco: Okay.

Mr. Greenstein: That's the reason why we're able to do a resident only access control on this, because there is a public access road. The issue is basically one of consideration for the community not to have large trucks going past the villas, going past the water park.

Mr. Dryburgh: For their children.

Mr. Greenstein: So, there are a number of issues, but I do recall and we have to look to see when we had that discussion, what prompted that discussion.

Mr. Boyd: Let me just jump in. Because they're CDD roads, it would seem that the CDD would have the ability to close the road, if you decided to. So, whether you close it to all traffic or technically just this road. It could be closed to all traffic because there is no destination for the public itself.

Mr. Greenstein: Steve, for all intents and purposes, while we may not have taken that action, this roadway should be closed until we open it with the control point gates.

Mr. Dryburgh: I thought we did do that and all of sudden we had a gate.

Mr. Goldstein: I thought we did too.

Mr. Greenstein: I think so.

Ms. Trucco: Do we know what the trucks are coming through for? Are they just using it as a cut through?

Mr. Dryburgh: More convenient access.

Ms. Adams: Is there also a nearby area where they're staging any equipment?

Mr. Dryburgh: No. They are just buzzing down the road.

Ms. Adams: Let me explore a little bit with the developer.

Mr. Greenstein: I do see dump trucks exiting from Spine Road, making a left on Reunion Boulevard and I've seen them both dumping or going into making a left turn into the area across from the water park. I've seen them make a right turn on Sunset Valley Drive going toward the village. I don't know where they're going.

Mr. Dryburgh: They're dumping in the back.

Mr. Greenstein: I've seen them go over the bridge on the other side and just totally leave Reunion.

Mr. Goldstein: I've been behind them all the way out to 429.

Mr. Greenstein: Before we take any further action, we do need to talk with the Encore.

Ms. Adams: Let's get an understanding into their situation.

Mr. Greenstein: And with Kingwood to find out what their needs are before we lower the boom. We really never intended any traffic there'd be going through there.

Mr. Dryburgh: Until they need to take a crane through there because they had no other options.

Mr. Greenstein: I understand why they are doing it, but they also have to also understand the impact of what they're doing.

Mr. Dryburgh: Exactly.

Mr. Greenstein: Well, this is great because it's been a while coming. I know it's been tough to get the survey done. Now that we have that part done, we can get some more detailed work and discuss a plan. That's good.

Ms. Adams: Did you have anything else, Steve?

Mr. Boyd: That's all I had.

Mr. Greenstein: Thank you, Steve.

Ms. Adams: Are there any other questions for Steve regarding engineering matters? Alright.

C. District Manager's Report

i. Action Items List

Ms. Adams: Under the District Manager's Report, we have the Action Item List that's included in the agenda packet. The projects for Reunion East start on Page 1. For the irrigation turnover, there's active communication between District Council and Kingwood's council regarding this matter. You've just heard an update on the Reunion Village Davenport Creek Bridge access points. On the functional fitness center, the estimated shipping date is March and we're hoping to have all that equipment installed by the end of March. The Carriage Pointe pool gate was approved back in October. The agreement has been fully executed and Alan recently re-met with the vendor, looked at the lock and the fabrication, and it's currently being manufactured. If this is successful, then we have four other pools that are still pending gates. This is a different fabricator than the one who did Seven Eagles. The one who did Seven Eagles did not want to continue to do the work based on fabrication issues.

Mr. Dryburgh: Because we weren't willing to pay for it?

Ms. Adams: I think there were just some specification issues.

Mr. Scheerer: I think what they may have requested an engineering drawing, whereas we went out and met in the field and said, *"This is what we'd like to do"*, they did it. One of the problems was they were instructed to put the gate handle at three feet, which is code minimum to prevent reach overs, but they put it at four-and-a-half feet. Unless you're vertically challenged like myself, I couldn't reach it where it was, so they refabricated the gate and they chose not to do the

work without an engineering drawing. So, we reached out to Access Control technologies who currently does all of our security gates. As Tricia said, once the contract was signed by both parties and then filled with fabricators, we went over everything. I gave them a sample mock drawing, went over the scope again to make sure that, this is what we were expecting from you, and they told me at the time, it was probably about 4 to 5 weeks out.

Mr. Dryburgh: Would the same gate access key work?

Mr. Scheerer: Yes. It will be the exact same lock.

Mr. Dryburgh: Perfect.

Ms. Adams: So, hopefully, this gives us a successful template and we can replicate that with the other four gates. But we're just starting with one.

Mr. Greenstein: Thanks, Alan.

Ms. Adams: You've already had an update regarding the status of being relieved from landscape responsibilities on County Road 532. I did send out an electronic update from Duke after last month's meeting. At the time of that report, there was one location in Reunion East, which was Liberty Bluff. Liberty Bluff was still pending implementation of the LED lights, but that project should close out very soon. We just discussed Reunion Village in terms of the landscape maintenance and pond maintenance. Regarding the security improvements at Carriage Pointe, the Board approved a remote monitor security program. Right now, District Council is in communication with Envera's counsel regarding the terms on the agreement. You had an update for the implication of the Parking Rules at Carriage Pointe. We will be working in tandem with the Homeowner's Association here to communicate to residents before that signage gets installed. So, I'll be in communication with Alan on that matter. We also have a five-year Replacement and Maintenance (R&M) Fund or Capital Plan. That is a work in progress. I'll send out an electronic copy to the Board when we have those five years populated on a spreadsheet.

Mr. Goldstein: Is that where you would find things like money being set aside for roofs to be replaced?

Ms. Adams: Yes. The current fiscal year is based on the items that you budgeted for or subsequent to budget adoption the Board has approved and are in process. So, there are projects for Reunion West and projects for Reunion East under the current fiscal year. Then what will be forming in the future years is the Reserve Study.

Mr. Goldstein: Okay.

Ms. Adams: As we get closer to budget development for the specific years, field conditions would also inform the budgeting process. So, we look at the Reserve Study as a point of reference and then also assess assets based on the field conditions. On the Reunion West Action Items List, we have several projects here. If you have any questions, I'm happy to answer those. I'm happy to run through those, should the Board like for me to review them. It's up to the Board.

Mr. Dryburgh: The only question I did have, was about this building. You were at one time discussing Reunion wanting to use it. They were going to replace the kitchen. They were going to actually update the building. They were going to do a lot of things and we're still looking at the same building and same carpeting. Have you heard anything from them?

Ms. Adams: Yeah. I will mention just a couple of things. For the record, we do have a Management Services Agreement for the Heritage Crossings Community Center. That is a multi-year agreement. The resort pays for the operations of the building and then the District compensates them a certain fee for the management of the building. That agreement also requires that a portion of the rental income is transmitted to the District. What happened is when that agreement was initially conceived and executed, it happened to coincide with the COVID pandemic, which really just wiped out the rental market for social events. So, that business is starting to come back. We have not been in communication with Reunion Resort regarding any recommended capital improvements for this building. I think they are probably assessing the condition and maintaining it, but there are some signs of wear and tear with the carpet and the furniture.

Mr. Dryburgh: It's an activity and I'm thinking if they just decided to ignore it for the next six months again, now would be the time to do the improvements. They don't have any social obligations that are going to be interfering with their having workers in here.

Ms. Adams: Yeah. The market in terms of rental properties, I think they probably have a good sense of what the market is demanding in terms of what types of events are seeking venues and what type of venues are being sought. I've seen more outdoor events in Florida and fewer indoor events.

Mr. Goldstein: What about the stables?

Ms. Adams: There's some activity there.

Mr. Dryburgh: What does that mean?

Ms. Adams: They are using that as a location for events.

Mr. Dryburgh: So, they have had events down there?

Mr. Scheerer: A couple of them. There is also \$2,500 capital fee. So, anything over \$2,500, if we wanted to replace the carpet and redo the kitchen, it would fall on the District under the Management Services Agreement (MSA). At the time, when Encore moved out, from a historical perspective, they had their Welcome Center next door. They took down all of that, put everything back the way it was and when we met with them, they said they're okay with the carpet. So, they'd rather spend the money on a hot kitchen, but that's not been discussed. There isn't \$2,500 or anything over that.

Mr. Dryburgh: Alright. I didn't want to beat that horse.

Ms. Adams: It is such a different world today compared to when that MSA was executed. The pandemic has made some changes and we're still assessing the impact on rentals that are short-term versus long-term desirability for event rentals and what that looks like.

Mr. Dryburgh: You don't have the number of conventions coming in either

Ms. Adams: Not yet.

Mr. Greenstein: It is starting to come back. I may be wrong, but the only thing they are really using Heritage for is yoga. Trudy, am I right?

Ms. Hobbs: Yes. As far as I know. They still use it for yoga, but other than that, I don't know.

Mr. Greenstein: Now, as you know, subsequent to putting this property, the stables under an MSA, it was probably a year, maybe a year or so that they canceled the MSA for Seven Eagles. Obviously for the maintenance of this building is a lot less than maintenance of the Seven Eagles complex, but I do see things coming back. Hopefully, they will recognize the value of this space. If there's anything in particular you see that's out of line...

Mr. Dryburgh: No, no, no. I guess there was absolutely nothing happening.

Mr. Greenstein: We had all the air walls, all these dividers the air walls, the fabric repair and painting. So, there was a lot of work done to the building. If you look at it, it's not bad.

Ms. Adams: It's in remarkably good shape.

Mr. Greenstein: There is very high-grade carpeting. I think when they priced it out, it was unbelievably expensive. It was out of sight.

Mr. Dryburgh: It's in great shape.

Ms. Adams: Are there any other questions related to the action items list? Alright.

ii. Approval of Check Register

Ms. Adams: The next item on the agenda is approval of the Check Register. Board Members included in your agenda packet, under Tab 2, is a summary of the Check Register from November 1st through November 30, 2021. The total amount for the General Fund, R&M and payroll \$101,211.15. The summary is included in the agenda packet with some detail. I'm happy to answer any questions Board Members may have, but we are seeking Board action on this item.

On MOTION by Mr. Greenstein, seconded by Mr. McKeon, with all in favor, the November Check Register, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item is included for informational purposes for Board Members. Under Tab 3 are your Unaudited Financials through October 31st. This is your first look at the current fiscal year. Page one shows your cash balance for your General Fund, as well as your R&M Fund. Pages 2 and 3 have an overview of your prorated budget expenses and compares that with your actuals through October 31st. I'm happy to answer any questions you may have.

Mr. Greenstein: Just in one month?

Ms. Adams: Yes, one month. It's your first look. You're tracking on par with the budgeted expenses and actuals.

iv. Status of Direct Bill Assessments

Ms. Adams: We have several direct bill assessments that were due November 1st, that staff has followed up on. As of last week, I was informed from the hospital that that check was being processed and others are being followed up on as well.

Mr. Dryburgh: Hospital?

Ms. Adams: I believe it was Orlando Health.

Mr. Dryburgh: Is it a full hospital?

Ms. Adams: I'm not familiar with the scope of the services they provided

Mr. Greenstein: They start out with the emergency room operations and then in the subsequent phase, you will actually see a normal hospital.

Ms. Adams: Also, just for a note, Page 16 of your financials show that we are starting to receive the electronic transmission from the Osceola County Tax Collector. So, your cash balance position when you see your next financials will look a little different. Page 17 is actually the detail on the direct billed assessments.

Mr. Greenstein: Right.

Ms. Adams: The different entities and the dates that the monies are due.

v. Discussion of Road Project Presentation for January Meeting

Ms. Adams: The other item I want to bring to the Board's attention, just so you're aware, at next month's meeting, the District was contacted by the Osceola County Roads Department. They are planning a widening project for Old Lake Wilson Road. They are in a very preliminary design phase right now. They hope to internally make a decision about the design and do a presentation for this Board at your January meeting on the 13th of the month. We are going to schedule the road project presentation as your first item and notice that as a workshop opportunity for Reunion West Board Members. That way, there are some efficiencies with the timing on that presentations.

Mr. Dryburgh: There is no change in the time of the meeting.

Ms. Adams: Correct. Just so you're aware the only change will be that we'll do that as early as possible on the agenda. We will do that presentation first and Reunion West Board Members may be in attendance to the extent they want to be in attendance. It will be noticed so that they can discuss and opine on the project without any concern regarding Sunshine Laws.

Ms. Trucco: Okay. That's good.

D. Security Report

i. 201 Parking Violations and 0 Vehicles Towed

Ms. Adams: Board Members received under separate cover an electronic copy of the Security Report for the month of November. It did note that there were 201 parking violations and no vehicles towed. We do have the Director of Security, Mr. Victor Vargas, with us this afternoon. Do any Board Members have questions regarding any security matters or Victor, do you have any additional information to report to the Board of Supervisors regarding security matters?

Mr. Vargas: No. We haven't had a lot of parking violations. A lot of those violations were more of all property in the West. We're doing good over here on this side and don't have a lot of violations.

Ms. Adams: Sounds good.

ELEVENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any other business? Hearing none,

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Are there any Supervisors requests? Alright.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – January 13, 2022

Ms. Adams: Your next meeting date is January 13th at 1:00 p.m. We need a motion to adjourn.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM EHO OF ACQUISITIONS II BORROWER, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

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

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

WHEREAS, EHO OF Acquisitions II Borrower, LLC, a Florida limited liability company (hereinafter “EHO OF”), has requested the acceptance and transfer by the District of real property and infrastructure improvements, as more particularly described in the Warranty Deeds, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit, Certificate of District Engineer and Limited Liability Company Affidavit, attached hereto as Exhibit “A” (the “Conveyance Documents”), from EHO OF to the District, and thereafter from the District to the Tohopekaliga Water Authority, and independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida legislature (hereinafter, “Toho”); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from EHO OF, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

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

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

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," to the District and thereafter to Toho, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Reunion East Community Development District, this 13th day of January, 2022.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: Mark Greenstein
Title: Chairman

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Warranty Deed between EHOFF Acquisitions II Borrower, LLC and the Reunion East Community Development District
2. Special Warranty Deed between the Reunion East Community Development District and the Tohopekaliga Water Authority
3. Bill of Sale Absolute and Agreement between EHOFF Acquisitions II Borrower, LLC and the Reunion East Community Development District
4. Bill of Sale Absolute and Agreement between the Reunion East Community Development District and the Tohopekaliga Water Authority
5. Agreement Regarding Taxes between EHOFF Acquisitions II Borrower, LLC and the Reunion East Community Development District
6. Owner’s Affidavit of EHOFF Acquisitions II Borrower, LLC
7. Owner’s Affidavit of the Reunion East Community Development District
8. Certificate of District Engineer
9. Limited Liability Company Affidavit

Prepared by and after recording return to:
Zelica M. Quigley
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 301
Boca Raton, Florida 33431

Parcel ID Number: R342527-49740001FD20 (portion)

WARRANTY DEED

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

WITNESSETH:

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

LEGAL DESCRIPTION FOR LIFT STATION PARCEL

See attached Exhibit “A” incorporated herein by reference.

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

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

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

WITNESSES:

Witness #1

Witness #1 printed name

Witness #2

Witness #2 printed name

GRANTOR:

EHOF ACQUISITIONS II BORROWER, LLC,
a Delaware limited liability company

By: EHOF ACQUISITIONS II, LLC
a Delaware limited liability company,
its sole member

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

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

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He/she [] is personally known to me, or [] has produced _____ as identification.

(Seal)

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

EXHIBIT A

**LEGAL DESCRIPTION AND SKETCH
FOR LIFT STATION PARCEL**

Tract LS-2, Reunion Village Phase 4 & 5, according to the plat thereof, recorded in Plat Book 31, Pages 75 through 83, of the Public Records of Osceola County, Florida.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years.
2. An undivided fifty percent (50%) interest in and to the royalties or profit from any and all minerals, oil, petroleum products and gas which may be extracted from the property, in favor of the Trustees of Tufts College, as reserved in that certain Deed from said Trustees of Tufts College to Irlo Bronson and Flora B. Bronson, his wife, dated December 8, 1943 and recorded December 23, 1943, in Deed Book 107, Page 564 and an undivided fifty percent (50%) interest in and to all of the mineral, oil petroleum products and gas and to one hundred percent (100%) of all rights of ingress, egress, exploration and other rights as conveyed in that certain Conveyance of Mineral Rights, from the Trustees of Tufts College to Francis X. Heidrich and Paul D. Heidrich, as tenants in common, dated March 7, 1972, and recorded April 3, 1972, in Official Records Book 238, Page 311, Public Records of Osceola County, Florida. Right of Entry/Exploration released per F.S. 704.05.
3. Reservation unto the State of Florida the title to an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals which may be found on or under the said land recorded September 15, 1945, in Deed Book 114, Page 119. The right to explore and mine has been released by that certain Release of Right of Entry and Exploration recorded June 28, 2000, in Official Records Book 1750, Page 2238, Public Records of Osceola County, Florida
4. Reservation unto the State of Florida the title to an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals which may be found on or under the said land recorded August 3, 1945, in Deed Book 114, Page 288, Public Records of Osceola County, Florida. The privilege to explore and mine are extinguished pursuant to F.S. 270.11
5. Allocation and Assignment of Land Use and Development Rights and Duties recorded June 28, 2000, in Official Records Book 1750, Page 2258, Public Records of Osceola County, Florida.
6. Unrecorded Ordinance No. 01-31 adopted September 24, 2001; Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded December 26, 2001, in Official Records Book 1976, Page 2759; Refiling of the Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded August 7, 2002, in Official Records Book 2090, Page 2031; Notice of Refiling recorded March 24, 2004, in Official Records Book 2471, Page 1405; and Refiling of Notice of Establishment of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT recorded August 24, 2009, in Official Records Book 3879, Page 2895, Public Records of Osceola County, Florida.

7. Master Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 18, 2002, in Official Records Book 1990, Page 1654 (which contains provisions for a private charge or assessments), as amended by that certain First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements For Reunion Resort & Club of Orlando recorded February 13, 2003, in Official Records Book 2194, Page 546, as further amended by that certain First Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 24, 2003, in Official Records Book 2200, Page 38, as further amended by that Second Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded July 6, 2005, in Official Records Book 2832, Page 1612, as further amended by that Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded September 27, 2005, in Official Records Book 2908, Page 1853, as further amended by that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded October 19, 2010, in Official Records Book 4049, Page 2118, as further amended by that certain Fifth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 21, 2011, in Official Records Book 4085, Page 2212, as further amended by that certain Sixth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded April 15, 2011, in Official Records Book 4118, Page 865, as further amended by that certain Seventh Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded October 15, 2013, in Official Records Book 4517, Page 395 and re-recorded October 18, 2013, in Official Records Book 4518, Page 1813, as further amended by that certain Eighth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded May 8, 2015, in Official Records Book 4776, Page 1506, Ninth Supplemental Declaration of Master Declaration of Covenants, Conditions, Restrictions and Easements recorded January 28, 2020 in Official Records Book 5664, Page 2306, and as affected by Assignment of Declarant's Rights Under Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 12, 2019, in Official Records Book 5476, Page 138, Public Records of Osceola County, Florida.
8. Declarations of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded January 25, 2002, in Official Records Book 1993, Page 1167; August 26, 2002, in Official Records Book 2100, Page 654 and August 17, 2005, in Official Records Book 2871, Page 2310, Public Records of Osceola County, Florida.
9. Acquisition Agreements, Transfer of Rights and Interests and Dedication of Improvements to the Reunion East Community Development District recorded January 29, 2002, in Official Records Book 1994, Page 2345 and August 26, 2002, in Official Records Book 2100, Page 645, Public Records of Osceola County, Florida.

10. Notice of Collection Agreement for Special Assessments (Reunion East Community Development District) recorded August 26, 2002, in Official Records Book 2100, Page 662 and March 24, 2005, in Official Records Book 2737, Page 1144, and First Amendment to Notice of Collection Agreement for Special Assessments (Reunion Easement Community Development District recorded August 10, 2015, in Official Records Book 4824, Page 660, Public Records of Osceola County, Florida.
11. Lien of Record of the Reunion East Community Development District recorded August 26, 2002, in Official Records Book 2100, Page 672 and Amended and Restated Lien of Record of the Reunion East Community Development District recorded March 24, 2005, in Official Records Book 2737, Page 1139, Public Records of Osceola County, Florida.
12. Osceola County Facilitation of Public Infrastructure Agreement recorded March 5, 2003, in Official Records Book 2205, Page 2775; First Amendment to Osceola County Facilitation of Public Infrastructure Agreement recorded August 26, 2004, in Official Records Book 2585, Page 418, Public Records of Osceola County, Florida.
13. Drainage Agreement between Reedy Creek Improvement District and Ginn-LA Orlando, Ltd., LLLP recorded May 16, 2003, in Official Records Book 2253, Page 604 and Assignment of and Modification to Drainage Agreement recorded September 9, 2004, in Official Records Book 2591, Page 824, Public Records of Osceola County, Florida.
14. City of Kissimmee/Ginn-LA Orlando II, LLLP, Water, Wastewater, and Reclaimed Water System Developer's Service Agreement recorded August 5, 2003, in Official Records Book 2307, Page 131, Public Records of Osceola County, Florida.
15. Osceola County Facilitation of Public Infrastructure Agreement for roadway improvements of County Road 545 recorded August 25, 2003, in Official Records Book 2323, Page 166, Public Records of Osceola County, Florida.
16. Osceola County Facilitation of Public Infrastructure Agreement for Roadway Improvements recorded December 2, 2003, in Official Records Book 2393, Page 825, Public Records of Osceola County, Florida.
17. Reunion East Reclaimed Water Delivery Interlocal Agreement recorded November 2, 2005, in Official Records Book 2950, Page 2299, Public Records of Osceola County, Florida.
18. Reunion Reclaimed Water Master Planning Interlocal Agreement recorded November 2, 2005, in Official Records Book 2950, Page 2323, Public Records of Osceola County, Florida.
19. Reunion East Community Development District Notice of Lien Special Assessments For Series 2015 Bonds recorded June 5, 2015, in Official Records Book 4789, Page 1704, Public Records of Osceola County, Florida.

20. Notice of Collection Agent for Special Assessments (Series 2015 Bonds) (Reunion Easement Community Development District) recorded June 5, 2015, in Official Records Book 4789, Page 1712, Public Records of Osceola County, Florida.
21. Declaration of Consent to Jurisdiction of Reunion East Community Development District, To Series 2015-1 Assessments, to Series 2015-2 Assessments and to Series 2015-3 Assessments recorded June 5, 2015, in Official Records Book 4789, Page 1730, Public Records of Osceola County, Florida.
22. Parcel Declaration of Covenants, Conditions, Restrictions and Obligation, which contains provisions for a private charge or assessments recorded June 1, 2018, in Official Records Book 5343, Page 869; together with Amendment recorded January 31, 2019, in Official Records Book 5470, Page 1675, Second Amendment to Parcel Declaration of Covenants, Conditions, Restrictions and Obligations (Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcels 4-8 recorded September 21, 2020, in Official Records Book 5797, Page 362, Agreement Regarding Parcel Declaration recorded April 30, 2019, in Official Records Book 5516, Page 1090, Acknowledgement to Agreement Regarding Parcel Declaration of Covenants, Conditions, Restrictions and Obligations Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcels 4-8, recorded December 23, 2019 in Official Records Book 5645, Page 1556, Partial Assignment and Assumption of Parcel Developer's Rights recorded December 23, 2019 in Official Records Book 5645, Page 1578, Agreement Regarding Parcel Declaration of Covenants, Conditions, Restrictions and Obligations Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcel 8, recorded in Official Records Book 5907, Page 1832, Agreement Regarding Parcel Declaration Covenants, Conditions, Restrictions and Obligations (Part of 35-25-27-4895-PRCL-01C0) A Portion of Phase 2, Parcels 8, recorded in Book 5982, Page 1426, Partial Assignment and Assumption of Parcel Developer's Rights recorded in Official Records Book 5892, Page 1518, and Assignment of Declarant's Rights Under Parcel Declaration recorded in Official Records Book 5752, Page 1445, Public Records of Osceola County, Florida.
23. Eighth Amended and Restated Development Order recorded August 28, 2018, in Official Records Book 5392, Page 1182; together with and Partial Assignment and Assumption of Development Rights and Obligations and Allocation Agreement as recorded June 1, 2018 in Official Records Book 5342, Page 2944, and Amendment to Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement, recorded January 31, 2019, in Official Records Book 5470, Page 1657, Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement recorded April 30, 2019 in Official Records Book 5516, Page 979 and Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement executed by EHOAcquisitions II Borrower, LLC and EHOAcquisitions II Borrower, LLC recorded December 23, 2019 in Official Records Book 5645, Page 1568, Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement recorded in Official Records Book 5892, Page 1509, Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement recorded in Official Records Book 5970, Page 1179, Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement recorded July 15, 2021 in Official Records Book 6003, Page 1060, and

Partial Assignment and Assumption of Development Rights and Obligations, and Allocation Agreement recorded July 16, 2021 in Official Record Book 6003, Page 1938; Public Records of Osceola County, Florida.

24. Tohopekaliga Water Authority Water and Wastewater System Developer's Service Agreement recorded January 9, 2019, in Official Records Book 5460, Page 2286, as amended by the First Amendment to Tohopekaliga Water Authority Water and Wastewater System Developer's Service Agreement recorded February 17, 2021 in Book 5893, Page 1467, Public Records of Osceola County, Florida.
25. Recorded Notice of Environmental Resource Permit recorded March 25, 2019, in Official Records Book 5496, Page 2241, Public Records of Osceola County, Florida.
26. Declaration of Restrictive Covenant as to Use recorded April 30, in Official Records Book 5516, Page 1005, Public Records of Osceola County, Florida.
27. Drainage Easement Agreement recorded April 30, 2019, in Book 5516, Page 1067 and Amendment to Drainage Easement Agreement recorded November 12, 2019, in Book 5622, Page 400, Public Records of Osceola County, Florida.
28. Tohopekaliga Water Authority Water and Wastewater Developer's Service Agreement recorded March 13, 2020, in Book 5691, Page 2706, Public Records of Osceola County, Florida.
29. Resolution No. 2020-02 recorded May 5, 2020, in Official Records Book 5718, Page 194, Public Records of Osceola County, Florida.
30. Declaration of Consent to Jurisdiction of The Reunion Easement Community Development District, Imposition of Special Assessments and Imposition of Lien of Record recorded September 11, 2020, in Official Records Book 5792, Page 360, Public Records of Osceola County, Florida.
31. Tohopekaliga Water Authority Water and Wastewater System Developer's Service Agreement recorded March 3, 2021 in Official Records Book 5903, Page 2705, Public Records of Osceola County, Florida.
32. Collateral Assignment and Assumption of Development Rights Relating to the Reunion East Community Development District (Series 2021 Bonds) recorded August 19, 2021 in Official Records Book 6026, Page 452, Public Records of Osceola County, Florida.
33. Agreement Between Developer and Reunion East Community Development District Regarding the True Up and Payment for Special Assessment Bonds, Series 2021 (Reunion Village) as set forth in instrument recorded August 19, 2021 in Book 6026, Page 430, Public Records of Osceola County, Florida.

34. Resolution No. 2021-19 Relating to the Declaration of Intent to Accept Dedications on the Plat Entitled "Reunion Village Phase 4 and 5" and Providing an Effective Date recorded October 25, 2021 in Book 6072, Page 1008., Public Records of Osceola County, Florida.
35. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Reunion Village Phase 4 & 5, as recorded in Plat Book 31, Pages 75 through 83, Public Records of Osceola County, Florida.
36. Lien of Record of Reunion East Community Development District (Series 2021 Bonds) as set forth in instrument recorded August 19, 2021 in Book 6026, Page 408, Public Records of Osceola County, Florida.
37. Notice of Collection Agent for Special Assessments (Reunion East Community Development District - Series 2021 Bonds) as set forth in instrument recorded August 19, 2021 in Book 6026, Page 411, Public Records of Osceola County, Florida.

Instrument prepared by and to be
returned to:

Zelica M. Quigley
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 301
Boca Raton, Florida 33431

Parcel ID Number R342527-49740001FD20 (portion)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2021 between the Reunion East Community Development District, a Florida community development district, having an address at c/o Governmental Management Services -Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “Grantor”), and the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter the “Grantee”).

WITNESSETH:

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

See attached Exhibit “A” incorporated herein by reference.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR does hereby covenant with and warrant to Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

WITNESSES:

**By: REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____

Its: Chairman

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, as Chairman of the Board of Supervisors of the Reunion East Community Development District and who has acknowledged that he has executed the same on behalf of the Reunion East Community Development District. He has ☐ produced _____ as identification or ☐ is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT “A”

(Legal Description)

Tract LS-2, Reunion Village Phase 4 & 5, according to the plat thereof, recorded in Plat Book 31, Pages 75 through 83, of the Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
(REUNION EAST – LIFT STATION)
(TRACT LS-2 REUNION VILLAGE PHASE 4 & 5 PLAT)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2021, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801, and **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company (hereinafter referred to as “Developer”) whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486, and

RECITALS

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

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

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

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

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

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

3. All personal property described and conveyed herein is conveyed with all express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein, as applicable.

4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed

together and shall constitute one and the same agreement.

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

Signed, sealed and delivered
in the presence of:

EHOF ACQUISITIONS II BORROWER, LLC,
a Delaware limited liability company

Witness

By: EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company,
its sole member

Printed Name

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

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

Witness

By: _____
Arthur J. Falcone, Manager

Printed Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, the sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company He/she [] is personally known to me, or [] has produced _____ as identification.

(Seal)

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
(REUNION EAST – LIFT STATION)
(TRACT LS-2 REUNION VILLAGE PHASE 4 & 5 PLAT)

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by _____, as _____ of the Board of Supervisors of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT “A”

**LOCATION LEGAL DESCRIPTION AND
LIST OF IMPROVEMENTS**

Tract LS-2, Reunion Village Phase 4 & 5, according to the plat thereof, recorded in Plat Book 31, Pages 75 through 83, of the Public Records of Osceola County, Florida.

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment as specified on the Construction Plans for Reunion Village Residential Phases 4 & 5 8 as prepared by Madden, Moorhead & Stokes, LLC and as approved by TOHO on January 15, 2021.

BILL OF SALE ABSOLUTE AND AGREEMENT
(REUNION EAST – LIFT STATION)
(TRACT LS-2 REUNION VILLAGE PHASE 4 & 5 PLAT)

KNOW ALL MEN BY THESE PRESENTS, that the Reunion East Community Development District, a Florida community development district, having an address at c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189 Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter called the “Grantee”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the Grantee, its successors and assigns, the following:

Improvements more particularly described on Exhibit “A” attached hereto and made a part hereof, located on the property described on Exhibit “B” attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, its executors, administrators and assigns forever, together with all of the Grantor’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Grantor from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto Grantee, its successors and assigns, to and for its or their use, forever.

1. Grantor agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the Grantee by the Grantor (and, if required, performed by the Grantor on behalf of the Grantee) and all benefits derived thereunder shall be for the benefit of the Grantee.

2. The Grantor represents and warrants to the Grantee that the Grantor has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Bill of Sale – Lift Station Conveyance to Tohopekaliga Water Authority
Reunion East Community Development District

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of this _____ day of _____, 2021.

WITNESSES:

**By: REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before by means of [] physical presence or [] online notarization, this _____ day of _____ 2021, by _____, as _____ for the Reunion East Community Development District and who has acknowledged that he has executed the same on behalf of the Reunion East Community Development District. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT “A”

DESCRIPTION OF IMPROVEMENTS

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment as specified on the Construction Plans for Reunion Village Residential Phases 4 & 5 as prepared by Madden, Moorhead & Stokes, LLC and as approved by TOHO on January 15, 2021.

EXHIBIT “B”

LEGAL DESCRIPTION

Tract LS-2, Reunion Village Phase 4 & 5, according to the plat thereof recorded in Plat Book 31, Pages 75 through 83, of the Public Records of Osceola County, Florida.

**OWNER'S AFFIDAVIT, NON-FOREIGN CERTIFICATE AND
REQUEST FOR TAXPAYER IDENTIFICATION NUMBERS
(REUNION EAST – LIFT STATION)
(TRACT LS-2 REUNION VILLAGE PHASE 4 & 5 PLAT)**

STATE OF FLORIDA

COUNTY OF PALM BEACH

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

A. COMPANY'S AFFIDAVIT

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

2. Affiant knows of his own knowledge that the Company is the fee simple title holder in and to that certain real property located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), collectively more particularly described on Exhibit "A" attached hereto.

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

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Company, its employees, or agents or of which Company has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Company, its employees, or agents or of which Company has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. There are no matters pertaining to the Company which could give rise to a lien that would encumber the Property during the period of time between November ____, 2021, the effective date of the title insurance commitment issued under File No. _____, issued by Nelson Mullins Riley & Scarborough LLP, as agent for First American Title Insurance Company (the "Title Commitment"), and the time of recording of the Warranty Deed in favor of the Reunion East Community Development District, a local unit of special-purpose government established

pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "District").

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

7. Company knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Company.

8. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Company, nor has Company ever made an assignment for the benefit of its creditors.

9. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property or Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

10. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

11. That there are no matters pending against Company that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

12. There is no one in possession or claiming rights to possession, under oral or written leases or otherwise, with respect to the Property.

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

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

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

EHOF Acquisitions II Borrower, LLC
One Town Center Road, Suite 600
Boca Raton, Florida 33486

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

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

4. In connection with the sale or exchange of the Property the Company is required by law to provide the District with its correct taxpayer identification numbers (TIN). If it does not so provide its TIN, it may be subject to civil or criminal penalties imposed by law.

Company's Tax ID Number: 84-3641210

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

☐ Principal Residence
☒ Other Real Estate

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

Affiant states that this Affidavit is given in connection with the transfer of the Property and Improvements to the District and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, and for purposes of inducing First American Title Insurance Company ("Title Company") to insure title through its agent, Nelson Mullins Riley & Scarborough LLP d/b/a Nelson Mullins Broad and Cassel ("Title Agent"). Affiant further understands that material reliance will be placed upon this Affidavit by all of said parties.

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

Affiant declares that he has authority to sign this document on behalf of the Company, and that the number shown on this statement is the Company's correct taxpayer identification number.

Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies, under penalties of perjury, that he has examined the full facts set forth in this Affidavit and to the best of his knowledge and belief, it is true, correct and complete.

SIGNATURE APPEARS ON FOLLOWING PAGE]

Dated this ____ day of _____, 2021.

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

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, the Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, the Manager of EHOA Acquisitions II, LLC, a Delaware limited liability company, the sole member of EHOA Acquisitions II Borrower, LLC, a Delaware limited liability company. He is personally known to me or has produced _____ as identification.

Notary Public State of Florida

EXHIBIT “A”

Property

Tract LS-2, Reunion Village Phase 4 & 5, according to the plat thereof, recorded in Plat Book 31, Pages 75 through 83, of the Public Records of Osceola County, Florida.

Improvements

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment as specified on the Construction Plans for Reunion Village Residential Phases 4 & 5 8 as prepared by Madden, Moorhead & Stokes, LLC and as approved by TOHO on January 15, 2021.

OWNER'S AFFIDAVIT

BEFORE ME, the undersigned Notary Public, personally appeared **Mark Greenstein** ("Affiant"), as Chairman of the Reunion East Community Development District, being first duly sworn, deposes and says that:

1. Reunion East Community Development District is the owner of those premises legally described as follows:

Tract LS-2, Reunion Village Phase 4 & 5, according to the plat thereof, recorded in Plat Book 31, Pages 75 through 83, of the Public Records of Osceola County, Florida.

2. Reunion East Community Development District is in sole possession of the Property and no other person, corporation or entity has any right or lawful claim to possession or use of the Property.

3. The Property and the furniture, fixtures, equipment and personal property located in the improvements comprising the Property, if any, are free and clear of all liens, mortgages, unrecorded easements, contracts of sale, taxes, assessments, encumbrances, and claims of every kind, nature and description whatsoever except as reflected in the title insurance commitment issued under Order No. _____, issued by Nelson Mullins Riley & Scarborough LLP, as agent for First American Title Insurance Company.

4. No judgments have been rendered and no suits are now pending in any court of record that impairs or involves title to the Property; nor have any writs or execution or attachment issued from any court been levied upon the Property in Osceola County, Florida.

5. There have been no improvements, alterations or repairs to the Property for which the costs thereof remain unpaid; and within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving same that remain unpaid; and there are no construction, mechanics', materialmen's, or laborers' liens against the Property.

6. Except as set forth in the Reunion Village Phase 4 & 5 Plat, Affiant knows of no unrecorded easements, liens or assessments against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

7. This Affidavit is given for the purposes of inducing the Tohopekaliga Water Authority, an independent special district, to accept the conveyance of the Property from the Reunion East Community Development District.

8. Affiant is not aware of any matters pending against Reunion East Community Development District that could give rise to a lien which would attach to the Property between the last title examination and the recording of the Special Warranty Deed.

9. Reunion East Community Development District shall not execute any instrument nor permit the recording of any instrument that would adversely affect title to the Property from and after this date.

[Signature page follows.]

**Reunion East Community Development
District**

By: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before by means of [☐] physical presence or [☐] online notarization, this _____ day of _____ 2021, by _____, as _____ for the Reunion East Community Development District and who has acknowledged that he has executed the same on behalf of the Reunion East Community Development District. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

CERTIFICATE OF DISTRICT ENGINEER

(Reunion East – Lift Station)
(Tract LS-2 Reunion Village Phase 4 & 5 Plat)

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

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

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

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

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

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

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

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

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

[Signature page to follow]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

(Reunion East – Lift Station)
(Tract LS-2 Reunion Village Phase 4 & 5 Plat)

DATED: _____, 2021.

Witness: _____

Print: _____

Witness: _____

Print: _____

STEVEN N. BOYD

Professional License No.: FL 43225
President, Boyd Civil Engineering, Inc.,
6816 Hanging Moss Road
Orlando, Florida 32807
FL Certificate of Authorization No. 43225

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2021 by **STEVEN N. BOYD**, of Boyd Civil Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

TRACT LS-2, REUNION VILLAGE PHASE 4 & 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 75 THROUGH 83, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

EXHIBIT “B”

PERSONAL PROPERTY

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment as specified on the Construction Plans for Reunion Village Residential Phases 4 & 5 as prepared by Madden, Moorhead & Stokes, LLC and as approved by TOHO on January 15, 2021.

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

LIMITED LIABILITY COMPANY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PALM BEACH

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURE APPEARS ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

Dated as if the ____ day of _____, 2021.

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

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, the Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, the Manager of EHOA Acquisitions II, LLC, a Delaware limited liability company, the sole member of EHOA Acquisitions II Borrower, LLC. He is personally known to me or has produced _____ as identification.

Notary Public State of Florida

EXHIBIT A

Property

Tract LS-2, Reunion Village Phase 4 & 5, according to the plat thereof, recorded in Plat Book 31, Pages 75 through 83, of the Public Records of Osceola County, Florida.

SECTION V

SECTION A



ROAR BRANDING
YOUR BRAND LOUDER



LUXURY
SPA SALES

Fitness Services of Florida, Inc Equipment / Flooring Quote

FSF

Date	Quote#
1/6/2022	3482

dba Mobile Upholstery Services
dba Luxury Spa Sales
dba Roar Branding Store
4220 NW 120th Ave
Coral Springs, FL 33065
gymrepair.com
mobileupholsteryservices.com
luxuryspasales.com

(954)753-6088 or
(888)753-8553

Delivery Location:

Reunion East Seven Eagles Fitness Center
Seven Eagles Ct,
Reunion, FL 34747

Bill To:

Reunion East Comm. Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Serving all of Florida

Celebrating over 20 Years as the Largest Sales and Service Provider of Fitness Equipment in Florida!

Customer Contact	Tricia Adams	Phone #	954-753-6088
------------------	--------------	---------	--------------

Qty	Equipment Description	Cost	Total
1	Received a request from Tricia Adams for a Refurbish Equipment. JJ Refurbished Life Fitness Discover SE Commercial Treadmill Note: (1) year warranty on parts, (1) year warranty on labor	3,200.00	3,200.00
1	Delivery Charge Note: Old treadmill will be a traded-in and removed.	300.00	300.00

Payment in full required prior to ordering equipment and flooring.

Quote is valid for 30 days, while supplies last.

Subtotal \$3,500.00

Sales Tax (0.0%) \$0.00

Total \$3,500.00

Print Name: _____

Customer Signature: _____

Date _____

Wire Transfer Information:
Available upon request

Approved signed quote may be returned to service@gymrepair.com

SECTION B

*This item will be provided under
separate cover*

SECTION VI

SECTION B

SECTION 1

January 6, 2021

Ms. Tricia Adams

District Manager

Reunion East CDD

Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

Re: Proposal to Provide an Inspection and Needs Analysis Report of the Districts Stormwater Infrastructure as Required by FS 403.9302

Dear Ms. Adams:

Boyd Civil Engineering will prepare the statutory required for the CDD's Stormwater Management System report "Needs Analysis" to include:

Services will include Site Inspections of District Drainage Facilities either owned or within easements.

A Final Report will be prepared including items a through g as required by FS 403.9302. including:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and



January 6, 2021

expenditures with an evaluation of how the local government expects to close any projected funding gap.

The report will be completed by and presented to the CDD Board of Supervisors in May of 2021 in advance of the June 30th deadline for submittal to the State.

Fees for Professional Services associated with this work are \$13,200, with additional estimated reimbursable expenses of \$500.

Services will be performed as an authorized task under our Master Agreement as District Engineer.

We appreciate the opportunity to serve the Reunion East CDD.

A handwritten signature in blue ink, appearing to read 'S. Boyd', with a stylized flourish at the end.

Steven N. Boyd, P.E.

District Engineer

Task Authorization Approved by

_____ Date _____

Reunion East CDD

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 went back to Kingwood.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	In Process	Survey received, additional data being collected to complete design.
7/13/05	Functional Fitness Center at Seven Eagles	Adams/Scheerer	In Process	Room refurbishment completed. Functional Fitness Center Equipment Proposal approved and equipment order is in process with LifeFitness. Estimated shipping March 2022. Other Seven Eagles tasks: fees for renting Linear Park and Seven Eagles finalized - staff is working on facilitating collection from Reunion Resort. Other transition still items in process: signage updates.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	A proposal for Carriage Pointe was approved 10.14.2021. The installation agreement is completed. Operations staff met with vendor to review scope and a lock was provided to the vendor for the fabrication process. The gate is currently in fabrication. Four other pool gates are pending.
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	Completed (Tentative)	Duke confirming all work orders are completed.

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 (ACT) for access controls proposal. Agreement with Envera has been provided by District Counsel and is under vendor review.
9/9/21	Parking Rules for Carriage Pointe and Reunion Village	Scheerer/Adams/Trucco	In Process	New parking maps approved by BOS and amended Rule adopted 11.11.2021. Final map received to complete Rules and to amend agreements with security and towing. Signage approved by BOS 12.09.2021.

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	Design/installation proposal for playground and outdoor fitness center approved 10.14.2021. Playtopia agreement executed and the equipment is in design phase. Sidewalks, concrete work, landscape design/installation, and fencing to be addressed by Operations Manager.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	in Process	Delegation Resolution approved 11.11.2021. Supplemental Assessment Methodology Report to be presented to Board 01.13.2022.
2/11/21	Parking Rules for Encore at RWCCD	Adams	On Hold	Monitoring the need to implement street parking restrictions. The HOA has requested a meeting in January to discuss.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	Location: South East at intersection of Goodman Road and Bella Citta Boulevard Application under review as of 12.08.2021 ZMA21-0020 in review status (Parcel Number: 282527000000600000 which is 51.02 acres and 332527000000500000 which is 52.55 acres) No application as of 12.08.2021 for 3325273160000A0090 (19.04 acres)
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	In Process	Temporary MOT in place on RW roadways,
4/8/21	Duke Street Lights	Adams/Scheerer	Completed (Tentative)	Confirming completion with Duke staff.

Date Assigned	Action Item	Assigned To	Status	Comments
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	In Process	Sharon Harley met with Alan and Yellowstone in August. BOS approved installation of Ribbon Palms 10.14.2021. Installation pending further assessment of impact of nearby gas line work.
7/8/21	Determine if any property is available for dumpsters	Scheerer	On Hold	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	To be added to monthly reports.
9/9/21	Monitor TECO Gas Line Installation	Scheerer	In Process	As of 01.07.2022, Bear's Den to Guard House pending installation.
11/11/21	Internet Access in Heritage Crossings	Adams	In Process	Reunion Resort plans to install high speed internet the first quarter of 2022. In the meantime, they will provide temporary Internet support at HCCC to enable Zoom hybrid meetings.
12/9/21	Monitor Sinclair Road Expansion Project (1.5 Miles from Tradition Boulevard to Bella Citta Boulevard)	Adams	In Process	www.Osceola.org/Go/SinclairRoad in PD&E phase (to determine proposed alignment) as of 01.07.2022. Project newsletters have circulated BOS.

SECTION 2

Reunion East

Community Development District

Summary of Check Register

December 1, 2021 to December 31, 2021

Fund	Date	Check No.'s		Amount
General Fund	12/2/21	5204-5217	\$	845,296.51
	12/9/21	5218-5230	\$	1,992,034.65
	12/10/21	5231	\$	8,049.78
	12/16/21	5232-5238	\$	22,124.71
	12/27/21	5239-5240	\$	190,561.19
			\$	3,058,066.84
Replacement & Maintenance	12/9/21	160	\$	4,750.00
	12/16/21	161	\$	2,025.00
			\$	6,775.00
Payroll	<u>December 2021</u>			
	John Dryburgh	50627	\$	184.70
	Mark Greenstein	50628	\$	184.70
	Steven Goldstein	50629	\$	184.70
	Thomas McKeon	50630	\$	184.70
	Trudy Hobbs	50631	\$	184.70
			\$	923.50
			\$	3,065,765.34

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/02/21	00095	11/16/21	S232961 202111 320-53800-57400 RESET/TEST/MOVE DATA1 CBL		*	80.56	
		11/16/21	S232961 202111 300-13100-10100 RESET/TEST/MOVE DATA1 CBL		*	71.44	
		11/17/21	S233064 202111 320-53800-57400 REBEND GATE/TEST/RPR LED		*	138.86	
		11/17/21	S233064 202111 300-13100-10100 REBEND GATE/TEST/RPR LED		*	123.14	
ACCESS CONTROL TECHNOLOGIES, INC.							414.00 005204
12/02/21	00182	11/15/21	210920L0 202111 320-53800-48100 SPINE ROAD TOPO EAST BRDG		*	980.50	
		11/15/21	210920L0 202111 300-13100-10100 SPINE ROAD TOPO EAST BRDG		*	869.50	
		11/15/21	210920L0 202111 320-53800-48100 SPINE ROAD TOPO WEST BRDG		*	980.50	
		11/15/21	210920L0 202111 300-13100-10100 SPINE ROAD TOPO WEST BRDG		*	869.50	
AMERICAN SURVEYING & MAPPING INC							3,700.00 005205
12/02/21	00129	11/11/21	4960 202111 320-53800-57400 RPLC GUARDHOUSE LIGHT BLB		*	808.25	
		11/11/21	4960 202111 300-13100-10100 RPLC GUARDHOUSE LIGHT BLB		*	716.75	
BERRY CONSTRUCTION INC.							1,525.00 005206
12/02/21	00166	11/11/21	556521ES 202110 320-53800-43200 GAS CHARGES 10/06-11/08		*	537.74	
		11/11/21	556521ES 202110 300-13100-10100 GAS CHARGES 10/06-11/08		*	476.86	
FLORIDA NATURAL GAS							1,014.60 005207
12/02/21	00119	11/22/21	99981 202110 310-51300-31500 IRRG WTR AGR/MTG/INTERLOC		*	5,604.45	
LATHAM,LUNA,EDEN & BEAUDINE,LLP							5,604.45 005208
12/02/21	00163	11/05/21	1755 202111 320-53800-47500 PRS.WSH-WATSON CT & PARK		*	291.50	
		11/05/21	1755 202111 300-13100-10100 PRS.WSH-WATSON CT & PARK		*	258.50	
		11/05/21	1755 202111 320-53800-47500 PRS.WSH-HOMESTEAD POOL		*	267.65	
		11/05/21	1755 202111 300-13100-10100 PRS.WSH-HOMESTEAD POOL		*	237.35	
		11/05/21	1755 202111 320-53800-47500 PRS.WSH-SPARKLING CT/ANNI		*	498.20	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/02/21	00060	11/02/21 376000	202111 320-53800-46200	HC B-TRBLSHOOT/DEGREASE	*	120.81	
		11/02/21 376000	202111 300-13100-10100	HC B-TRBLSHOOT/DEGREASE	*	107.14	
				SPIES POOL LLC			227.95 005215
12/02/21	00070	10/22/21 43244	202110 320-53800-46200	TROUBLESHOOT 4 POLE LIGHT	*	408.10	
		10/22/21 43244	202110 300-13100-10100	TROUBLESHOOT 4 POLE LIGHT	*	361.90	
		10/31/21 43526	202110 320-53800-46200	RPLC 2 BALLAST SPA/3BALLA	*	1,008.86	
		10/31/21 43526	202110 300-13100-10100	RPLC 2 BALLAST SPA/3BALLA	*	894.64	
		10/31/21 43527	202110 320-53800-46200	RPLC BALLAST/DIM LAMP/LMP	*	1,718.00	
		10/31/21 43527	202110 300-13100-10100	RPLC BALLAST/DIM LAMP/LMP	*	1,523.50	
				TERRY'S ELECTRIC INC			5,915.00 005216
12/02/21	00030	11/01/21 REU 2894	202111 320-53800-47300	MTHLY LANDSCAPE MNT NOV21	*	26,584.80	
		11/01/21 REU 2894	202111 300-13100-10100	MTHLY LANDSCAPE MNT NOV21	*	23,575.20	
		11/01/21 REU 2894	202111 330-53800-47300	SEVEN EAGLES ADD. NOV21	*	532.65	
		11/01/21 REU 2894	202111 300-13100-10100	SEVEN EAGLES ADD. NOV21	*	472.35	
		11/01/21 REU 2894	202111 320-53800-47300	ANNUAL MULCH	*	33,691.04	
		11/01/21 REU 2894	202111 300-13100-10100	ANNUAL MULCH	*	29,876.96	
		11/01/21 REU 2894	202111 330-53800-47300	SEVEN EAGLES AMNTY NOV21	*	1,520.04	
		11/01/21 REU 2894	202111 300-13100-10100	SEVEN EAGLES AMNTY NOV21	*	1,347.96	
				YELLOWSTONE LANDSCAPE			117,601.00 005217
12/09/21	00074	11/30/21 198882	202111 320-53800-47000	AQUATIC PLANT MGMT NOV21	*	68.37	
		11/30/21 198882	202111 300-13100-10100	AQUATIC PLANT MGMT NOV21	*	60.63	
				APPLIED AQUATIC MANAGEMENT, INC.			129.00 005218
12/09/21	00129	11/26/21 4968	202111 330-53800-46200	SE-REINST.TP HOLD/KNOBS	*	204.05	
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/09/21	00150	12/07/21 12072021	202112 300-15100-10100		*	500,000.00	
		TRNSFR EXCESS TO SBA ACCT					
				REUNION EAST CDD C/O STATE BOARD OF			500,000.00 005224
12/09/21	00175	11/29/21 7004	202112 320-53800-46200		*	3,816.00	
		POOL MAINTENANCE DEC21					
		11/29/21 7004	202112 300-13100-10100		*	3,384.00	
		POOL MAINTENANCE DEC21					
		11/29/21 7004	202112 330-53800-46200		*	1,537.00	
		POOL MNT SEVEN EAG DEC21					
		11/29/21 7004	202112 300-13100-10100		*	1,363.00	
		POOL MNT SEVEN EAG DEC21					
				ROBERTS POOL SERVICE AND REPAIR INC			10,100.00 005225
12/09/21	00060	11/10/21 376303	202111 330-53800-46200		*	238.45	
		SE-INST.VALVE TOP/GASKET					
		11/10/21 376303	202111 300-13100-10100		*	211.45	
		SE-INST.VALVE TOP/GASKET					
		11/10/21 376304	202111 320-53800-46200		*	140.37	
		CP-SAFETY INSP/RPLC RETRN					
		11/10/21 376304	202111 300-13100-10100		*	124.48	
		CP-SAFETY INSP/RPLC RETRN					
		11/16/21 376381	202111 320-53800-46200		*	241.10	
		CP-INST.LOCK BOX POOL/SPA					
		11/16/21 376381	202111 300-13100-10100		*	213.80	
		CP-INST.LOCK BOX POOL/SPA					
		11/17/21 376430	202111 320-53800-46200		*	151.04	
		HC B-INST.NEW CLOCK SPA					
		11/17/21 376430	202111 300-13100-10100		*	133.95	
		HC B-INST.NEW CLOCK SPA					
		11/17/21 376454	202111 330-53800-46200		*	144.56	
		SE-RPLC FITTING/JETS SPAS					
		11/17/21 376454	202111 300-13100-10100		*	128.19	
		SE-RPLC FITTING/JETS SPAS					
		11/18/21 376699	202111 330-53800-46200		*	343.92	
		SE-INST.NEW PUMP FOUNTAIN					
		11/18/21 376699	202111 300-13100-10100		*	304.98	
		SE-INST.NEW PUMP FOUNTAIN					
		11/23/21 376647	202111 320-53800-46200		*	289.22	
		HS-DRAIN SPA/ACID WASH					
		11/23/21 376647	202111 300-13100-10100		*	256.48	
		HS-DRAIN SPA/ACID WASH					
		11/23/21 376649	202111 320-53800-46200		*	414.94	
		HS-INST.MOTOR/SEAL/DIFFUS					
		11/23/21 376649	202111 300-13100-10100		*	367.96	
		HS-INST.MOTOR/SEAL/DIFFUS					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		11/23/21	376650 202111 320-53800-46200 HC A-RPR BROKEN LID SKIMM		*	119.22	
		11/23/21	376650 202111 300-13100-10100 HC A-RPR BROKEN LID SKIMM		*	105.73	
		11/24/21	376690 202111 330-53800-46200 SE-REFILL FNT/RESTART SYS		*	98.05	
		11/24/21	376690 202111 300-13100-10100 SE-REFILL FNT/RESTART SYS		*	86.95	
		11/24/21	376691 202111 320-53800-46200 TER-ACID WASH THE SPA		*	315.72	
		11/24/21	376691 202111 300-13100-10100 TER-ACID WASH THE SPA		*	279.98	
SPIES POOL LLC						4,710.54	005227
12/09/21	00070	10/31/21	43493 202110 320-53800-46200 TER-RPLC 14BULB/11BALLAST		*	2,502.13	
		10/31/21	43493 202110 300-13100-10100 TER-RPLC 14BULB/11BALLAST		*	2,218.87	
		10/31/21	43495 202110 320-53800-46200 HC A-FURNISH/INST.BREAKER		*	1,142.68	
		10/31/21	43495 202110 300-13100-10100 HC A-FURNISH/INST.BREAKER		*	1,013.32	
TERRY'S ELECTRIC INC						6,877.00	005228
12/09/21	00030	12/01/21	REU 2943 202112 320-53800-47300 MTHLY LANDSCAPE MNT DEC21		*	26,584.80	
		12/01/21	REU 2943 202112 300-13100-10100 MTHLY LANDSCAPE MNT DEC21		*	23,575.20	
		12/01/21	REU 2943 202112 330-53800-47300 SEVEN EAGLES ADD. DEC21		*	532.65	
		12/01/21	REU 2943 202112 300-13100-10100 SEVEN EAGLES ADD. DEC21		*	472.35	
		12/01/21	REU 2943 202112 320-53800-47300 PALM TRIMMING DEC21		*	7,530.24	
		12/01/21	REU 2943 202112 300-13100-10100 PALM TRIMMING DEC21		*	6,677.76	
		12/01/21	REU 2943 202112 330-53800-47300 SEVEN EAGLES AMNTY DEC21		*	596.78	
		12/01/21	REU 2943 202112 300-13100-10100 SEVEN EAGLES AMNTY DEC21		*	529.22	
		12/01/21	REU 2943 202112 320-53800-47300 BEDDING PLANTS DEC21		*	5,911.62	
		12/01/21	REU 2943 202112 300-13100-10100 BEDDING PLANTS DEC21		*	5,242.38	
		12/01/21	REU 2991 202110 320-53800-46500 RPR VALVE/ROTOR/HEAD/NOZZ		*	616.13	
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		12/01/21	REU 2991 202110 300-13100-10100		*	546.37	
			RPR VALVE/ROTOR/HEAD/NOZZ				
				YELLOWSTONE LANDSCAPE			78,815.50 005229
12/09/21	00092	10/31/21	DUKE-DUK 202110 320-53800-43000		*	933.37	
			DUKEENERGY#9100 8324 0443				
		10/31/21	TOHO-TOH 202110 320-53800-43100		*	327.68	
			TOHO METER#62644093 OCT21				
		10/31/21	103121 202110 320-53800-41000		*	34.63	
			HC PHONE LINE 4574 OCT21				
		10/31/21	103121 202110 300-13100-10100		*	30.71	
			HC PHONE LINE 4574 OCT21				
		10/31/21	103121 202110 320-53800-41000		*	34.63	
			CP PHONE LINE 2365 OCT21				
		10/31/21	103121 202110 300-13100-10100		*	30.71	
			CP PHONE LINE 2365 OCT21				
		10/31/21	50116 202110 330-53800-43300		*	538.89	
			SE CLEANING SUPPLY OCT21				
		10/31/21	50116 202110 300-13100-10100		*	477.88	
			SE CLEANING SUPPLY OCT21				
		10/31/21	50116 202110 330-53800-43300		*	2,234.48	
			SE CONTRACT CLEAN OCT21				
		10/31/21	50116 202110 300-13100-10100		*	1,981.52	
			SE CONTRACT CLEAN OCT21				
		10/31/21	50249 202110 320-53800-12100		*	2,154.45	
			MANAGEMENT SERVICE OCT21				
		10/31/21	50249 202110 300-13100-10100		*	1,910.55	
			MANAGEMENT SERVICE OCT21				
				REUNION RESORT			10,689.50 005230
12/10/21	00049	12/01/21	539 202112 310-51300-34000		*	3,689.58	
			MANAGEMENT FEES DEC21				
		12/01/21	539 202112 310-51300-35200		*	66.67	
			WEBSITE ADMIN DEC21				
		12/01/21	539 202112 310-51300-35100		*	116.67	
			INFORMATION TECH DEC21				
		12/01/21	539 202112 310-51300-31300		*	833.33	
			DISSEMINATION FEE DEC21				
		12/01/21	539 202112 310-51300-51000		*	15.48	
			OFFICE SUPPLIES				
		12/01/21	539 202112 310-51300-42000		*	8.48	
			POSTAGE				
		12/01/21	539 202112 310-51300-42500		*	191.40	
			COPIES				
		12/01/21	540 202112 320-53800-12000		*	3,128.17	
			FIELD MANAGEMENT DEC21				
				GOVERNMENTAL MANAGEMENT SERVICES			8,049.78 005231
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/16/21	00129	12/09/21 4979	202112 320-53800-46200	CP/HS/HC/TER-RESET PAVERS	*	453.15	
		12/09/21 4979	202112 300-13100-10100	CP/HS/HC/TER-RESET PAVERS	*	401.85	
		12/09/21 4984	202112 330-53800-46200	SE-RPLC SHOWER KNOB/MIXER	*	84.80	
		12/09/21 4984	202112 300-13100-10100	SE-RPLC SHOWER KNOB/MIXER	*	75.20	
		12/09/21 4985	202112 320-53800-46200	HC A-RPLC LIGHT TIMER	*	98.05	
		12/09/21 4985	202112 300-13100-10100	HC A-RPLC LIGHT TIMER	*	86.95	
BERRY CONSTRUCTION INC.						1,200.00	005232
12/16/21	00134	12/10/21 3201	202111 310-51300-31100	SPINE RD GATE DSGN/MTG/CD	*	2,283.75	
BOYD CIVIL ENGINEERING						2,283.75	005233
12/16/21	00072	9/22/21 32971	202109 320-53800-53000	50 REFLECT MARKER/50 PADS	*	265.00	
		9/22/21 32971	202109 300-13100-10100	50 REFLECT MARKER/50 PADS	*	235.00	
FAUSNIGHT STRIPE & LINE INC						500.00	005234
12/16/21	00163	12/07/21 1763	202112 320-53800-47500	PRS.WSH-SPINE RD/PAT.LAND	*	1,966.30	
		12/07/21 1763	202112 300-13100-10100	PRS.WSH-SPINE RD/PAT.LAND	*	1,743.70	
PRESSURE WASH THIS						3,710.00	005235
12/16/21	00092	11/01/21 50251	202111 320-53800-12100	MANAGEMENT SERVICE NOV21	*	2,154.45	
		11/01/21 50251	202111 300-13100-10100	MANAGEMENT SERVICE NOV21	*	1,910.55	
		11/30/21 DUKE-DUK	202111 320-53800-43000	DUKEENERGY#9100 8324 0443	*	821.13	
		11/30/21 DUKE-DUK	202111 330-53800-43000	DUKEENERGY#9100 8323 9862	*	207.83	
		11/30/21 DUKE-DUK	202110 330-53800-43000	DUKEENERGY#9100 8323 9862	*	290.03	
		11/30/21 RECDDREE	202111 320-53800-46200	POOL CLEANING SRVC NOV21	*	1,749.00	
		11/30/21 RECDDREE	202111 300-13100-10100	POOL CLEANING SRVC NOV21	*	1,551.00	
		11/30/21 TOHO-TOH	202111 320-53800-43100	TOHO METER#62644093 NOV21	*	335.42	

REUE REUNION EAST TVISCARRA

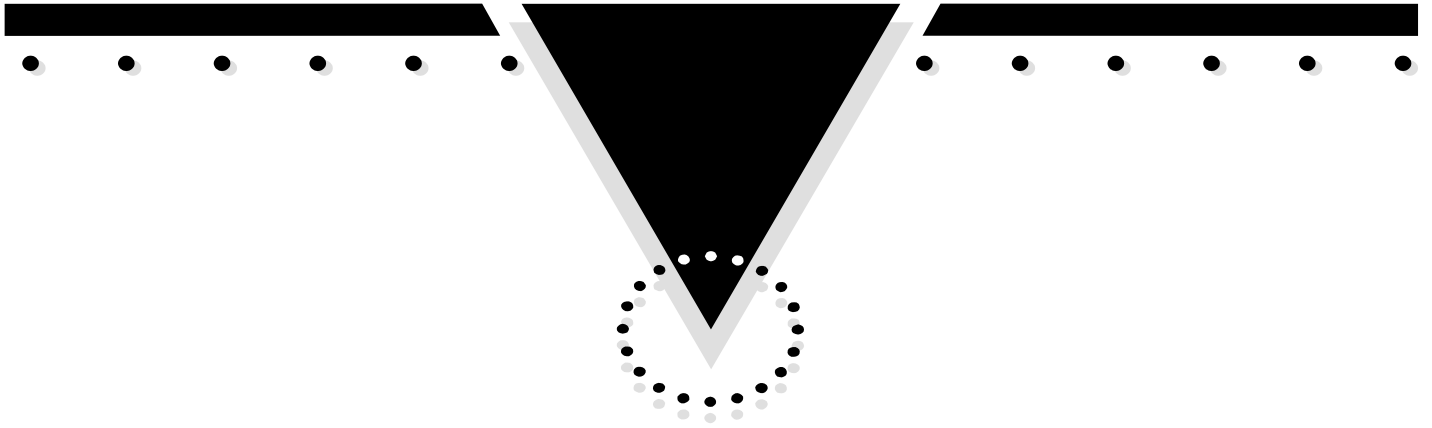
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/30/21		113021	202111 320-53800-41000 HC PHONE LINE 4574 NOV21		*	34.39	
11/30/21		113021	202111 300-13100-10100 HC PHONE LINE 4574 NOV21		*	30.50	
11/30/21		113021	202111 320-53800-41000 CP PHONE LINE 2365 NOV21		*	34.39	
11/30/21		113021	202111 300-13100-10100 CP PHONE LINE 2365 NOV21		*	30.50	
11/30/21		55915	202111 330-53800-43300 SE CLEANING SUPPLY NOV21		*	538.89	
11/30/21		55915	202111 300-13100-10100 SE CLEANING SUPPLY NOV21		*	477.88	
11/30/21		55915	202111 330-53800-43300 SE CONTRACT CLEAN NOV21		*	2,162.40	
11/30/21		55915	202111 300-13100-10100 SE CONTRACT CLEAN NOV21		*	1,917.60	
REUNION RESORT							14,245.96 005237
12/16/21	00060	11/16/21 376815	202111 320-53800-46200 CP-INST.POOL HEATER COVER		*	98.05	
		11/16/21 376815	202111 300-13100-10100 CP-INST.POOL HEATER COVER		*	86.95	
SPIES POOL LLC							185.00 005238
12/27/21	00103	12/22/21 12222021	202112 300-20700-10000 FY22 DEBT SERV SER2015A		*	178,176.78	
REUNION EAST CDD C/O USBANK							178,176.78 005239
12/27/21	00103	12/22/21 12222021	202112 300-20700-10800 FY22 DEBT SERV SER21		*	12,384.41	
REUNION EAST CDD C/O USBANK							12,384.41 005240
TOTAL FOR BANK A						3,058,066.84	
TOTAL FOR REGISTER						3,058,066.84	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/21	00021	11/28/21 1756	202111 320-53800-60000	PRS.WSH-REUNION BLVD-TRAF	*	2,517.50	
		11/28/21 1756	202111 300-13100-10100	PRS.WSH-REUNION BLVD-TRAF	*	2,232.50	
PRESSURE WASH THIS							4,750.00 000160
12/16/21	00032	12/07/21 210803L0	202112 320-53800-66000	TOPOGRPHIC TRACT R1 PRCL1	*	662.50	
		12/07/21 210803L0	202112 300-13100-10100	TOPOGRPHIC TRACT R1 PRCL1	*	587.50	
		12/07/21 210803L0	202112 320-53800-66000	TOPOGRPHIC TRACT 04 PRCL2	*	410.75	
		12/07/21 210803L0	202112 300-13100-10100	TOPOGRPHIC TRACT 04 PRCL2	*	364.25	
AMERICAN SURVEYING & MAPPING INC							2,025.00 000161
TOTAL FOR BANK C						6,775.00	
TOTAL FOR REGISTER						6,775.00	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

November 30, 2021



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2021

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
ASSETS:					
CASH	\$1,125,059	\$456,040	---	---	\$1,581,099
CUSTODY ACCOUNT	\$463,288	---	---	---	\$463,288
STATE BOARD OF ADMINISTRATION	\$1,001,146	\$3,072,904	---	---	\$4,074,050
DUE FROM GENERAL FUND	---	---	\$430,102	---	\$430,102
DUE FROM REUNION WEST	\$176,807	\$7,055	---	---	\$183,863
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,943	---	\$100,943
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,443	---	\$198,443
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$370,277	---	\$370,277
SERIES 2015-1					
Revenue	---	---	\$14	---	\$14
SERIES 2015-2					
Reserve	---	---	\$19	---	\$19
Revenue	---	---	\$14	---	\$14
SERIES 2015-3					
Revenue	---	---	\$7	---	\$7
Prepayment	---	---	\$8	---	\$8
SERIES 2021					
Reserve	---	---	\$1,116,155	---	\$1,116,155
Revenue	---	---	\$16	---	\$16
Construction	---	---	---	\$8,781,284	\$8,781,284
TOTAL ASSETS	\$2,766,300	\$3,536,000	\$2,391,005	\$8,781,294	\$17,474,599
LIABILITIES:					
ACCOUNTS PAYABLE	\$201,346	\$4,750	---	---	\$206,096
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$402,475	---	---	---	\$402,475
DUE TO DEBT 2021	\$27,627	---	---	---	\$27,627
DUE TO REUNION WEST	\$37,634	\$29,549	---	---	\$67,184
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	\$3,501,700	---	---	\$3,744,452
UNASSIGNED	\$1,853,143	---	---	---	\$1,853,143
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,186)	---	(\$6,643,186)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$5,257,562)	---	(\$5,257,562)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$947,752	---	\$947,752
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$14	---	\$14
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$33	---	\$33
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$15	---	\$15
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,143,798	---	\$1,143,798
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$8,781,284	\$8,781,284
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,766,300	\$3,536,000	\$2,391,005	\$8,781,294	\$17,474,599

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending November 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/21	ACTUAL THRU 11/30/21	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,435,176	\$227,607	\$227,607	\$0
Special Assessments - Direct	\$583,672	\$8,184	\$8,184	\$0
Interest	\$750	\$125	\$168	\$43
TOTAL REVENUES	\$2,019,598	\$235,916	\$235,960	\$43
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$2,000	\$2,000	\$0
FICA	\$918	\$153	\$153	\$0
Engineering	\$15,000	\$2,500	\$2,678	(\$178)
Attorney	\$35,000	\$5,833	\$7,278	(\$1,444)
Trustee Fees	\$8,620	\$0	\$0	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$5,000	\$833	\$5,000	(\$4,167)
Dissemination	\$10,000	\$1,667	\$1,667	\$0
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,700	\$0	\$0	\$0
District Management Fees	\$44,275	\$7,379	\$7,379	\$0
Information Technology	\$1,400	\$233	\$233	(\$0)
Website Maintenance	\$800	\$133	\$133	(\$0)
Telephone	\$300	\$50	\$0	\$50
Postage	\$1,500	\$250	\$42	\$208
Printing & Binding	\$1,500	\$250	\$294	(\$44)
Insurance	\$15,950	\$15,950	\$14,986	\$964
Legal Advertising	\$5,000	\$833	\$581	\$252
Other Current Charges	\$600	\$100	\$0	\$100
Office Supplies	\$500	\$83	\$32	\$51
Travel Per Diem	\$250	\$42	\$0	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$168,288	\$38,865	\$42,675	(\$3,809)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$37,538	\$6,256	\$6,256	(\$0)
Management Services Agreement	\$21,430	\$3,572	\$4,309	(\$737)
Facility Lease Agreement	\$3,593	\$599	\$3,610	(\$3,011)
Telephone	\$6,858	\$1,143	\$1,241	(\$98)
Electric	\$355,535	\$59,256	\$50,518	\$8,738
Water & Sewer	\$42,200	\$7,033	\$5,120	\$1,913
Gas	\$40,618	\$6,770	\$2,762	\$4,008
Pool & Fountain Maintenance	\$118,688	\$19,781	\$25,658	(\$5,876)
Environmental	\$12,054	\$2,009	\$931	\$1,078
Property Insurance	\$29,013	\$29,013	\$32,692	(\$3,679)
Irrigation Repairs	\$8,572	\$1,429	\$736	\$693
Landscape Contract	\$503,702	\$83,950	\$102,902	(\$18,952)
Landscape Contingency	\$26,375	\$4,396	\$0	\$4,396
Gate and Gatehouse Expenses	\$16,880	\$2,813	\$3,220	(\$407)
Roadways/Sidewalks	\$26,375	\$4,396	\$3,821	\$575
Lighting	\$5,275	\$879	\$0	\$879
MSA Building Repairs	\$13,188	\$2,198	\$0	\$2,198
Pressure Washing	\$18,463	\$3,077	\$3,562	(\$485)
Repairs & Maintenance	\$10,550	\$1,758	\$1,961	(\$203)
Signage	\$13,188	\$2,198	\$98	\$2,100
Security	\$73,850	\$12,308	\$12,367	(\$58)
Parking Violation Tags	\$264	\$44	\$0	\$44
SEVEN EAGLES:				
Electric	\$14,559	\$2,427	\$1,651	\$775
Water & Sewer	\$6,881	\$1,147	\$723	\$423
Gas	\$8,546	\$1,424	\$561	\$863
Telephone/Emergency Pool Phone	\$185	\$31	\$0	\$31
Contract Cleaning	\$27,118	\$4,520	\$5,475	(\$955)
Landscape Contract	\$9,495	\$1,583	\$2,585	(\$1,003)
Landscape Contingency	\$2,638	\$440	\$0	\$440
Pool Maintenance	\$18,357	\$3,060	\$4,579	(\$1,519)
Lighting	\$791	\$132	\$0	\$132
Fitness Center Repairs & Maintenance	\$791	\$132	\$0	\$132
Operating Supplies	\$6,594	\$1,099	\$0	\$1,099
Pest Control	\$222	\$37	\$0	\$37
Repairs & Maintenance	\$3,165	\$527	\$649	(\$122)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$16,667	\$0	\$16,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$267,764	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,851,311	\$288,102	\$277,987	\$10,115
TOTAL EXPENDITURES	\$2,019,598	\$326,967	\$320,661	\$6,306
EXCESS REVENUES (EXPENDITURES)	\$0	(\$84,702)		
FUND BALANCE - Beginning	\$0	\$2,180,597		
FUND BALANCE - Ending	\$0	\$2,095,895		

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending November 30, 2021

REVENUES:

Transfer In	\$267,764	\$0	\$0	\$0
Interest	\$4,500	\$750	\$512	(\$238)

TOTAL REVENUES

\$272,264	\$750	\$512	(\$238)
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EXPENDITURES:

Contingency	\$100	\$17	\$60	(\$44)
Building Improvements	\$127,391	\$21,232	\$0	\$21,232
Fountain Improvements	\$5,275	\$879	\$0	\$879
Gate/Gatehouse Improvements	\$51,695	\$8,616	\$0	\$8,616
Landscape Improvements	\$26,375	\$4,396	\$0	\$4,396
Irrigation Improvements	\$13,188	\$2,198	\$0	\$2,198
Lighting Improvements	\$2,638	\$440	\$0	\$440
Monument Improvements	\$5,275	\$879	\$0	\$879
Pool Furniture	\$13,188	\$2,198	\$3,427	(\$1,229)
Pool Repair & Replacements	\$27,430	\$4,572	\$0	\$4,572
Roadways/Sidewalks Improvement	\$26,375	\$4,396	\$2,011	\$2,384
Signage	\$34,288	\$5,715	\$0	\$5,715
Capital Outlay	\$131,875	\$21,979	\$32,067	(\$10,088)

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,638	\$440	\$0	\$440
Landscape Improvements	\$2,638	\$440	\$0	\$440
Pool Furniture	\$7,913	\$1,319	\$0	\$1,319
Pool Repair & Replacements	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$478,280	\$79,713	\$37,566	\$42,148
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EXCESS REVENUES (EXPENDITURES)

(\$206,016)	(\$37,054)
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FUND BALANCE - Beginning

\$3,570,146	\$3,538,754
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FUND BALANCE - Ending

\$3,364,131	\$3,501,700
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures
For The Period Ending November 30, 2021

	ADOPTED BUDGET	PRORATED THRU 11/30/21	ACTUAL THRU 11/30/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
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)	\$0		\$2	
FUND BALANCE - Beginning	\$0		(\$6,643,188)	
FUND BALANCE - Ending	\$0		(\$6,643,186)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending November 30, 2021

	ADOPTED BUDGET	PRORATED THRU 11/30/21	ACTUAL THRU 11/30/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$0	\$0	\$3	\$3
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3	
FUND BALANCE - Beginning	\$0		(\$5,257,566)	
FUND BALANCE - Ending	\$0		(\$5,257,562)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending November 30, 2021

REVENUES:

Special Assessments	\$2,568,595	\$397,475	\$397,475	\$0
Interest	\$50	\$8	\$11	\$3

TOTAL REVENUES

\$2,568,645	\$397,483	\$397,486	\$3
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EXPENDITURES:

Interest Expense 11/01	\$580,125	\$580,125	\$580,125	\$0
Principal Expense 05/01	\$1,450,000	\$0	\$0	\$0
Interest Expense 05/01	\$580,125	\$0	\$0	\$0

TOTAL EXPENDITURES

\$2,610,250	\$580,125	\$580,125	\$0
-------------	-----------	-----------	-----

EXCESS REVENUES (EXPENDITURES)

(\$41,605)	(\$182,639)
------------	-------------

FUND BALANCE - Beginning

\$936,399	\$1,130,391
-----------	-------------

FUND BALANCE - Ending

\$894,794	\$947,752
-----------	-----------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending November 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 11/30/21	ACTUAL THRU 11/30/21	VARIANCE
Interest	\$0	\$0	\$5	\$5

TOTAL REVENUES

\$0	\$0	\$5	\$5
-----	-----	-----	-----

EXPENDITURES:

Other Debt Service Costs	\$0	\$0	\$0	\$0
--------------------------	-----	-----	-----	-----

TOTAL EXPENDITURES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

\$0	\$5
-----	-----

FUND BALANCE - Beginning

\$0	\$9
-----	-----

FUND BALANCE - Ending

\$0	\$14
-----	------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending November 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 11/30/21	ACTUAL THRU 11/30/21	VARIANCE
Interest	\$0	\$0	\$14	\$14

TOTAL REVENUES

\$0	\$0	\$14	\$14
-----	-----	------	------

EXPENDITURES:

Other Debt Service Costs	\$0	\$0	\$0	\$0
--------------------------	-----	-----	-----	-----

TOTAL EXPENDITURES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

\$0	\$14
-----	------

FUND BALANCE - Beginning

\$0	\$19
-----	------

FUND BALANCE - Ending

\$0	\$33
-----	------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending November 30, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 11/30/21	ACTUAL THRU 11/30/21	VARIANCE
Interest	\$0	\$0	\$7	\$7

TOTAL REVENUES

\$0	\$0	\$7	\$7
-----	-----	-----	-----

EXPENDITURES:

Other Debt Service Costs	\$0	\$0	\$0	\$0
--------------------------	-----	-----	-----	-----

TOTAL EXPENDITURES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

\$0	\$7
-----	-----

FUND BALANCE - Beginning

\$0	\$8
-----	-----

FUND BALANCE - Ending

\$0	\$15
-----	------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending November 30, 2021

REVENUES:

Special Assessments	\$1,116,155	\$27,627	\$27,627	\$0
Interest	\$100	\$17	\$13	(\$4)

TOTAL REVENUES

\$1,116,255	\$27,644	\$27,640	(\$4)
-------------	----------	----------	-------

EXPENDITURES:

Interest Expense 11/01	\$140,923	\$140,923	\$140,923	\$0
Principal Expense 05/01	\$425,000	\$0	\$0	\$0
Interest Expense 05/01	\$347,481	\$0	\$0	\$0

TOTAL EXPENDITURES

\$913,404	\$140,923	\$140,923	\$0
-----------	-----------	-----------	-----

EXCESS REVENUES (EXPENDITURES)

\$202,851	(\$113,283)
-----------	-------------

FUND BALANCE - Beginning

\$140,923	\$1,257,081
-----------	-------------

FUND BALANCE - Ending

\$343,774	\$1,143,798
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Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures
For The Period Ending November 30, 2021

	ADOPTED BUDGET	PRORATED THRU 11/30/21	ACTUAL THRU 11/30/21	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
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 November 30, 2021

	ADOPTED BUDGET	PRORATED THRU 11/30/21	ACTUAL THRU 11/30/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$111	\$111
TOTAL REVENUES	\$0	\$0	\$111	\$111
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$111	
FUND BALANCE - Beginning	\$0		\$8,781,173	
FUND BALANCE - Ending	\$0		\$8,781,284	

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	\$227,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,607
Special Assessments - Direct	\$8,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,184
Interest	\$82	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$8,266	\$227,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,960
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Engineering	\$395	\$2,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,678
Attorney	\$5,604	\$1,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,278
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,379
Information Technology	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233
Website Maintenance	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$20	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42
Printing & Binding	\$138	\$156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$294
Insurance	\$14,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,986
Legal Advertising	\$581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$581
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32
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
	\$32,698	\$9,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,675

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,128	\$3,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,256
Management Services Agreement	\$2,154	\$2,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,309
Facility Lease Agreement	\$1,805	\$1,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,610
Telephone	\$621	\$619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,241
Electric	\$26,675	\$23,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,518
Water & Sewer	\$2,959	\$2,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,120
Gas	\$1,060	\$1,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,762
Pool & Fountain Maintenance	\$16,252	\$9,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,658
Environmental	\$793	\$138	\$0	\$0	\$0	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$931
Property Insurance	\$32,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,692
Irrigation	\$736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$736
Landscape Contract	\$34,605	\$68,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,902
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gatehouse and Gatehouse Expenses	\$2,193	\$1,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,220
Roadways/Sidewalks	\$0	\$3,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,821
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$3,562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,562
Repairs & Maintenance	\$0	\$1,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,961
Signage	\$0	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98
Security	\$6,183	\$6,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,367
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seven Eagles													
Electric	\$1,443	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,651
Water & Sewer	\$336	\$387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$723
Gas	\$294	\$267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$561
Telephone/Emergency Pool Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Cleaning	\$2,773	\$2,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,475
Landscape Contract	\$533	\$2,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,585
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$2,013	\$2,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,579
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$139,899	\$138,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,987
Total Expenditures	\$172,597	\$148,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,661
Excess Revenues (Expenditures)	(\$164,330)	\$79,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$84,702)

**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	#REF!	
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	\$19	
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

Ehof II - Spectrum LLC \$884,352.00 \$185,307.00 \$699,045.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2021
1/4/22	11/1/21	WIRE	\$ 442,176.00	\$ 442,176.00	\$ 92,653.00	\$ 349,523.00
	2/1/22		\$ 221,088.00	\$ 2,948.23	\$ 2,948.23	\$ -
	5/1/22		\$ 221,088.00	\$ -	\$ -	\$ -
			\$ 884,352.00	\$ 445,124.23	\$ 95,601.23	\$ 349,523.00

Ehof II - Spectrum LLC \$339,052.00 \$100,207.00 \$238,845.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2021
1/4/22	11/1/21	WIRE	\$ 169,526.00	\$ 169,526.00	\$ 50,103.00	\$ 119,423.00
	2/1/22		\$ 84,763.00	\$ -	\$ -	\$ -
	5/1/22		\$ 84,763.00	\$ -	\$ -	\$ -
			\$ 339,052.00	\$ 169,526.00	\$ 50,103.00	\$ 119,423.00

EHOF Acquisitions II, LLC \$10,473.00 \$10,473.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
6/15/21 & 8/5/21	11/1/21	Various	\$ 5,237.00	\$ 5,237.00	\$ 5,237.00
6/15/21 & 8/5/21	2/1/22	Various	\$ 2,618.00	\$ 2,618.00	\$ 2,618.00
6/15/21, 8/5/21, 1/4/22	5/1/22	Various	\$ 2,618.00	\$ 2,618.00	\$ 2,618.00
			\$ 10,473.00	\$ 10,473.00	\$ 10,473.00

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/22/21	11/1/21	1001391927	\$ 113,330.00	\$ 113,330.00	\$ 113,330.00
	2/1/22		\$ 56,665.00	\$ -	\$ -
	5/1/22		\$ 56,665.00	\$ -	\$ -
			\$ 226,660.00	\$ 113,330.00	\$ 113,330.00

Orlando Reunion Development LLC \$2,385.00 \$2,385.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/21		\$ 1,193.00	\$ -	\$ -
	2/1/22		\$ 596.00	\$ -	\$ -
	5/1/22		\$ 596.00	\$ -	\$ -
			\$ 2,385.00	\$ -	\$ -

8095 Osceola Polk LLC \$9,816.00 \$9,816.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/21		\$ 4,908.00	\$ -	\$ -
	2/1/22		\$ 2,454.00	\$ -	\$ -
	5/1/22		\$ 2,454.00	\$ -	\$ -
			\$ 9,816.00	\$ -	\$ -

Sim Garden LLC \$11,735.00 \$11,735.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/21		\$ 5,867.00	\$ -	\$ -
	2/1/22		\$ 2,934.00	\$ -	\$ -
	5/1/22		\$ 2,934.00	\$ -	\$ -
			\$ 11,735.00	\$ -	\$ -

Reunion Village Shops LLC \$11,187.00 \$11,187.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/21		\$ 5,593.00	\$ -	\$ -
	2/1/22		\$ 2,797.00	\$ -	\$ -
	5/1/22		\$ 2,797.00	\$ -	\$ -
			\$ 11,187.00	\$ -	\$ -

SUMMARY		
	GENERAL FUND	DEBT SERVICE SERIES 2021
TOTAL DIRECT BILLED	\$557,770.00	\$937,890.00
TOTAL RECEIVED	\$ 269,507.23	\$ 468,946.00
VARIANCE	\$ (288,262.77)	\$ (468,944.00)

SECTION 4

Reunion East CDD Direct Billed Assessments for FY 2022

Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Orlando Health 34-25-27-4936-0001-0040								
				Nov	\$113,330	\$0	\$113,330	Paid 12/23/21
				Feb	\$56,665	\$0	\$56,665	
				May	\$56,665	\$0	\$56,665	
Totals		\$226,659	\$0	Total	\$226,659	\$0	\$226,659	
Orlando Reunion Development LLC 35-25-27-4885-PRCL-OC30	4 MF							
		\$2,386	\$0		O & M	Debt	Total	
				Nov	\$1,193	\$0	\$1,193	
				Feb	\$597	\$0	\$597	
				May	\$597	\$0	\$597	
				Total	\$2,386	\$0	\$2,386	
8095 Osceola Polk LLC 35-25-27-4885-PRCL-OC30	Commercial							
		\$9,816	\$0		\$4,908	\$0	\$4,908	
				Nov	\$2,454	\$0	\$2,454	
				Feb	\$2,454	\$0	\$2,454	
				May	\$2,454	\$0	\$2,454	
				Total	\$9,816	\$0	\$9,816	
SIM Garden 35-25-27-4885-PRCL-OC30	Commercial							
		\$11,735	\$0		\$5,868	\$0	\$5,868	
				Nov	\$2,934	\$0	\$2,934	
				Feb	\$2,934	\$0	\$2,934	
				May	\$2,934	\$0	\$2,934	
				Total	\$11,735	\$0	\$11,735	
RVS 35-25-27-4885-PRCL-OC30	Commercial							
		\$11,186	\$0		\$5,593	\$0	\$5,593	
				Nov	\$2,797	\$0	\$2,797	
				Feb	\$2,797	\$0	\$2,797	
				May	\$2,797	\$0	\$2,797	
				Total	\$11,186	\$0	\$11,186	
EHOF/SPECTRUM 11-1-15 Interest								
		\$100,207	\$238,846		\$147,994	\$468,946	\$616,939	Paid 1/4/22
27-25-27-2985-TRAC-FD20/FD30	252 Condos			Nov				
34-25-27-4936-0001FD10	233 SF	\$185,306	\$699,045	Feb	\$73,997	\$234,473	\$308,470	
34-25-27-4936-0001-								
0010/0020/0050/0031	Commercial	\$10,474	\$0	May	\$73,997	\$234,473	\$308,470	
		\$295,987	\$937,891	Total	\$295,987	\$937,891	\$1,233,878	

District
Reunion East

SECTION 5

Reunion East and West R&M

FY2022 Planned Expenses			Total	RE 53%	RW 47%	Estimated Date
Building Improvements						
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco			\$9,245	\$4,900	\$4,345	Apr-22
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco			\$8,450	\$4,479	\$3,972	Apr-22
Carriage Pointe Pool - Pressure Wash, Paint, Stucco			\$7,895	\$4,184	\$3,711	Apr-22
Heritage Pool "A" - Pressure Wash, Paint, Stucco			\$8,245	\$4,370	\$3,875	Apr-22
Heritage Pool "B" - Pressure Wash, Paint, Stucco			\$8,245	\$4,370	\$3,875	Apr-22
Homestead Pool - Pressure Wash, Paint, Stucco			\$7,895	\$4,184	\$3,711	Apr-22
Repair/Rebuild Two Roadway Arbors			\$9,390	\$4,977	\$4,413	May-22
Seven Eagles Arbor Repair			\$167,000	\$88,510	\$78,490	Jun-22
Homestead Pool Pavilion Roof Repairs			\$15,000	\$7,950	\$7,050	Oct-22
Seven Eagles Functional Fitness Center			\$26,000	\$13,780	\$12,220	Mar-22
			\$267,365	\$141,703	\$125,662	
Gate/Gatehouse Improvements						
Upgrade Access Control System for Reunion Resort/Reunion Village Gate			\$75,485	\$40,007	\$35,478	TBD
Upgrade Access Control for Carriage Pointe			\$40,000	\$21,200	\$18,800	Jun-22
			\$75,485	\$40,007	\$35,478	
Pool Furniture						
Pool Gates (5)			\$37,500			
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables at Terraces			\$13,032	\$6,907	\$6,125	Mar-22
			\$13,032	\$6,907	\$6,125	
Pool Repair & Replacement						
Heritage Crossing A Wading Pool Resurfacing			\$5,295	\$2,806	\$2,489	Mar-22
Heritage Crossing B Pool Resurfacing			\$30,882	\$16,367	\$14,515	Mar-22
3 Pool Heaters - \$4,945 per Heater			\$14,835	\$7,863	\$6,972	TBD
			\$51,012	\$27,036	\$23,976	
Signage						
No Parking Signs			\$60,800	\$32,224	\$28,576	TBD
			\$60,800	\$32,224	\$28,576	
Capital Outlay						
Grand Traverse Parkway Playground			\$142,000	\$75,260	\$66,740	May-22
Grand Traverse Parkway Outdoor Fitness Area			\$107,000	\$56,710	\$50,290	May-22
			\$249,000	\$131,970	\$117,030	