

*Reunion East Community
Development District*

Agenda

July 14, 2022

AGENDA

Reunion East

Community Development District

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

July 7, 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, July 14, 2022 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/81019901423>

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 9, 2022 Meeting
4. Review and Acceptance of Stormwater Needs Analysis Report
5. Consideration of Annual Engineer's Report
6. Consideration of Traffic Calming Options
7. Consideration of Hold Harmless and Indemnity Agreement for the Construction of a Water Main
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - D. Security Report
 - i. 594 Parking Violations
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date August 11th, 2022

12. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

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, **June 9, 2022** at 1:00 p.m. via Zoom Communication Media Technology and 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 Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jeremy LeBrun	GMS
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Mike Smith	Yellowstone Landscape
Garrett Huegel	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the June 9, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll. Four Supervisors were present in person, Dr. McKeon was present by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Mr. Charles Schnaars, Seven Eagles Condo Association President, suggested that the Board look at the newly installed pool gates at The Cove before approving the proposals for pool gates. They were loud and hard to close. Mr. Scheerer noted that the gate was a slow closer and would make noise. Mr. Schnaars

questioned why the mailroom was no longer locked and trash removal service was discontinued. Ms. Adams would respond to Mr. Schnaars comments after the meeting. Mr. Greenstein thanked Mr. Schnaars for his comments. Mr. Dryburgh received a question from Mr. Kent Miller about how houses were assessed on the Master Assessment Methodology. Ms. Adams closed the public comment period

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 12, 2022 Meeting

Ms. Adams noted that the May 12, 2022 minutes were reviewed by District Management staff and District Counsel.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Minutes of the May 12, 2022 Meeting as presented were approved.
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FOURTH ORDER OF BUSINESS

Ratification of 5 Ton Trane Rooftop Parking Unit AC w/ Electric Heat

Ms. Adams reported a failure with an air conditioner at Seven Eagles. Mr. Scheerer worked with the current service provider, Frank's Air Conditioning, and the unit was replaced at the soonest time possible. Mr. Scheerer felt that it was a competitive quote as it required a crane and partial closure of the facility as it was a rooftop unit. The amount of the proposal was \$10,997.67 and included a standard warranty; 5-year compressor, 10 years for the heater and 1 year of labor. Mr. Dryburgh asked if there was another air conditioning unit of the same age. Mr. Scheerer noted three units; the one that was replaced, one for the kitchen, which did not belong to the CDD and a third one that was replaced three years ago.

Dr. McKeon joined the meeting via Zoom.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the proposal from Frank's Air Conditioning for a 5 Ton Trane rooftop parking air conditioning unit with electric heat in the amount of \$10,997.67 was ratified.
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FIFTH ORDER OF BUSINESS

**Review of Fiscal Year 2023 Revised
Proposed Budget**

Ms. Adams presented a revised proposed budget for Fiscal Year 2023 which was updated to include the number of current platted lots as of June 1. The platted lots were used to determine respective shared costs for Reunion East and Reunion West per the terms of an Interlocal Agreement. Mr. Dryburgh questioned the number of lots Reunion Village was expected to add. Ms. Adams would verify. Mr. Greenstein recalled a change in the platted lot count for the townhouses across from the water park. Ms. Adams stated a True-Up Agreement would be entered into if the number of planned units on the development plan changed from the Assessment Methodology and the developer would pay a true-up payment. Ms. Adams stated that the public hearing for the budget was scheduled for the August meeting. *Maintenance – Shared Expenses, Landscape Contract* decreased based on the current Yellowstone agreement and planned maintenance for Reunion Village. There was a *Transfer Out* to the R&M Fund of \$222,027.

Ms. Adams presented a revised R&M Planned Project List for Reunion East and West and discussed each item. Mr. Scheerer stated the HVAC replacement at Heritage Crossings Community Center cost of \$133,000 was provided by Frank's Air Conditioning for budget purposes to replace six rooftop units that were 20 years old. Mr. Boyd explained how a Pavement Management Plan was prepared and utilized and would provide an estimate. At Mr. Greenstein's request, Mr. Boyd provided the status of the Reunion Resort/Reunion Village gate access. The design would be reviewed with the Fire Department before providing the Board at the next meeting. Mr. Scheerer discussed the scope of the restriping for the roadway improvements. A memorandum providing an overview of different traffic calming measures would be presented to the Board at the July meeting. Ms. Adams noted that the \$50,000 allowance allocated for pool equipment and landscape improvements would be removed from the budget as no funds were contemplated to be spent in the upcoming fiscal year.

Mr. Dryburgh noted loose pool pavers at Seven Eagles. Mr. Scheerer would increase the inspection of the pavers from once a month to twice a month. Mr. Greenstein requested that any potentially dangerous condition be reported to GMS. Mr. Goldstein asked about cleaning sand from the street drains due to construction. Ms. Adams stated the storm drain inlets would be monitored by Mr. Scheerer. Mr. Dryburgh asked whether there was an automatic shut off of the sprinkler system when it was raining. Mr. Scheerer confirmed that the clocks for all CDD irrigation controllers were changed. Ms. Adams stated that the Board was not bound to the Project

List and had the ability to approve projects or amend the budget as necessary throughout the fiscal year.

Dr. McKeon left the meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Pool Gates
at Homestead, Heritage Crossings and
Terraces**

Ms. Adams presented proposals from Access Control Technologies (ACT) for access control pool gates at Homestead, Heritage Crossings and Terraces in the amount of \$8,315.58 each.

Mr. Greenstein MOVED to approve the proposal from Access Control Technologies for pool gates at Homestead, Heritage Crossings and Terraces in the amount of \$8,315.58 each and Mr. Goldstein seconded the motion.

Mr. Dryburgh requested that rubber pads be installed to soften the noise. Mr. Scheerer would work with ACT.

On VOICE VOTE with all in favor the proposal from Access Control Technologies for pool gates at Homestead, Heritage Crossings and Terraces in the amount of \$8,315.58 each was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Temporary Relocation
of Reunion Resort Fitness Center to
Heritage Crossings Ballroom**

Ms. Adams discussed an electronic mail message that was received from the General Manager for Reunion Resort to temporarily relocate the Fitness Center to half of the Heritage Crossings Ballroom. The current Management Services Agreement with Kingwood, which was scheduled to expire in September, contemplated that the facility would be rented out and the District would benefit from a portion of the rental income. The District could consider renting to Reunion Resort and receive a stipend for use of the facility. There may be an impact on resident activities scheduled at Heritage Crossing, but one-half of the space could be dedicated to the Fitness Center and one-half to ongoing resident activities.

Discussion ensued and concerns were raised about improvements that Reunion Resort was supposed to make under the agreement and not renting out the facility. Ms. Adams clarified that

the current agreement did not contemplate Reunion Resort funding any capital projects but paying for day-to-day operational expenses. If they used the facility, the Board wanted Reunion Resort to pay for the electricity. Ms. Trucco explained that if the Board wanted to permit Reunion Resort's request that we could prepare an agreement for their use which would include liability protection, indemnification requirements, insurance requirements and a restoration requirement. Staff will investigate the feasibility and bring back recommendations at the July meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco thanked GMS for providing requested information for the Irrigation Agreement with Kingwood, which we hope should be finalized soon. Regarding the secession of landscape maintenance on the south side of S.R. 532, Mr. Scheerer and Yellowstone are meeting tomorrow with the representative from Osceola County because Osceola County was not satisfied during their first walk-through to inspect the restoration work.

B. Engineer

Mr. Boyd reported that the Stormwater Needs Analysis Report would be completed in the next two weeks and submitted to Osceola County.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package and reported that all equipment was installed at the that Functional Fitness Center at Seven Eagles and it was now open. Some small incidental items were being facilitated through the Custodial Services Agreement. A notice was provided to the Master Association to notify residents that the Heritage Crossings pool would be closed for resurfacing and directing them to other CDD pools. The point of contact for the Sinclair Road Expansion Project was reassigned by Osceola County and the project was behind schedule. Ms. Adams would monitor the status and report back to the Board.

ii. Approval of Check Register

Ms. Adams presented the Check Register from May 1, 2022 through May 31, 2022 in the amount of \$288,382.46. Mr. Greenstein questioned expenditures for Lumos Holdings. Ms. Adams would investigate.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the May Check Register was approved, subject to the above verification.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2022, which were included in the agenda package. The District was in a good fund balance position.

iv. Status of Direct Bill Assessments

Ms. Adams presented the Direct Bill Assessments, which were included in the agenda package. A demand letter was sent to Osceola Polk LLC. A payment from EHOF was outstanding and District staff was communicating with them regarding the status.

v. Replacement and Maintenance Plan

Ms. Adams presented a summary to the R&M Plan. The arbors were completed in May. The shared payment for the Grand Traverse Parkway playground would be applied to the project this year.

vi. Reminder to the Board to File Form 1's with the Supervisor of Elections in the County that They Reside by the July 1, 2022 Deadline (by mail, e-mail or in person as applicable)

Ms. Adams reminded the Board to file Form 1 with the Supervisor of Elections by the July 1st deadline. For tracking purposes, it should be filed in person or electronically.

D. Security Report

i. 157 Parking Violations

Mr. Victor Vargas of Reunion Security had a scheduling conflict and provided a Parking Violation Report under separate cover. Ms. Adams reported that the operating guidelines for parking enforcement were finalized and Reunion Security staff were trained on the protocols. The Board was dissatisfied with the job of Reunion Security and questioned the Board's options if there was no improvement. Ms. Adams would review the terms of the agreement.

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – July 8th, 2022

Ms. Adams stated that the next meeting was on July 14, 2022 at 1:00 p.m., not July 8th.

- **Field Manager Report**

Mr. Scheerer reported that Mr. Mike Smith was leaving Yellowstone next Friday and thanked him for his years of service. Mr. Pete Whitman was taking over. He used to be an Account Manager for Reunion. Mr. Goldstein stated that the dog park was closing for sod replacement. Mr. Scheerer would provide a schedule and send an e-blast to residents.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Reunion East CDD
Name of stormwater utility, if applicable:	NA
Contact Person	
Name:	Steven N. Boyd, PE
Position/Title:	District Engineer
Email Address:	steve@boydcivil.com
Phone Number:	407-494-2693

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input checked="" type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Reunion East CDD provides routine and emergency maintenance of the stormwater ponds, outfalls and control structures for ponds and most collection systems. A large percentage of the CDD Drainage facilities are maintained by the Reunion Resort Golf Course. When needed the CDD can perform additional maintenance through easements dedicated to the CDD.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.

CDD Assessments collected through the Osceola County Tax Collectors Office
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

The CDD provides routine mowing of pond banks, and annual inspections of the stormwater infrastructure. Aquatic weed control is provided on an as needed basis.

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	71,700.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	36	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	36	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☒ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Stormwater Master Plan Map

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Not Applicable

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

No Change to Service Area is planned or expected within or beyond 20 years.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	11	88	104	126	150
Brief description of growth greater than 15% over any 5-year period:					
All Capital Infrastructure of the CDD is completed, this projection is based on past expenses, with a 5% increase every year.					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Capital Projects by the CDD					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Capital Projects by the CDD					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Capital Projects by the CDD					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Capital Projects by the CDD					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Capital Projects by the CDD					

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Planned Capital Projects by the CDD					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No Replacement of Ponds or Existing ponds or Pipe is planned within the next 20 years					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 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. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	11	11					
2017-18	11	11					
2018-19	11	11					
2019-20	11	11					
2020-21	11	11					

Expansion

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	NA						
2017-18	NA						
2018-19	NA						
2019-20	NA						
2020-21	NA						

Resiliency

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	NA						
2017-18	NA						
2018-19	NA						
2019-20	NA						
2020-21	NA						

Replacement of Aging Infrastructure

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures		Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	NA						
2017-18	NA						
2018-19	NA						
2019-20	NA						
2020-21	NA						

Part 8.0 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 expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	88	104	126	150
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	88	104	126	150

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

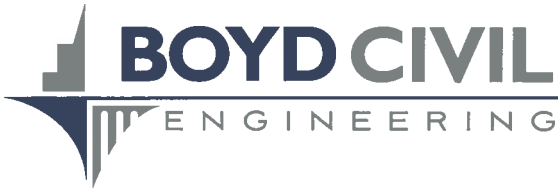
[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	8	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

SECTION V



June 29, 2022

Mr. George S. Flint
District Manager
Reunion East CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Reunion East Community Development District

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture, I have completed the annual review of the portions of the project within the Reunion East Community Development District constructed to date. I find these portions are being maintained in good condition in accordance with the District's maintenance agreements, policies and procedures.

I have reviewed the current Operations and Maintenance budget for fiscal year 2022 and the draft proposed budget for fiscal year 2023 and believe both are sufficient for proper maintenance of the Reunion East Community Development District.

In addition, in accordance with Section 9.21 of the Master Trust Indenture, I have reviewed the current limit of insurance coverage and believe that they are adequate.

Sincerely:

A handwritten signature in blue ink, appearing to read "S. Boyd", is written over the printed name and title.

Steven N. Boyd, P.E.
District Engineer

SECTION VI



Memorandum

To: Board of Supervisors - Reunion East CDD and Reunion West CDD

From: Jeremy LeBrun, District Manager, GMS CFL LLC

CC: Tricia Adams – District Manager

RE: Traffic Calming – Definitions, Processes and Solutions

“Traffic Calming” Definition: The Institute of Transportation Engineers has defined traffic calming as follows: "Traffic calming involves changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes." Notable goals for traffic calming have been identified as (*Melbourneflorida.org*):

- To improve the environment and livability of neighborhood streets by "calming" or regulating the impact of vehicular traffic.
- To promote safe and pleasant conditions for motorists, bicyclists, pedestrians, and residents of neighborhood streets.
- To encourage citizen involvement in the traffic calming process by incorporating the preferences and requirements of the people using the area along the street or at the intersection.
- To reduce vehicular speeds on residential streets.
- To improve real and perceived safety for non-motorized users of the streets.

Traffic-calming describes a wide range of road and environmental design changes that either make it more difficult for a vehicle to speed or make drivers believe they should slow down for safety. The measures are also intended to make roads easier and safer for pedestrians and bicyclists to use. Traffic-calming measures are particularly effective at reducing speeds in residential areas (*Scott and Maddox 2010*).

In communities such as the Reunion East Community Development District (RECDD) and the Reunion West Community Development District (RWCDD), the daily experience and safety of the resident is paramount. This paper aims to provide information on the reported traffic issues experienced by residents, the potential solutions, estimated costs, and the potential of garnering community support. Successful collaboration between all stakeholders will lead to a safer and more secure community.

219 East Livingston Street
Orlando, FL 32801
T: (407)841-5524

Areas of Stakeholder Concern:

Over the last several years, a variety of stakeholders such as residents, board members and others have voiced concerns related to speeding within RECDD and RWCD. Although the district does not have the legal jurisdiction to enforce traffic laws, they do have the ability to deploy a variety of traffic calming measures to alleviate potential issues. Potential areas of concern based on stakeholder feedback include Reunion Blvd, Tradition Blvd, Grand Traverse Parkway, and the Encore neighborhood.

Common Misconceptions About Traffic Calming:

Stop Signs as a speed control measure:

Stop signs are generally not effective forms of traffic calming devices. Where stop signs are installed as "nuisances" or "speed breakers", there is a high incidence of intentional violation. In those locations where vehicles do stop, the speed reduction is effective only in the immediate vicinity of the stop sign, and frequently speeds are higher between intersections. For these reasons, it should not be used as a speed control device. These guidelines take into consideration, among other things, the probability of vehicles arriving at an intersection at the same time, the length of time traffic must wait to enter, traffic delays, and the availability of safe crossing opportunities. The Manual on Uniform Traffic Control Devices states specifically "YIELD or STOP signs should not be used for speed control." (*MUTC 2011*)

Law Enforcement can stop speeding on their own:

Although the Presence of law enforcement is an effective deterrent for speeding in residential areas, limitations on man-power and budget hinder consistent enforcement within communities. Ultimately, it will take collaboration among law enforcement, residents, management companies, neighborhood security personnel and personal responsibility to stop speeding.

The Three "E's" of a successful Traffic Calming initiative **(From "City of Orlando Neighborhood Traffic Management")**

Education – alerts citizens to the various ways they can help ease traffic problems. For example, neighbors may help by reducing their own driving speed, encouraging family, friends and visitors to their neighborhood to do the same, and by using alternative modes of transportation such as bicycles.

Enforcement – enlist the help of law enforcement to focus on enforcement efforts on the target streets or throughout the project area and to help increase community awareness of the speeding problems.

Engineering – passive techniques include traffic signs, pavement markings, speed display trailers and other creative tools that try to keep the drivers attention directed on the task of driving. Special emphasis signs such as "Residential Area Drive with Care" or special pavement marking legends such as "SLOW" are options that the Transportation Engineering Division will consider using if there is neighborhood consensus.

When **E**ducation, **E**nforcement and **E**ngineering techniques are used together their effectiveness is considerably higher.

Types of Traffic Calming Measures

Enhanced Law Enforcement Patrols:

- **Description:** Additional patrols by law enforcement officers in the community and areas of persistent speeding.
 - **Pros:**
 - Visible law enforcement presence has been shown to greatly reduce speeding
 - Worst offenders are targeted and provided actionable consequences by fines or other penalties
 - Reminds drivers about the serious consequences for speeding
 - Can be scheduled during certain times identified as “high risk” (i.e. weekends, rush hour)
 - **Cons:**
 - High cost to residents for continued enforcement
 - Habitual speeders resume speeding when law enforcement officers are not present
 - **Estimated Cost:**
 - \$1560 per day (4 Officers for 4 hours including all coordination fees)

Types of Traffic Calming Measures (cont.)

Speed Humps:

- Description: A speed “hump” is an elongated mound in the roadway pavement surface extending across the travel way at a right angle to the traffic flow. A speed hump is typically 3 inches in height and 12 feet in length along the vehicle travel path axis. At typical travel speeds along a residential street or in a small commercial business district, a speed hump produces sufficient discomfort to a motorist driving above the speed hump design speed to discourage speeding. It encourages the motorist to travel at a slow speed both upstream and downstream of as well as over the speed hump. (FHWA 2022)
 - Pros:
 - Speeds are typically reduced to the range of 15-20 MPH
 - Little to no traffic diversion as a result of installation
 - Bicyclists and pedestrians are largely unaffected
 - Speed effects of a single or series of speed humps are greater than for any other traffic calming measure with the exception of route diversions
 - Cons:
 - Emergency vehicles can be delayed 3-10 seconds per hump
 - Initial installation can be costly
 - Residents may perceive it causes additional “wear and tear” on vehicles
 - Estimated Cost: Approximately \$5,110 per location- asphalt (January 2022 costs from nearby CDD)



Source: https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm

Types of Traffic Calming Measures (cont.)

Speed Cushions:

- **Description:** A speed “cushion” A speed cushion consists of two or more raised areas placed laterally across a roadway. The height and length of the raised areas are comparable to the dimensions of a speed hump. The primary difference is that a speed cushion has gaps (often referred to as "cutouts") between the raised areas to enable a vehicle with a wide track to pass through the feature without any vertical deflection. Another difference between a speed cushion and a speed hump is the common practice for the top of the speed cushion to be level. Like a speed hump, the profile of a speed cushion is gentle enough to provide a comfortable ride when traversed at a speed of approximately 20 to 25 MPH. (FHWA 2022)
 - **Pros:**
 - Emergency vehicles can cross without slowing down
 - Effectively reduces speeding on residential roads
 - **Cons:**
 - Initial installation can be costly
 - Residents may perceive it causes additional “wear and tear” on vehicles
 - **Estimated Cost:** Approximately \$5,110 per location - asphalt (January 2022 costs from nearby CDD)



Source: https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm

Types of Traffic Calming Measures (cont.)

Speed Tables:

- Description: Speed tables are midblock traffic calming devices that raise the entire wheelbase of a vehicle to reduce its traffic speed. Speed tables are longer than speed humps and flat-topped, with a height of 3–3.5 inches and a length of 22 feet. Vehicle operating speeds for streets with speed tables range from 25–45 mph, depending on the spacing. (*NACTO.org 2022*)
 - Pros:
 - Effective in reducing speeding on residential roadways
 - Can be used as a pedestrian crosswalk in some applications
 - Bicyclists and pedestrians remain unaffected
 - Cons:
 - Emergency vehicles must slow down (less time loss than a speed hump)
 - Estimated Cost: \$10,700 per location (Recycled Rubber)



Source: https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm

Types of Traffic Calming Measures (cont.)

Radar Display Signs:

- Description: Speed display boards measure oncoming vehicles' speeds and prominently display the speeds to drivers. Research has shown that speed display boards reduce speeds and crashes, seem at least as effective as speed cameras and are more cost-effective. Speed display boards are particularly effective with drivers who do not pay attention to their speed. Large, changeable-message signs that combine site-specific messages with speed displays have effectively reduced speeds by as much as nine mph in and around school speed zones. They are more effective when supplemented with police enforcement—in this combination, the effect can last several weeks after they are removed. (ASU July 2020)
 - Pros:
 - Effective in reducing speeding on residential roadways when combined with other strategies
 - Low cost to implement
 - Cons:
 - Limited effectiveness without law enforcement follow-up or intervention
 - Subject to vandalism or damage
 - Estimated Cost: \$3,145 per sign (speed data included for first 12 months)



Source: "Home." *Traffic Logix*, 19 May 2022, <https://trafficlogix.com/>

Appendix

Traffic Calming Devices Application

Policy & Procedures

PURPOSE:

These policies and procedures are intended to regulate the uniform application of traffic calming measures in Osceola County. Traffic calming devices are considered to be safety measures designed to counter the adverse impact of speeding and non-resident cut-through traffic on residential streets. There is an array of effective devices that may be used ranging from non-restrictive to restrictive, including but not limited to the following:

<u>Non-Restrictive</u>	<u>Restrictive</u>
Neighborhood Education	Median Chokers
Selective Enforcement	Speed Tables
Regular Signing	Speed Humps
Temporary Radar Signs	Traffic Circles
Permanent Radar Signs	Turn Prohibition
Landscaping	

There may be other types of traffic calming measures not listed above with varying degree of success and cost-effectiveness. Consideration should only be given to those measures that have proven to be effective in practice.

POLICY:

To be effective, traffic calming devices must be carefully considered and applied on local streets where speeding and non-resident cut-through traffic may adversely impact the safety and quality of life in the community. The following general policies shall apply:

- Less restrictive and the least costly methods should be attempted prior to the application of more restrictive traffic calming such as speed tables or humps, street closures, etc.
- Restrictive traffic calming devices should not be applied on classified roadways (collectors and arterials).
- Installation of restrictive devices on horizontal curvatures, near intersection, or in combination with other safety or regulatory measures is not recommended.
- Unwarranted "STOP" signs shall not be used as traffic calming devices.
- Traffic calming on un-improved (dirt) roads is not recommended.

WARRANTS:

In order for a candidate location to be considered for restrictive traffic calming, Osceola County's Traffic Engineer must determine that the installation of such devices are justified based on a traffic study. A candidate location may be considered for traffic calming if all of the criteria are satisfied:

- 1) The candidate roadway is a local street or qualifying collector, and
- 2) The average daily traffic (ADT) is less than 2000 vehicle per day (VPD); and
- 3) The candidate roadway length is greater than 1500 feet.
- 4) The official posted speed is 35 mph or less, and
- 5) The median speed is at least 25% over the posted speed.

Collector roads with an ADT of less than 2000 VPD may be considered for restrictive traffic calming on a case-by-case basis if in the County Traffic Engineer's opinion further increases in traffic volumes or congestion level are not anticipated.

Nothing here shall limit Traffic Engineer's ability to install any devices upon County roadway system that in Traffic Engineer's sole opinion is justified for the maximum safety of the motorists or the residents.

PROCEDURES:

In order to apply the policies in a uniform manner, the following procedures are established:

1. Applicant files an application with the County's Traffic Engineer. A standard application is attached on page 3.
2. If resident is a renter, the application must be filled out by the actual homeowner.
Applications filled out by renters will not be processed.
3. The County's Traffic Engineer conducts a traffic study within 45 days of receipt of the application to determine if the candidate location meets the minimum criteria for traffic calming; and if the minimum criteria are satisfied, what type of device are recommended.
4. If the location is determined to be a good candidate for traffic calming, it will be placed on the eligible list for funding.
5. If the applicant is an individual homeowner and no Homeowners Association (HOA) exists; upon written notification by the County's Traffic Engineer, the applicant must conduct and return a petition drive in the format requested within 30 days. If there is a HOA, the applicant must first receive written approval from the HOA prior to submission to the County. An HOA resolution approving the application and the petition must be included with the petition documents.
6. If the applicant is a HOA, they shall be subject to the same petition process described in number 5 and 7.
7. The petition shall be in County's approved format and is subject to the following criteria:
 - a) **Sixty (60) percent** of the homeowners of record (not renters) residing in the affected area **shall agree** to the installation of the traffic calming devices.
 - b) The affected area shall be determined by the County's Traffic Engineer.
8. Projects shall be prioritized based on the anticipated reductions in **preventable** crashes and **reduction in speeds and volumes** as determined by the County's Traffic Engineer.
9. If public funding is not available, the candidate location will remain on the eligible list for three (3) years pending programming of funds. HOA will have the option of funding projects that have been declared eligible by the County's Traffic Engineer.

Application for Traffic Calming

Part 1 - Applicant Information

Applicant's Name: _____ Date of Application: _____

Applicant's Address: _____

Applicant's Day Time Phone #: () _____ E-mail Address: _____

Is Applicant a Homeowners Association? _____ If yes, HOA's Name: _____
(If you live in a community with an active HOA, please contact your HOA to address the concerns. Your HOA may initiate an inquiry by submitting an application for traffic calming.)

Name of Community or Sub-Division (if applicable): _____

Part 2 - Problem Identification

Identify street or streets with traffic concerns: _____

Briefly describe traffic concerns: _____

Is the street subject to non-resident cut-through? _____ If yes, identify the origin and the destination: _____

What is the posted speed? _____ Is street in question more than 1500 feet long? _____

Provide other information: _____

Please return this application to:

Osceola County Transportation & Transit -Traffic Engineering
1 Courthouse Square, Suite 3100
Kissimmee, FL 34742
P: (407) 742-0552, F: (407) 742-0560
traffic@osceola.org

Works Cited

- “City of Melbourne, FL.” *Traffic Calming*,
<https://www.melbourneflorida.org/departments/engineering/traffic-calming>.
- “Maryland Manual on Uniform Traffic Control Devices - 2011 Edition - MDOT Sha.” *MDOT State Highway Administration*,
<https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=835>
- “Speeding in Residential Areas, 2nd Edition.” *ASU Center for Problem-Oriented Policing*, 3 July 2020,
<https://popcenter.asu.edu/content/speeding-residential-areas-2nd-edition>.
- Traffic Calming Devices Application Policy & Procedures.
https://www.osceola.org/core/fileparse.php/7572/urlt/020320_Traffic-Calming-Application.pdf.
- “Traffic Calming Eprimer - Safety: Federal Highway Administration.” *Safety*,
https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm
- “West Palm Beach, FL.” *Traffic Calming*, <https://www.wpb.org/government/engineering/traffic-calming>
- "What Is Traffic Calming?" - Questions and Answers - City of Orlando.*
<http://www.cityoforlando.net/transportationengineering/wp-content/uploads/sites/47/2014/09/NTMP-Main-Brochure-January-2013.pdf>

SECTION VII

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LEGEND

DESCRIPTION

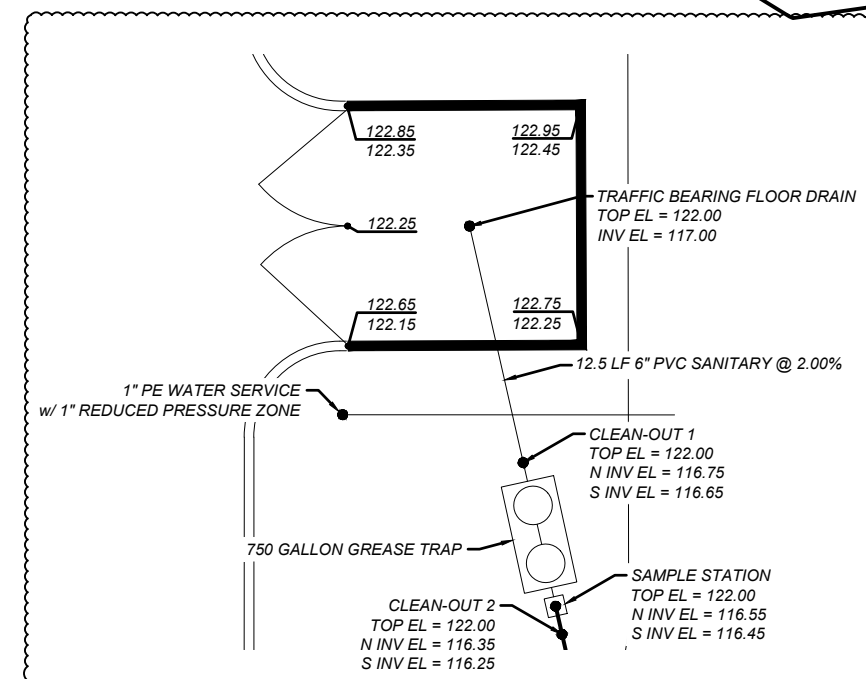
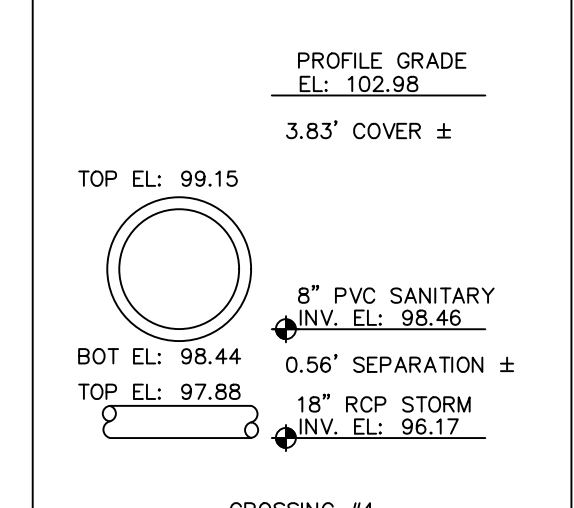
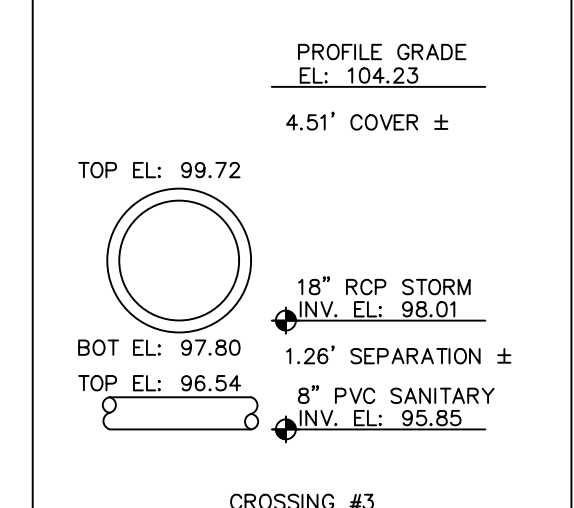
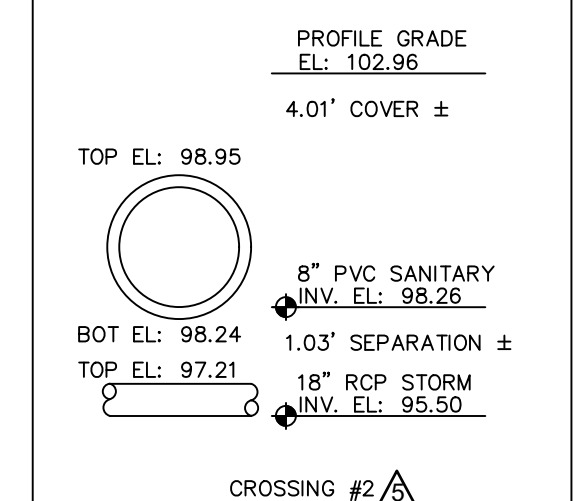
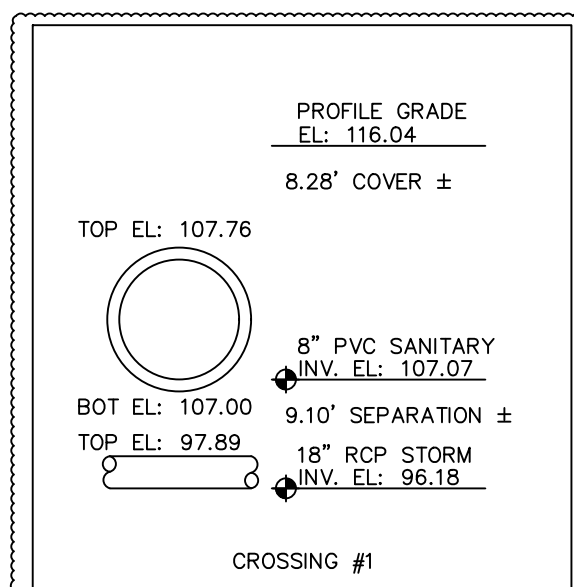
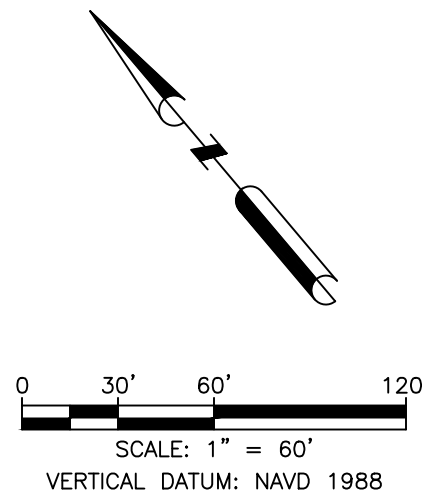
SANITARY SEWER SYSTEM

STORM SEWER SYSTEM

WATER SYSTEM

FIRE HYDRANT

PROPOSED



DUMPSTER DRAIN & GREASE TRAP ENLARGEMENT

SCALE: 1" = 10'

S35
STANDARD 4' SANITARY MANHOLE
STA: 9+44.00 (0.00')
TOP EL: 120.70
SE INV EL: 116.00
W INV EL: 116.17
N INV EL: 116.17

S41
LINED 4' SANITARY MANHOLE
STA: 21+98.69 (0.00')
TOP EL: 104.40
NW INV EL: 95.70
NE INV EL: 95.77
SE INV EL: 95.60

EX S10
EXISTING 4' SANITARY MANHOLE
STA: 29+32.57 (-7.28'L)
EX TOP EL: 105.69
PR TOP EL: 104.50
NW INV EL: 95.74
SE INV EL: 95.64

S36
STANDARD 4' SANITARY MANHOLE
STA: 13+37.32 (0.00')
TOP EL: 118.00
NW INV EL: 112.98
NE INV EL: 113.05
SE INV EL: 112.88

S42
LINED 4' SANITARY MANHOLE
STA: 23+51.07 (0.00')
TOP EL: 104.40
NW INV EL: 94.77
SW INV EL: 94.84
E INV EL: 94.67

EX S13
EXISTING 4' SANITARY MANHOLE
STA: 24+07.30 (-80.93'L)
TOP EL: 103.79
W INV EL: 94.13
NE INV EL: 94.03
SW INV EL: 94.20

145' OVERHEAD ELECTRIC
TRANSMISSION LINE EASEMENT
PARCEL OS-5A
O.R. BOOK 528, PG 16
O.R. BOOK 578, PG 182
O.R. BOOK 1287, PG 1017

SANITARY STRUCTURE DATA

S37
STANDARD 4' SANITARY MANHOLE
STA: 14+68.06 (0.00')
TOP EL: 114.80
NE INV EL: 108.37
NW INV EL: 108.30
SE INV EL: 108.20

S43
LINED 4' SANITARY MANHOLE
STA: 25+84.52 (0.00')
TOP EL: 103.60
S INV EL: 99.10
W INV EL: 99.27
N INV EL: 99.27

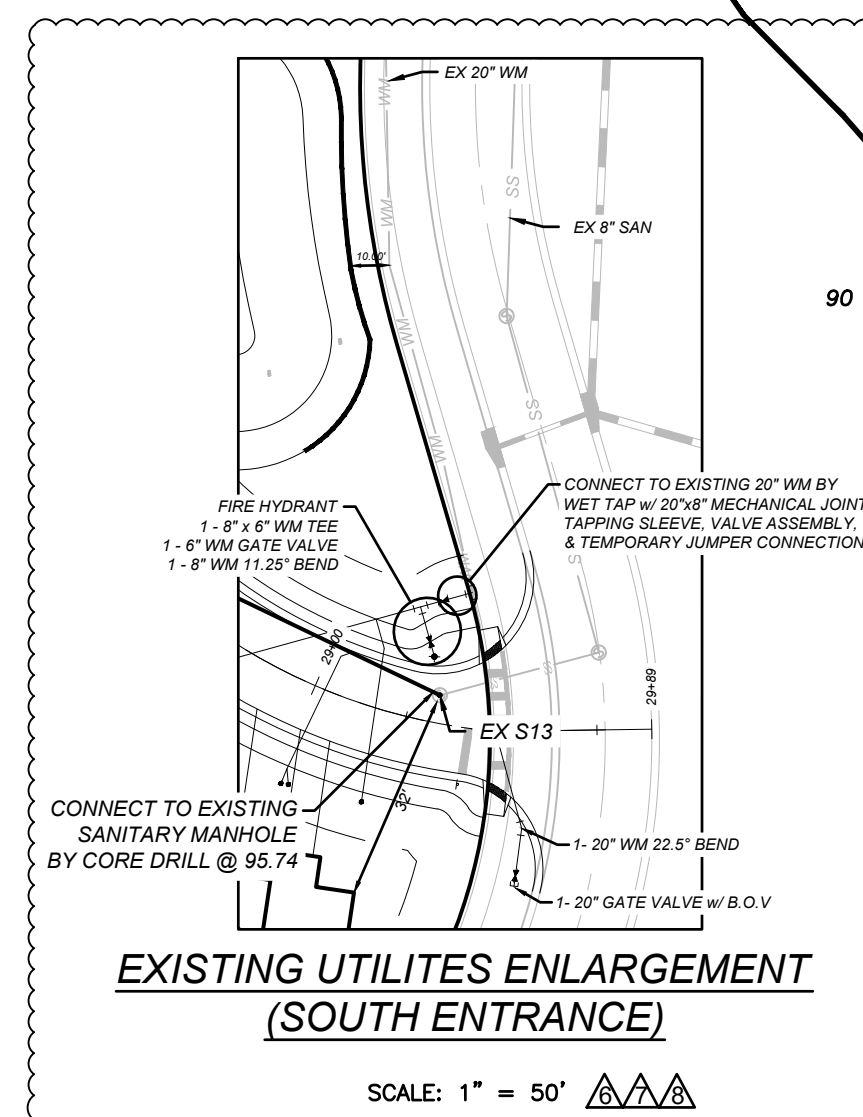
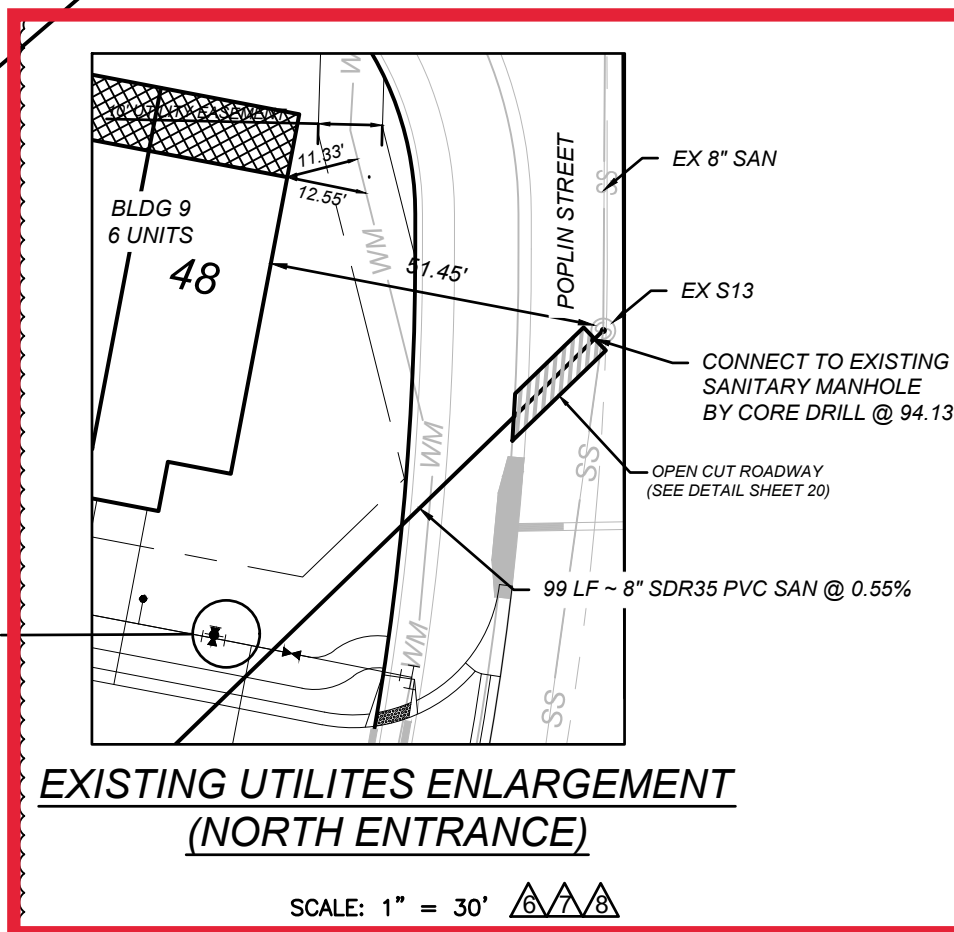
S38
STANDARD 4' SANITARY MANHOLE
STA: 16+36.62 (-1.30'L)
TOP EL: 110.87
NW INV EL: 104.37
NE INV EL: 104.27

S44
LINED 4' SANITARY MANHOLE
STA: 27+44.41 (0.00')
TOP EL: 103.30
N INV EL: 98.22
S INV EL: 98.12

S39
STANDARD 4' SANITARY MANHOLE
STA: 18+94.71 (0.00')
TOP EL: 104.35
NW INV EL: 99.15
NE INV EL: 99.25
SE INV EL: 99.05

S45
LINED 4' SANITARY MANHOLE
STA: 28+33.97 (0.00')
TOP EL: 103.95
SE INV EL: 97.52
W INV EL: 97.69
N INV EL: 97.62

S40
STANDARD 4' SANITARY MANHOLE
STA: 20+36.22 (0.00')
TOP EL: 103.50
NW INV EL: 96.69
SE INV EL: 96.59



NOTES:

- PIPE DEFLECTIONS NOT ALLOWED. APPROPRIATE FITTINGS MUST BE USED.
- ALL PIPE SEPARATIONS MUST MEET TWA STANDARDS AS SHOWN ON TABLE TWA-16 LOCATED ON THE TWA DETAIL SHEET.
- ALL TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5 FEET HORIZONTAL SEPARATION FROM TWA MAINTAINED UTILITIES.
- ALL CONCRETE STRUCTURES SHALL BE PLACED A MINIMUM OF 10 FEET HORIZONTAL SEPARATION.
- NO PROPOSED POLE (SIGN, TRAFFIC, LIGHT, OR POWER) MAY BE IN CONFLICT WITH A WATER OR SANITARY MAIN. THERE MUST BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION MAINTAINED.
- 6" SEWER LATERALS TO HAVE A MINIMUM OF 1.00% SLOPE.
- IRRIGATION TO BE SUPPLIED BY CONNECTION TO EXISTING REUSE WATER MAIN. SEE IRRIGATION PLANS FOR DETAILS.
- IRRIGATION TO BE PRIVATELY OWNED AND MAINTAINED. TWA SHALL NOT PROVIDE METERS FOR PRIVATE SYSTEM.
- UNUSED STUB OUTS FOUND IN THE FILED SHALL BE ABANDONED USING PROPER TECHNIQUES AND ACCEPTABLE TO TWA.



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

DATE		BY		DESCRIPTION	
04-26-22		SAM		REV PER TOHO COMMENTS	
04-04-22		SAM		REV PER SHOP DRAWINGS	
02-14-22		MGM		REV PER TOHO COMMENTS	
06-23-22		RXE		REV PER TOHO COMMENTS	
06-10-22		CJS		REV PER REV GRADING	

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

UTILITY PLAN
REUNION EAST (PHASE 2)
OSCEOLA COUNTY, FLORIDA

DATE: SEPTEMBER 2021
PROJECT NO.: EHO-25
DRAWN BY: MGM
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 13 OF 23

PS21-00028
SDP21-0160

Prepared by or at the direction of and
return to:
Anthony J. Cotter, Esq.
Tohopekaligla Water Authority
Office of General Counsel
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

HOLD HARMLESS AND INDEMNITY AGREEMENT

THIS HOLD HARMLESS AND INDEMNITY AGREEMENT (this “Agreement”) is made by and between EHOAcquisitions II Borrower, LLC, a Delaware limited liability company, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (hereinafter the “Developer”), the Reunion East Community Development District, a local unit of special purpose government created pursuant to and governed by the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, whose address is c/o Governmental Management Services, LLC – Central Florida, 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter the “District”), and Tohopekaligla 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 Boulevard, Kissimmee, Florida 34741 (“Toho”). The Developer, the District and Toho may be individually referred to as a “Party” or collectively as the “Parties.”

RECITALS:

WHEREAS, the Developer owns certain real property located in Osceola County, Florida, as more specifically identified in Exhibit “A-1” attached hereto and incorporated by this reference (collectively the “Developer Property”); and

WHEREAS, the District owns certain real property located in Osceola County, Florida, located adjacent to the Developer Property as more specifically identified in Exhibit “A-2” attached hereto and incorporated by this reference (collectively the “District Property, and together with the Developer Property, the “Property”); and

WHEREAS, Toho is the provider of water, wastewater, and reuse water services for the Property (collectively “Utility Services”); and

WHEREAS, as part of its development plan, Developer and the District agreed to provide Toho with certain utility easements over certain easement areas (collectively the “Easement Areas”) within which Toho has or will construct certain gravity sewers, water mains, and reuse mains necessary to provide Utility Services to the Developer Property (collectively the “Facilities”); and

WHEREAS, part of the Facilities necessary to provide Utilities Services includes an 8” ductile iron water main (“Water Main”); and

WHEREAS, the Developer proposes to install the Water Main by mounting it to the top of a bridge located on the Property, which is attached to approximately 500 ft of concrete supports (the “Bridge”); and

WHEREAS, the Developer and District acknowledge and agree that installation of the Water Main on the Bridge could result in damage to the Bridge and the Water Main, as well as other Facilities necessary to provide Utility Services to the Property and will require the relocation of certain Toho Facilities as described on Exhibit “B” attached hereto and incorporated by reference; and

WHEREAS, in spite of the risks, and recognizing the execution of this Agreement to be one of the conditions of approval of the Developer’s project, Reunion Village Phase 4 & 5 (the “Project”), within the boundaries of the District, the Developer and the District desire the Water Main be installed on the Bridge and the Developer has agreed to indemnify and hold Toho harmless as more particularly set forth in this Agreement; and

WHEREAS, the Parties acknowledge and agree that execution of this Agreement, and the issuance of easements by the Developer and the District to Toho by separate instrument, shall be a condition of approval needed for Toho’s approval of development of the Project within the boundaries of the District; and

WHEREAS, in accordance with Toho’s requirement, Developer has issued the required easements, a copy of which are hereby attached hereto and incorporated by reference as Exhibit “C-1”; and

WHEREAS, in accordance with Toho’s requirement, the District has issued the required easements, a copy of which are hereby attached hereto and incorporated by reference as Exhibit “C-2.”

NOW, THEREFORE, in consideration of these premises, the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Toho and the Developer hereby agree as follows:

1. **RECITALS.** The above recitals are true and correct and are hereby incorporated as a material part of this Agreement by this reference.
2. **HOLD HARMLESS AND INDEMNIFICATION.** To the fullest extent permitted by law, the Developer, on behalf of itself and its successors, assigns, heirs, grantees, representatives, invitees, contractors, and permittees, hereby assume sole and entire responsibility for (a) bodily injury (including death), and (b) any and all damage to the Property, Toho’s Facilities including, but not limited to, the Water Main, and the Bridge upon which the Water Main has been or will be installed and any associated assets, sustained as a result of Toho’s approval for, and the Developer’s installation of, the Water Main on the Bridge. To the fullest extent permitted by law, the Developer, on behalf of itself and its successors, assigns, heirs, grantees, representatives, invitees, contractors, and permittees, hereby agrees to release, indemnify, defend (with legal counsel acceptable to Toho), and hold harmless Toho, the Toho Board of Supervisors (“Board”), the Board members, and Toho’s officers, employees, contractors, and agents, from and against any and all claims, suits, judgments, demands, liabilities, damages, costs, and expenses (including, but not limited to, attorneys’ fees, paralegals’ fees, consultants’ fees, and costs at all administrative, pretrial, trial, and appellate levels) of any kind or nature whatsoever, including without limitation bodily injury to persons (including death) or damage to the Property, the Bridge, the Water Main, or damage or failure to Facilities, arising out of

or related in any way to the Developer's installation of the Water Main on the Bridge including the costs of timely restoring service to Toho customers that were affected (if any) solely by the installation of the Water Main on the Bridge (collectively, the "**Claims**"), except to the extent any such Claims are exclusively due to the negligence of or intentional misconduct of Toho officers, employees, contractors, and/or agents. Additionally, to the fullest extent permitted by law, the Developer, on behalf of itself and its successors, assigns, heirs, grantees, representatives, invitees, contractors, and permittees, hereby agrees to release, indemnify, defend (with legal counsel acceptable to the District), and hold harmless the District and the District's Board of Supervisors, from and against any and all Claims, except to the extent any such Claims are exclusively due to the negligence of or intentional misconduct of the District's Board of Supervisors, employees, contractors, and/or agents.

3. **NOTICES.** Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed given and received: (i) on the same day it is personally delivered to the intended recipient at the address set forth below; (ii) the next business day if sent by reputable overnight courier to the intended recipient at the address set forth below; or (iii) three business days after it is deposited in the United States registered or certified mail, postage prepaid, return receipt requested, to the address set forth below:

If to the **Developer**: EHOAcquisitions II Borrower, LLC
One Town Center Road, Suite 600
Boca Raton, Florida 33486

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

With copies to: Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

If to **Toho**: Tohopekaliga Water Authority
Attn: Executive Director
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

With copy to: Tohopekaliga Water Authority
Attn: Director of Engineering
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

And: Tohopekaliga Water Authority
Attn: General Counsel
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

4. **COVENANTS RUNNING WITH THE LAND.** This Agreement shall run with the Property, and shall be binding on all Parties during the time period that such Party has a right, title or interest in the Property or Improvements described herein or any portion thereof, their heirs, representatives, and their successors and assigns.

5. **AMENDMENT/TERMINATION.** This Agreement may be amended or terminated only by express written instrument executed by Toho, the District and the Developer or its successors or assigns.

6. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, without giving effect to any choice of law rules thereof which may direct the application of the laws of another jurisdiction.

7. **VENUE; JURISDICTION.** Any legal proceeding of any nature brought by either Party against the other to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement, shall be exclusively submitted for trial before the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida; or, if the Circuit Court does not have jurisdiction, then before the United States District Court for the Middle District of Florida (Orlando Division). The Parties consent and submit to the exclusive jurisdiction of any such court and expressly waive all rights to trial by jury for any matters arising under this Agreement.

8. **ENTIRE AGREEMENT.** The Parties agree that this Agreement, including those exhibits attached hereto, embodies the entire understanding of the Parties hereto, and supersedes all prior discussion and agreements between the Parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the Parties relating to the subject matter hereof.

9. **RECORDATION.** Developer shall record an executed original of this Agreement, at the Developer's expense, in the Official Records of Osceola County, Florida within ten days from the Effective Date of this Agreement.

10. **COUNTERPARTS, ELECTRONIC TRANSACTION, AND ELECTRONIC SIGNATURES.** This Agreement may be executed by the Parties in counterparts up to but not exceeding the number of Parties, each of which shall be deemed an original and all of which, taken together, shall constitute one agreement.

11. **SIGNATORY.** Each signatory below represents and warrants that he or she has full power, and is duly authorized by their respective Party, to enter into this Agreement. Such signatory further represents that he or she has fully reviewed and understanding the provisions set forth herein, including exhibits, and intend to abide by and comply with all of the terms and conditions as set forth herein.

12. **EFFECTIVE DATE.** This Agreement shall become effective on the date of full execution by the last signing Party (the "Effective Date").

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective authorized representatives on the dates set forth below.

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

Address: One Town Center Road, Suite 600
Boca Raton, Florida 33486

Date: _____

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 _____, 2022, 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 EHOF Acquisitions II, LLC, a Delaware limited liability company, the sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He is personally known to me or has produced _____ as identification.

Notary Public Signature
Printed Name or Stamp: _____
Commission Number: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective authorized representatives on the dates set forth below.

TOHOPEKALIGIA WATER AUTHORITY,
an independent special district established and created
pursuant to Chapter 189, Florida Statutes, by special
act of the Florida Legislature

By: _____
Print Name: _____
Title: _____
Date: _____

Attest: _____
Print Name: _____
Title: _____
Address: 951 Martin Luther King Blvd.
Kissimmee, Florida 34741
Date: _____

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022, by _____ as _____ of Tohopekaligia Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, who is personally known to me, or has produced _____ as identification.

Notary Public Signature
Printed Name or Stamp: _____
Commission Number: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective authorized representatives on the dates set forth below.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT,**

a local unit of special purpose government
created pursuant to and governed by the
Uniform Community Development District
Act of 1980, Chapter 190, Florida Statutes, as
amended

By: _____

Printed Name: _____

Title: _____

Address: c/o Governmental Management
Services, LLC – Central Florida
219 E. Livingston Street
Orlando, Florida 32801

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022, by _____ as _____ of Reunion East Community Development District, a local unit of special purpose government created pursuant to and governed by the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, on behalf of the Community Development District, who is personally known to me, or has produced _____ as identification.

Notary Public Signature

Printed Name or Stamp: _____

Commission Number: _____

My Commission Expires: _____

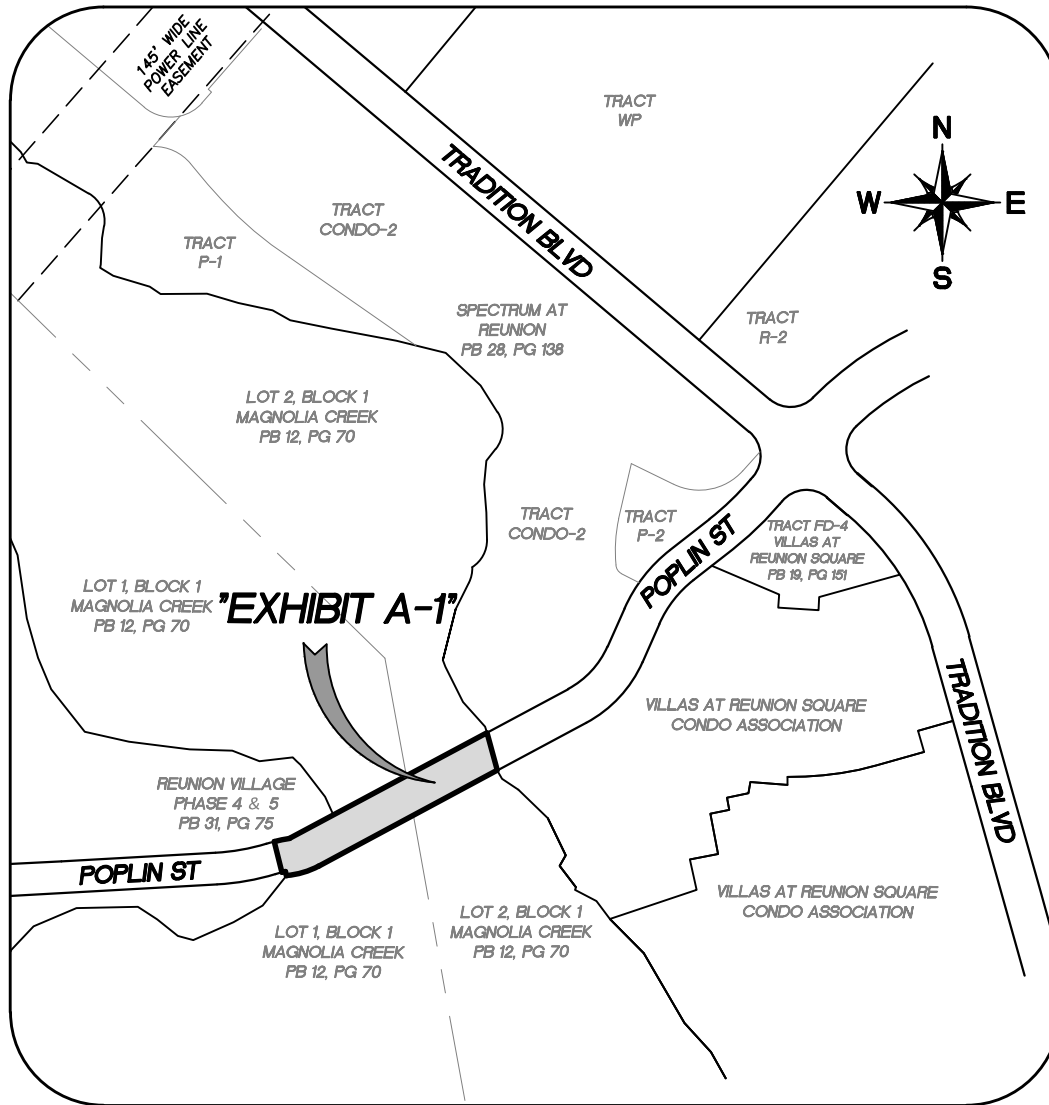
(Stamp)

EXHIBIT “A-1”

DEVELOPER PROPERTY
(Parcel ID No. 34-25-27-5019-0001-RW05)



LOCATION MAP
"EXHIBIT A-1"
WITHIN THE LIMITS OF
TRACT RW-5 (POPLIN STREET)
REUNION VILLAGE PHASE 4 & 5
"THIS IS NOT A BOUNDARY SURVEY"



LOCATION MAP
NOT TO SCALE

DATE PREPARED: 6/24/2022



KPMFranklin
 ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET
 KISSIMMEE, FL 34741 | PHONE (407) 846-1216
 CERTIFICATE OF AUTHORIZATION: LB NO. 6605

PROJECT INFORMATION

JOB # 22-0140.000 TWA EXH A-1

DRAWN BY: RDJ

SHEET 1 OF 4



KISSIMMEE, FL 34741 | PHONE (407) 846-1216
 CERTIFICATE OF AUTHORIZATION: LB NO. 6605

LEGAL DESCRIPTION
"EXHIBIT A-1"
WITHIN THE LIMITS OF
TRACT RW-5 (POPLIN STREET)
REUNION VILLAGE PHASE 4 & 5

BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT RW-5, OF REUNION VILLAGE PHASE 4 & 5 PLAT, ACCORDING TO THE PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK 31, PAGES 75 THROUGH 83, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE S 15° 31' 21" E, FOR A DISTANCE OF 60.93 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID TRACT RW-5 (POPLIN STREET); THENCE S 61° 41' 29" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 266.91 FEET; THENCE S 61° 48' 37" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 52.18 FEET, TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23° 32' 23", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 34' 49" W, FOR A DISTANCE OF 53.04 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, FOR A DISTANCE OF 53.41 FEET, TO A NON-TANGENT LINE; THENCE RUN N 12° 36' 09" W, FOR A DISTANCE OF 6.64 FEET, TO A NON-TANGENT CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 26' 48", HAVING A RADIUS OF 219.77 FEET, AND WHOSE LONG CHORD BEARS S 76° 40' 28" W, FOR A DISTANCE OF 5.55 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, FOR A DISTANCE OF 5.55 FEET, TO A NON-TANGENT LINE; DEPARTING SAID EASTERLY RIGHT OF WAY LINE, THENCE N 14° 02' 56" W, FOR A DISTANCE OF 50.00 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF AFORESAID TRACT RW-5 (POPLIN STREET), SAID POINT ALSO BEING THE INTERSECTION WITH A NON-TANGENT CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05° 14' 40", HAVING A RADIUS OF 269.77 FEET, AND WHOSE LONG CHORD BEARS N 78° 34' 24" E, FOR A DISTANCE OF 24.68 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, FOR A DISTANCE OF 24.69 FEET, TO A NON-TANGENT LINE; THENCE N 61° 48' 37" E, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 352.10 FEET, TO THE POINT OF BEGINNING

CONTAINS 22,422.95 SQUARE FEET OR 0.515 ACRES MORE OR LESS.



KPMFranklin
 ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET
 KISSIMMEE, FL 34741 | PHONE (407) 846-1216
 CERTIFICATE OF AUTHORIZATION: LB NO. 6605

NOTES
"EXHIBIT A-1"
WITHIN THE LIMITS OF
TRACT RW-5 (POPLIN STREET)
REUNION VILLAGE PHASE 4 & 5

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF REUNION VILLAGE PHASE 4 & 5, RECORDED IN PLAT 31 BOOK, PAGES 75-83, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, WESTERLY RIGHT OF WAY LINE OF POPLIN STREET BEING N61°48'37"E.
2. THIS IS NOT A BOUNDARY SURVEY, THE EXHIBIT SHOWN HEREON WAS PREPARED USING THE PLAT OF SPECTRUM AT REUNION.
3. NO ABOVE GROUND OR SUBSURFACE UTILITIES WERE LOCATED AS PART OF THIS EXHIBIT.
4. TRACTS AND TRACT DESIGNATIONS SHOWN HEREON WERE TAKEN FROM THE PREVIOUSLY RECORDED PLAT OF SPECTRUM AT REUNION, RECORDED IN PLAT BOOK 28, PAGES 138-143 AND PLAT BOOK 31, PAGES 75-83, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
5. THE EXHIBIT SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN TRACT RW-5 (POPLIN STREET) OF REUNION VILLAGE PHASE 4 & 5 PLAT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SKETCH CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT D. JOHNSTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 5031
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITALLY SIGNED BY THE REGISTERED LAND SURVEYOR USING A THIRD PARTY DIGITAL SIGNATURE SERVICE.

LEGEND

CB - CONDOMINIUM BOOK	PC - POINT OF CURVATURE	RNG - RANGE
LB - LICENSED BUSINESS	PG - PAGE	R/W - RIGHT OF WAY
OR - OFFICIAL RECORD	POB - POINT OF BEGINNING	SEC - SECTION
P - PLAT	PT - POINT OF TANGENCY	TWP - TOWNSHIP
PB - PLAT BOOK	PSM - PROFESSIONAL SURVEYOR AND MAPPER	UE - UTILITY EASEMENT

DATE PREPARED: 6/24/2022



PROJECT INFORMATION

JOB # 22-0140.000 TWA EXH A-1

DRAWN BY: RDJ

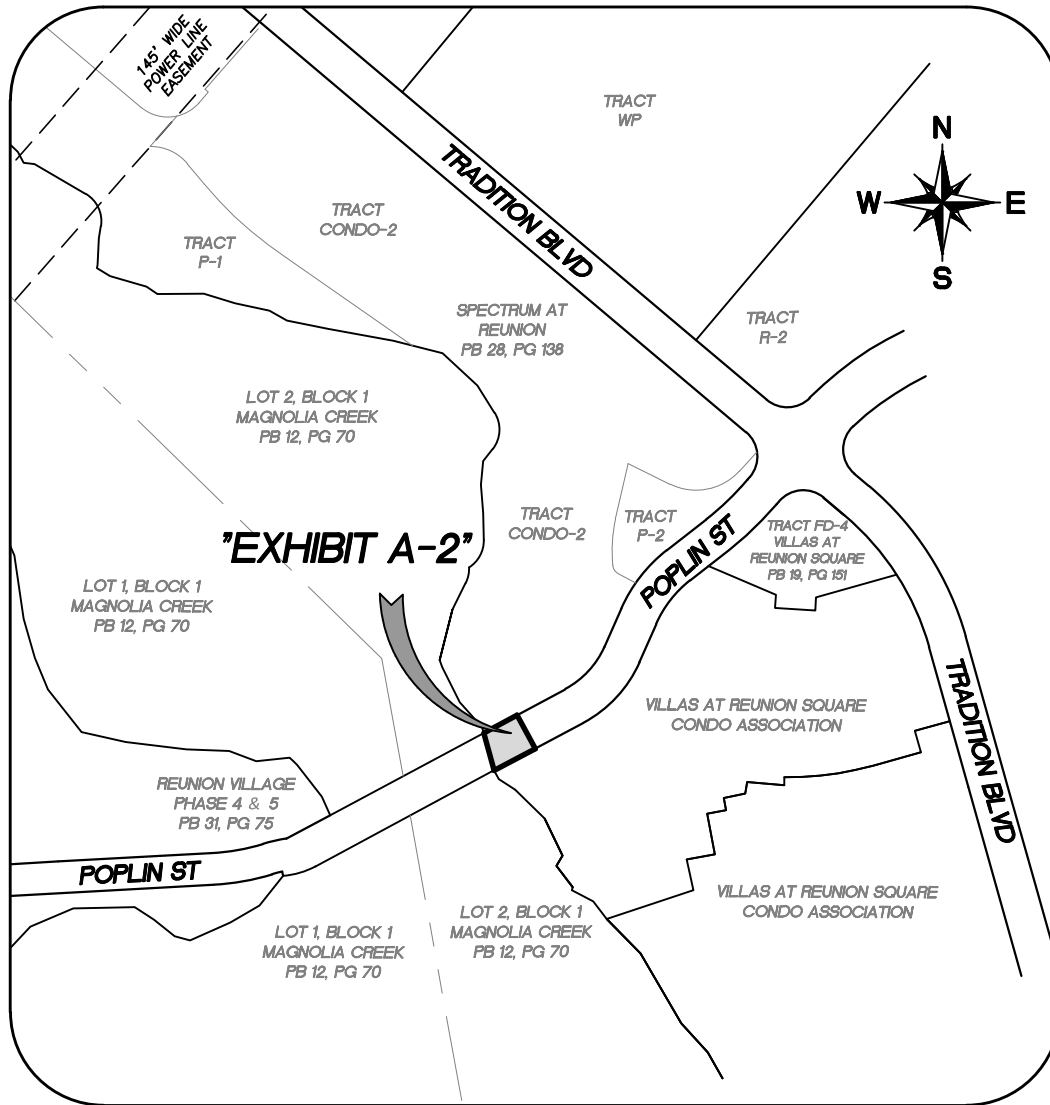
SHEET 4 OF 4

EXHIBIT “A-2”

**DISTRICT PROPERTY
(Parcel ID No. 2725272985TRAC0S30)**

LOCATION MAP "EXHIBIT A-2" BEING WITHIN THE LIMITS OF POPLIN STREET

"THIS IS NOT A BOUNDARY SURVEY"



LOCATION MAP
NOT TO SCALE

DATE PREPARED: 6/24/2022



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

PROJECT INFORMATION

JOB # 22-0140.000 TWA EXH A-2

DRAWN BY: RDJ

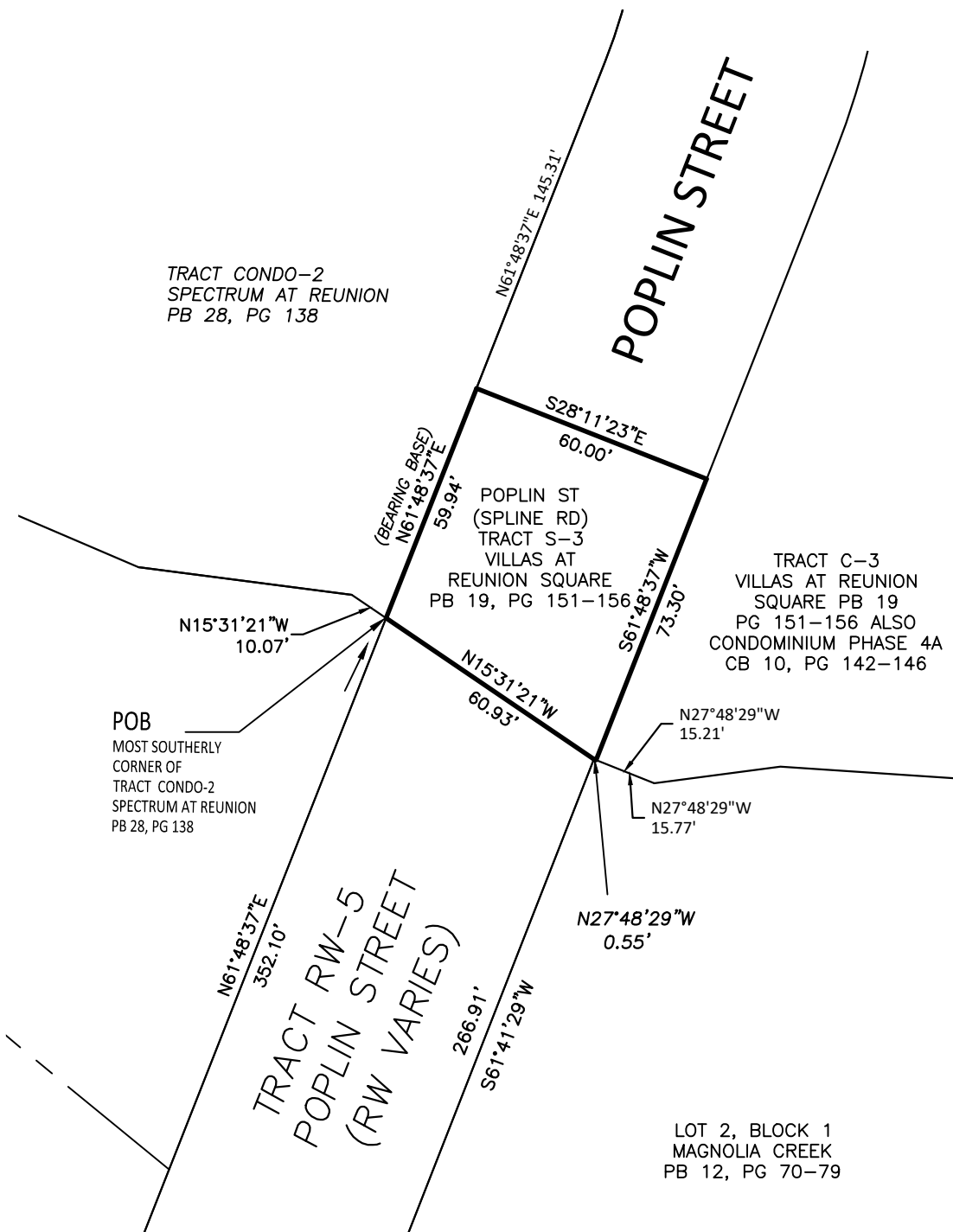
SHEET 1 OF 4

SKETCH "EXHIBIT A-2" BEING WITHIN THE LIMITS OF POPLIN STREET

"THIS IS NOT A BOUNDARY SURVEY"



SCALE 1"=40'



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

LEGAL DESCRIPTION
"EXHIBIT A-2"
BEING WITHIN THE LIMITS
OF POPLIN STREET

BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT CONDO-2, OF SPECTRUM AT REUNION PLAT, ACCORDING TO THE PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE N 61° 48' 37" E, ALONG THE WESTERLY RIGHT OF WAY LINE OF POPLIN STREET (AKA SPINE ROAD), FOR A DISTANCE OF 59.94 FEET; DEPARTING SAID WESTERLY RIGHT OF WAY LINE, THENCE S 28° 11' 23" E, FOR A DISTANCE OF 60.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF AFORESAID POPLIN STREET; THENCE S 61° 48' 37" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 73.30 FEET, TO THE MOST WESTERLY CORNER OF TRACT C-3, OF VILLAS AT REUNION SQUARE PLAT, RECORDED IN PLAT BOOK 19, PAGES 151 THROUGH 156, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE N 27° 48' 29" W, FOR A DISTANCE OF 0.55 FEET; THENCE N 15° 31' 21" W, FOR A DISTANCE OF 60.93 FEET, TO THE POINT OF BEGINNING.

CONTAINS 4,000.67 SQUARE FEET OR 0.092 ACRES MORE OR LESS.



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

NOTES
"EXHIBIT A-2"
BEING WITHIN THE LIMITS
OF POPLIN STREET

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF SPECTRUM AT REUNION, RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, WEST RIGHT OF WAY LINE OF POPLIN STREET BEING N61°48'37"E.
2. THIS IS NOT A BOUNDARY SURVEY, THE EXHIBIT SHOWN HEREON WAS PREPARED USING THE PLAT OF SPECTRUM AT REUNION.
3. NO ABOVE GROUND OR SUBSURFACE UTILITIES WERE LOCATED AS PART OF THIS EXHIBIT.
4. TRACTS AND TRACT DESIGNATIONS SHOWN HEREON WERE TAKEN FROM FROM THE PREVIOUSLY RECORDED PLAT OF SPECTRUM AT REUNION, RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
5. THE EXHIBIT SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN TRACT S-3 (POPLIN STREET), PREVIOUSLY PLATTED AS SPINE ROAD, VILLAS AT REUNION SQUARE PLAT, PB 19, PAGES 151-156.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SKETCH CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT D. JOHNSTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 5031
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITALLY SIGNED BY THE REGISTERED LAND SURVEYOR USING A THIRD PARTY DIGITAL SIGNATURE SERVICE.

LEGEND

CB - CONDOMINIUM BOOK	PC - POINT OF CURVATURE	RNG - RANGE
LB - LICENSED BUSINESS	PG - PAGE	R/W - RIGHT OF WAY
OR - OFFICIAL RECORD	POB - POINT OF BEGINNING	SEC - SECTION
P - PLAT	PT - POINT OF TANGENCY	TWP - TOWNSHIP
PB - PLAT BOOK	PSM - PROFESSIONAL SURVEYOR AND MAPPER	UE - UTILITY EASEMENT

DATE PREPARED: 6/24/2022



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

222 CHURCH STREET
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

PROJECT INFORMATION

JOB # 22-0140.000 TWA EXH A-2

DRAWN BY: RDJ

SHEET 4 OF 4

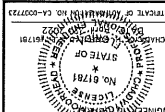
EXHIBIT “B”

FACILITIES PLANS



OFFSITE IMPROVEMENTS
FOR
REUNION VILLAGE RESIDENTIAL (PHASES 4 AND 5)
CEOLA COUNTY
FLORIDA

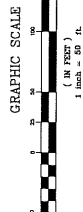
EHOF ACQUISITIONS II LLC
1 TOWN CENTER ROAD, SUITE 600
BOCA RATON, FLORIDA 33486
(954)-661-8561














DATE	REVISIONS
10/08/20	REVISED PER COUNTY COMMENTS
11/13/20	REVISED PER TMA COMMENTS
01/04/21	REVISED PER TMA COMMENTS
04/22/21	ACORD AERIAL CROSSING
08/26/21	REVISED PER TMA COMMENTS
09/23/21	REVISED PER TMA COMMENTS
07/31/22	REVISED BATHYMETRY
02/08/22	REVISED PER TMA COMMENTS
04/06/22	REVISED BATHYMETRY

JOB # 19032
 DATE: 04/28/20
 SCALE: 1" = 50'
 DESIGNED BY: CHM
 DRAWN BY: JAS
 APPROVED BY: CHM


C500

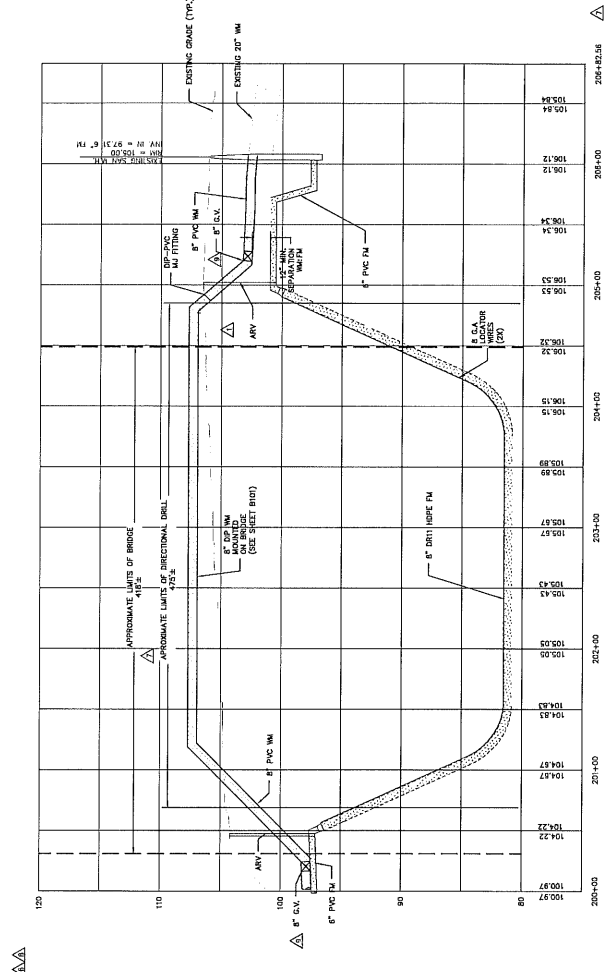
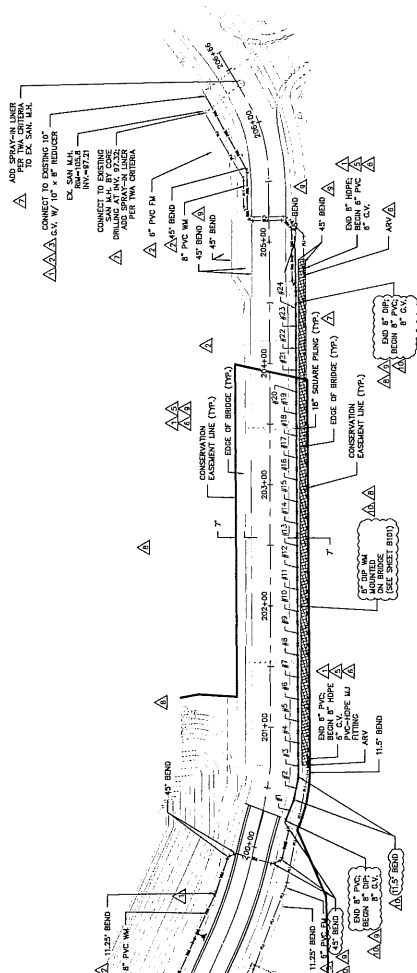


TYPICAL UTILITY LEGEND	
	DESCRIPTION
	FIRE HYDRANT ASSEMBLY
	DOUBLE SANITARY SERVICE
	SINGLE SANITARY SERVICE
	DOUBLE WM SERVICE
	SINGLE WM SERVICE
	DOUBLE RWM SERVICE
	SINGLE RWM SERVICE
	GATE VALVE
	WM OR RWM CROSS
	WM OR RWM TEE
	BLOW-OFF AND VALVE



1. RESTRAINING MANHOLES, LEFT WITH OPEN ANCHORS AND MANHOLES, SHALL BE SECURED TO THE EXISTING STRUCTURE WITH 1/2" GALVANIZED STEEL BOLTS. THE BOLTS OF SAID MANHOLES SHALL BE LAID WITH A NEW APPROVED UNIFORM SYSTEM.
2. FIELD JERRY THE SOUND OF THE EXISTING CONNECTIONS SHALL BE RECHECKED PRIOR TO CONNECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
4. ALL EXISTING UTILITIES SHALL BE REPAIRS OR SHALL COMPLY WITH THE DEPARTMENT'S REQUIREMENTS.
5. WATER SERVICES SHALL COMPLY WITH TWM-01.
6. WATER SYSTEMS IS CUB-SE-CLASS SMALL COMPLY WITH TWM-04.
7. ALL EXISTING UTILITIES SHALL BE OVER WATER AND WASTEWATER SYSTEMS.





SPLINE ROAD
STA: 200+00 - 208+83

2/17/2022	ADDED ELECTRICAL CONDUITS ATTACHED TO BRIDGE RAIL DETAILS AND NOTES
-----------	---

ENGINEER IN CHARGE:
DOMINICK FLORENTO II, P.E. #57365
DATE: JAN 13, 2022
CERTIFICATE OF AUTHORIZATION NO. 2027
January 17, 2022 11:46 AM

EHOF ACQUISITIONS II LLC
1 TOWN CENTER ROAD, SUITE 600

BRIDGE UTILITY PIPE SUPPORT
SECTION AND DETAILS
FOR



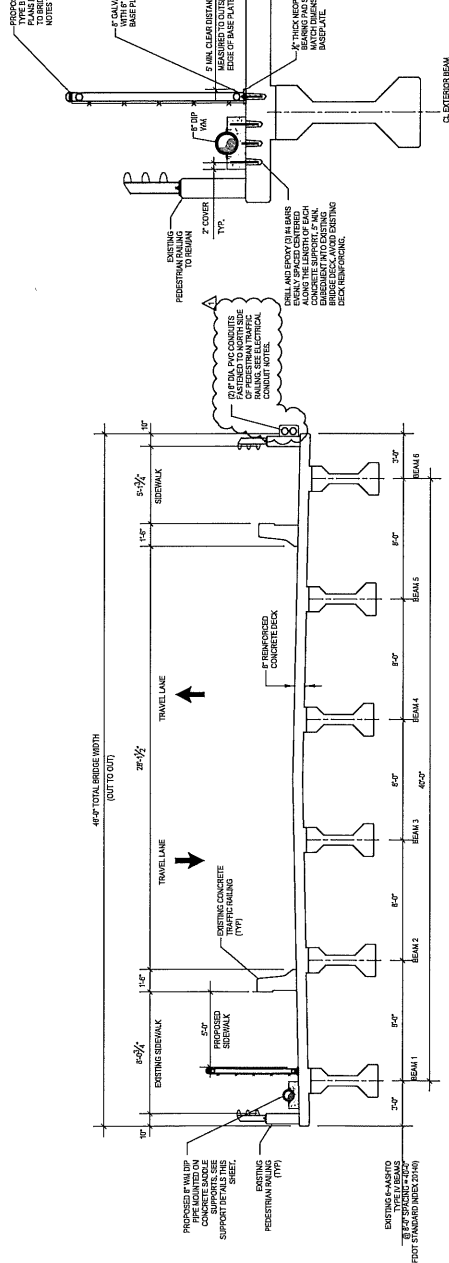
GOVERNING STANDARDS AND CONSTRUCTION SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2021-2022 STANDARD PLANS AND JULY 2021
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY
CONTRACT DOCUMENTS.

- ENVIRONMENTAL RESISTANCE:** MODERATELY AGGRESSIVE
SUBSTRATE: CONCRETE, MODERATELY AGGRESSIVE
- STEEL, EXTREMELY AGGRESSIVE
- POST INSTALLED ADHESIVE ANCHORS SHALL BE PER TEST STANDARD SPECIFICATIONS
SECTIONS 410 AND 417. THE ADHESIVE ANCHORS SELECTED SHALL BE SUPPLIED AS AN
ENTIRE SYSTEM. THE SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, THE NEW ADHESIVE,
ANCHOR, AND EPOXY. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S RECOMMENDED
MANUFACTURER RECOMMENDED SUPPLIES FOR PROPERLY CLEANING THE DRILLED HOLE.
- DO NOT JOINTED JOINTS OR DISCONTINUES BEFORE THEY ARE COMPLETE. NOTES:

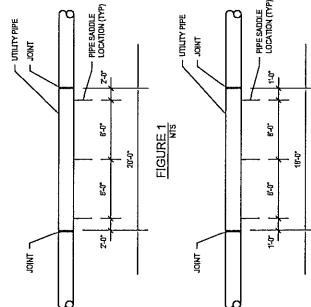
REFER TO FOOT STANDARD PLANS INDEX 550-002 FENCE TYPE B FOR FENCE COMPONENT OPTIONS.

CHAIN LINK FABRIC SHALL BE BLACK VINYL (PVC) COATED MEETING THE INDEX 550-002 STANDARD.

- ANCHOR PLATE MAY BE EITHER THE FOUR ANCHOR PLATE OPTION OR THE TWO ANCHOR PLATE OPTION LISTED ON FOOT STANDARD PLANS INDEX 550-002 FENCE TYPE B.
- VERTICAL POSTS SHALL BE PLUMBED UNDER BASE PLATE BY GROUT SMLS UNDER BASE PLATE AND/OR WITH STAINLESS STEEL WASHERS. ALL BASE PLATES REQUIRE A 3" THICK

[illegible]

- THE PVC CONDUIT SHALL BE SECURELY FASTENED AND SUPPORTED IN ACCORDANCE WITH NEC 352.20 (A) AND (B).
- PVC SUPPORT STRAPS SHALL BE SMOOTH AND FREE OF ROUGH OR SHARP EDGES THAT CAN DAMAGE THE PIPE. STRAPS SHALL BE A MINIMUM 1/2" WIDE, 1/2" GAUGE 416 COATED STAINLESS STEEL OR GALVANIZED. STRAPS SHALL BE SUPPORTED WITH 3/8" DIA. 416 STAINLESS STEEL CONCRETE EMBED ANCHORS WITH 1/4" MINIMUM EMBEDMENT.
- INSTALL SUPPORT STRIPS WITHIN TWO FEET (2 FT.) OF EACH END OF A PIPE JOINT WITH A MAXIMUM SPACING OF SEVEN FEET (7 FT.) BETWEEN SUPPORT STRIPS. CHANGES IN DIRECTION SHALL BE SUPPORTED AS CLOSE AS POSSIBLE TO THE FITTING.

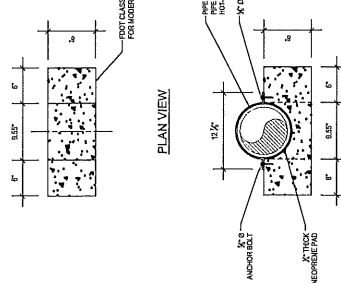
[illegible]

22

NOTES:

1. CONTRACTOR SHALL PROVIDE CONCRETE SADDLE SUPPORTS AT EIGHT FOOT ON CENTER FOR THE WATER LINE AS SHOWN ON FIGURES 1 AND 2. MORE THAN ONE SUPPORT IS REQUIRED FOR EACH 18 TO 20 FT LENGTH OF PIPE SECTION.
2. CONCRETE PIPE SUPPORTS SHALL NOT BE INSTALLED OVER A BRIDGE EXPANSION JOINT OR WITHIN 12 INCHES OF AN EXPANSION JOINT.

NTS





UTILITY PLAN
FOR
REUNION VILLAGE RESIDENTIAL (PHASES 4 AND 5)

EHOFF ACQUISITIONS II LLC
1 TOWN CENTER ROAD, SUITE 500
BOCA RATON, FLORIDA 33486
(954)-661-8541



DATE	REVISIONS
11/08/20	REVISED PER COUNTY AND TOWH COMMENTS
11/16/20	REVISED PER COUNTY AND TOWH COMMENTS
04/09/21	REVISED PER SHOP DRAWINGS REVIEW
09/23/21	REVISED PER TOWH COMMENTS
07/31/22	REVISED VATHANAN
03/09/22	REVISED PER TWA COMMENTS
7/	
8/	
9/	
10/	
11/	

JOB # 19032
 DATE: 04/28/20
 SCALE: 1" = 60'
 DESIGNED BY: CHM
 DRAWN BY: JAS
 APPROVED BY: CHM

C202

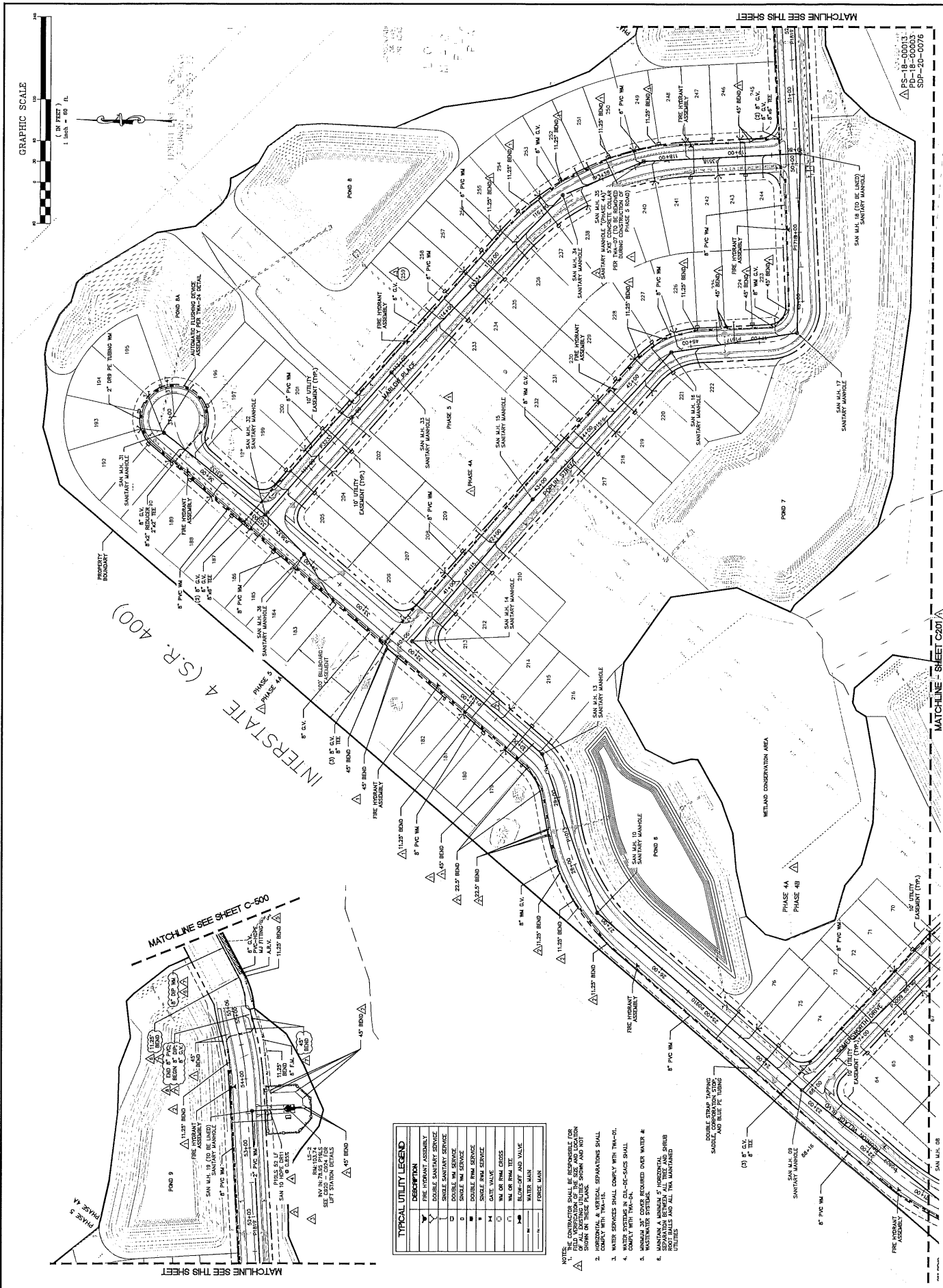


EXHIBIT “C-1”

**DEVELOPER EASEMENTS INCLUDING LEGAL DESCRIPTION OF THE
EASEMENT AREAS**

Prepared by and after recording return to:
Office of the General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Parcel ID No: 34-25-27-5019-0001-RW05

----- (Space above this line for recording data) -----

EASEMENT

THIS EASEMENT is made and granted this ____ day of _____, 2022, by **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486, hereinafter the “Grantor”, to the **TOHOPEKALIGA WATER AUTHORITY**, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741, hereinafter “TWA” or “Grantee”.

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby authorize the use of and hereby grants to TWA, its successors and assigns, a non-exclusive utility easement across parcels of real property in Osceola County, Florida, as more particularly described in Exhibit A appended hereto and incorporated herein (the “Easement Area”) for the purpose of ingress and egress to and installing, maintaining, repairing, refiguring, or reconstructing water and wastewater utilities and associated facilities (collectively the “Facilities”) within the Easement Area.

Grantor may continue to use the surface of the Easement Area for any lawful purposes that do not unreasonably interfere with the easement rights granted herein including the right to improve the Easement Area, which improvements may include a roadway, parking, paving, sidewalks, lighting, landscaping, irrigation facilities, utility facilities, green spaces, recreational areas, and drive aisles for motor-vehicles upon notice to and written approval from TWA.

Grantor reserves the right, subject to the Grantee’s consent, not to be unreasonably withheld, conditioned or delayed, to relocate or reconfigure the Easement Area to a mutually agreeable location, provided that Grantor pays all costs of any such relocation or reconfiguration of the Facilities and provides a new easement whereupon the parties agree that this Agreement shall be terminated or amended; provided,

however, any new easement executed pursuant to this paragraph, shall otherwise contain the same terms and conditions provided hereunder.

Grantor covenants that the Facilities were located or will be located within the Easement Area. In the event that Grantor, its contractors, sub-contractors of any tier or any of their respective employees installed the Facilities outside of the Easement Area, Grantor, its successors, agents, or assigns, upon notification of such event: (i) shall be responsible for all costs associated with the relocation or reconfiguration of the Facilities to the Easement Area; or (ii) shall provide to the Grantee a new easement in the location where the Facilities exist whereupon the parties agree that this Agreement shall be terminated or amended; provided, however, any new easement executed pursuant to this paragraph shall otherwise contain the same terms and conditions provided hereunder.

The use of the utility easement granted herein does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TWA, and its agents, successors and assigns for the uses and purposes stated herein.

Grantee will, at its sole cost and expense, restore the surface of all disturbed areas on the utility easement to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been occasioned by the maintenance, operation, repair, inspection, replacement or removal of the water and wastewater utilities and associated facilities within the Easement Area or other exercise by the Grantee of its rights under this Easement.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the Easement Area. Grantee shall have the right and authority to clear the Easement Area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, or maintenance of facilities existing within the Easement Area.

Grantor warrants that it is the record owner of the lands, and has the power and authority to grant this Easement.

By delivery and acceptance hereof, the parties and their successors intend to and shall be bound by the terms and conditions hereof.

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written.

WITNESSES:

GRANTOR:

Witness #1

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

Witness #1 printed name

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

Witness #2

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

Witness #2 printed name

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 _____, 2022, 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 EHOF Acquisitions II, LLC, a Delaware limited liability company, the sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He is personally known to me or has produced _____ as identification.

(Seal)

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

EXHIBIT A

Tract RW-5 and all Utility Easements as depicted on the Plat of, 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 “C-2”

**DISTRICT EASEMENTS INCLUDING LEGAL DESCRIPTION OF THE
EASEMENT AREAS**

Prepared by and after recording return to:
Office of the General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Parcel ID No: 2725272985TRAC0S30

----- (Space above this line for recording data) -----

EASEMENT

THIS EASEMENT is made and granted this ____ day of _____, 2022, by **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to and governed by the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, hereinafter the “Grantor”, to the **TOHOPEKALIGA WATER AUTHORITY**, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741, hereinafter “TWA” or “Grantee”.

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby authorize the use of and hereby grants to TWA, its successors and assigns, a non-exclusive utility easement across a parcel of real property in Osceola County, Florida, as more particularly described in Exhibit A appended hereto and incorporated herein (the “Easement Area”) for the purpose of ingress and egress to and installing, maintaining, repairing, refiguring, or reconstructing water and wastewater utilities and associated facilities (collectively the “Facilities”) within the Easement Area.

Grantor may continue to use the surface of the Easement Area for any lawful purposes that do not unreasonably interfere with the easement rights granted herein including the right to improve the Easement Area, which improvements may include a roadway, parking, paving, sidewalks, lighting, landscaping, irrigation facilities, utility facilities, green spaces, recreational areas, and drive aisles for motor-vehicles upon notice to and written approval from TWA.

Grantor reserves the right, subject to the Grantee’s consent, not to be unreasonably withheld, conditioned or delayed, to relocate or reconfigure the Easement Area to a mutually agreeable location, provided that Grantor pays all costs of any such relocation or reconfiguration of the Facilities and provides a new easement whereupon the parties agree that this Agreement shall be terminated or amended; provided, however, any new easement executed pursuant to this paragraph, shall otherwise contain the same terms and conditions provided hereunder.

Grantor covenants that the Facilities were located or will be located within the Easement Area. In the event that Grantor, its contractors, sub-contractors of any tier or any of their respective employees installed the Facilities outside of the Easement Area, Grantor, its successors, agents, or assigns, upon notification of such event: (i) shall be responsible for all costs associated with the

relocation or reconfiguration of the Facilities to the Easement Area; or (ii) shall provide to the Grantee a new easement in the location where the Facilities exist whereupon the parties agree that this Agreement shall be terminated or amended; provided, however, any new easement executed pursuant to this paragraph shall otherwise contain the same terms and conditions provided hereunder.

The use of the utility easement granted herein does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TWA, and its agents, successors and assigns for the uses and purposes stated herein.

Grantee will, at its sole cost and expense, restore the surface of all disturbed areas on the utility easement to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been occasioned by the maintenance, operation, repair, inspection, replacement or removal of the water and wastewater utilities and associated facilities within the Easement Area or other exercise by the Grantee of its rights under this Easement.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the Easement Area. Grantee shall have the right and authority to clear the Easement Area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, or maintenance of facilities existing within the Easement Area.

Grantor warrants that it is the record owner of the lands, and has the power and authority to grant this Easement.

By delivery and acceptance hereof, the parties and their successors intend to and shall be bound by the terms and conditions hereof.

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written.

WITNESSES:

Witness #1

Printed Name: _____

Witness #2

Printed Name: _____

GRANTOR:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT,**

a local unit of special purpose government
created pursuant to and governed by the
Uniform Community Development District Act
of 1980, Chapter 190, Florida Statutes, as
amended

By: _____

Printed Name: _____

Title: _____

Address: c/o Governmental Management
Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2022, by _____ as _____ of Reunion East Community Development District, a local unit of special purpose government created pursuant to and governed by the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, on behalf of the Community Development District, who is personally known to me, or has produced _____ as identification.

Notary Public Signature

Printed Name or Stamp:

Commission Number:

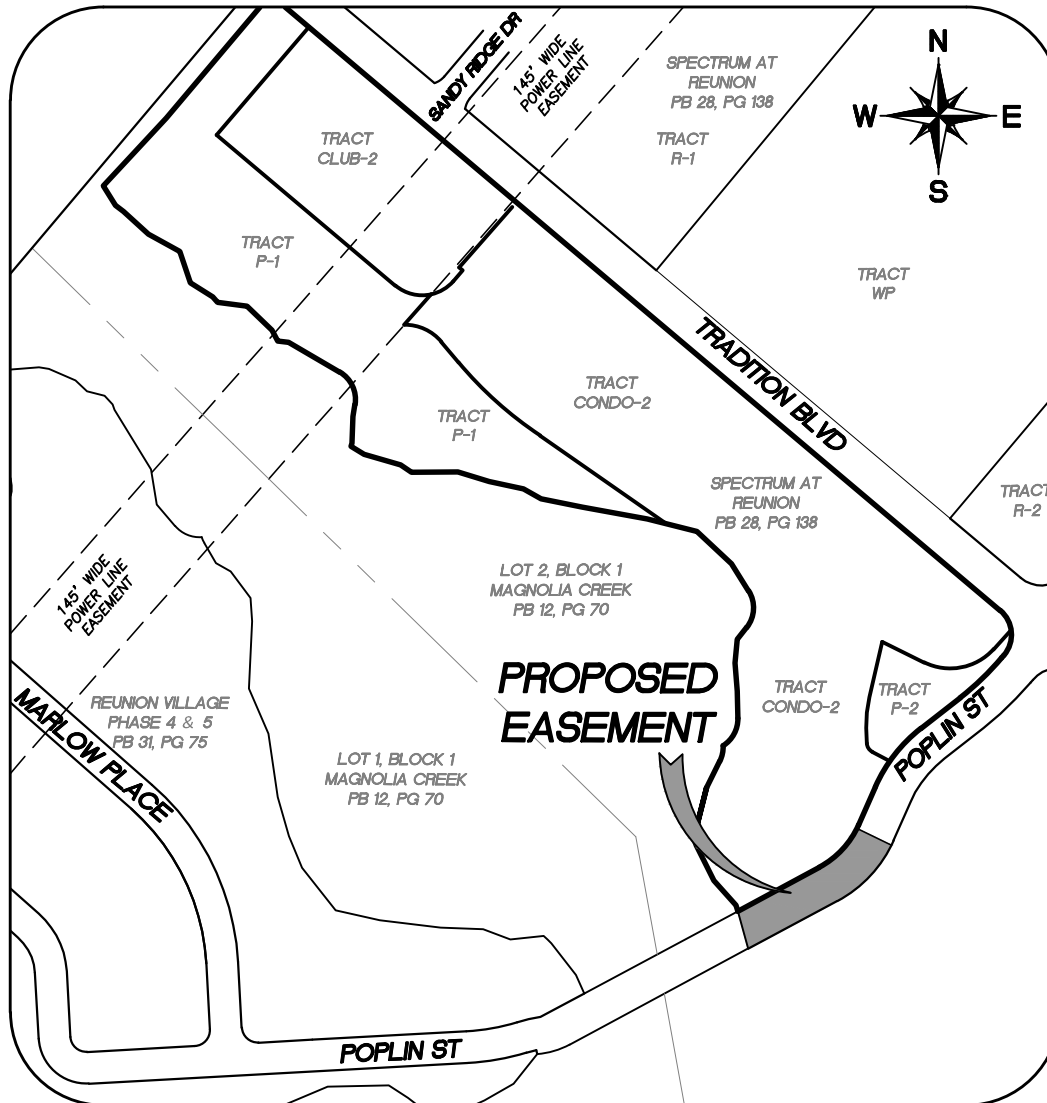
My Commission Expires:

(Stamp)

EXHIBIT A

LOCATION MAP OF PROPOSED TWA UTILITY EASEMENT WITHIN POPLIN STREET SPECTRUM AT REUNION

"THIS IS NOT A BOUNDARY SURVEY"



LOCATION MAP
NOT TO SCALE

DATE PREPARED: 5/19/2022



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

1012 EMMETT STREET
STE A, KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

PROJECT INFORMATION

JOB # 22-0140.000 TWA Ease

DRAWN BY: RDJ

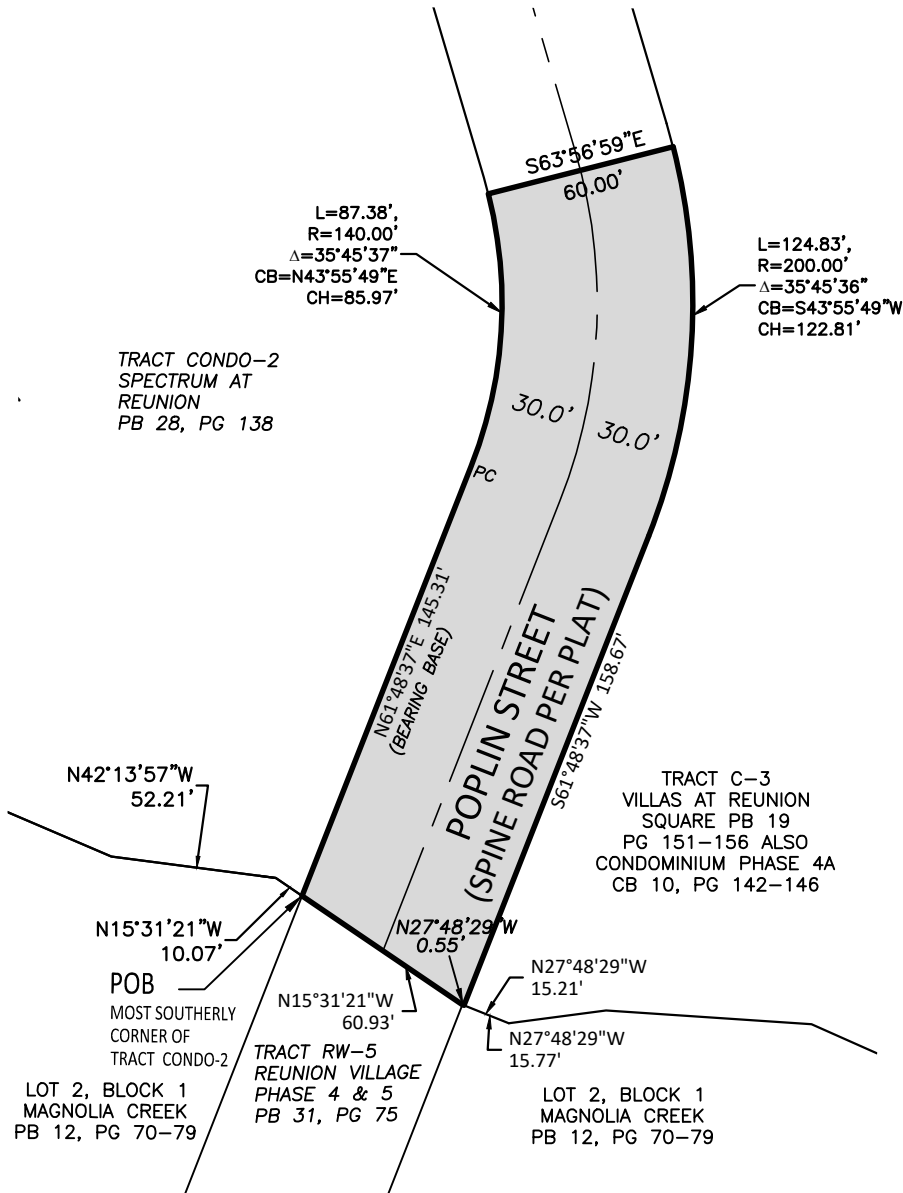
SHEET 1 OF 4

SKETCH OF PROPOSED TWA UTILITY EASEMENT WITHIN POPLIN STREET SPECTRUM AT REUNION

"THIS IS NOT A BOUNDARY SURVEY"



SCALE 1"=60'



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

1012 EMMETT STREET
STE A, KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

**LEGAL DESCRIPTION
FOR PROPOSED TWA
UTILITY EASEMENT WITHIN
POPLIN STREET
SPECTRUM AT REUNION**

BEGINNING THE MOST SOUTHERLY CORNER OF TRACT CONDO-2, OF SPECTRUM AT REUNION PLAT, ACCORDING TO THE PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE N 61° 48' 37" E, ALONG THE WEST RIGHT OF WAY LINE OF POPLIN STREET (AKA SPINE ROAD), FOR A DISTANCE OF 145.31 FEET, TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 45' 37", HAVING A RADIUS OF 140.00 FEET, AND WHOSE LONG CHORD BEARS N 43° 55' 49" E, FOR A DISTANCE OF 85.97 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 87.38 FEET; DEPARTING SAID WEST RIGHT OF WAY LINE, THENCE S 63° 56' 59" E, FOR A DISTANCE OF 60.00 FEET, TO THE EAST RIGHT OF WAY LINE OF AFORESAID POPLIN STREET, AND THE BEGINNING OF A NON-TANGENT CURVE; SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 45' 36", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS S 43° 55' 49" W, FOR A DISTANCE OF 122.81 FEET, RUN THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 124.83 FEET; THENCE S 61° 48' 37" W, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 158.67 FEET, TO THE MOST WESTERLY CORNER OF TRACT C-3, OF VILLAS AT REUNION SQUARE PLAT, RECORDED IN PLAT BOOK 19, PAGES 151 THROUGH 156, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE N 27° 48' 29" W, FOR A DISTANCE OF 0.55 FEET; THENCE N 15° 31' 21" W, FOR A DISTANCE OF 60.93 FEET, TO THE POINT OF BEGINNING.

CONTAINS 15,488.85 SQUARE FEET OR 0.356 ACRES MORE OR LESS.



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

1012 EMMETT STREET
STE A, KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

**NOTES
FOR PROPOSED TWA
UTILITY EASEMENT WITHIN
POPLIN STREET
SPECTRUM AT REUNION**

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF SPECTRUM AT REUNION, RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, WEST RIGHT OF WAY LINE OF POPLIN STREET BEING N61°48'37"E.
2. THIS SKETCH AND LEGAL DESCRIPTION IS A UTILITY EASEMENT PREPARED FOR TOHO WATER AUTHORITY.
3. THIS IS NOT A BOUNDARY SURVEY, SKETCH AND LEGAL DESCRIPTIONS SHOWN HEREON WERE PREPARED USING THE PLAT OF SPECTRUM AT REUNION.
4. NO ABOVE GROUND OR SUBSURFACE UTILITIES WERE LOCATED AS PART OF THIS SKETCH AND LEGAL DESCRIPTION.
5. TRACTS AND TRACT DESIGNATIONS SHOWN HEREON WERE TAKEN FROM FROM THE PREVIOUSLY RECORDED PLAT OF SPECTRUM AT REUNION, RECORDED IN PLAT BOOK 28, PAGES 138 THROUGH 143, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
6. THE UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN POPLIN STREET, PREVIOUSLY PLATTED AS SPINE ROAD.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SKETCH CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT D. JOHNSTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 5031
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITALLY SIGNED BY THE REGISTERED LAND SURVEYOR USING A THIRD PARTY DIGITAL SIGNATURE SERVICE.

LEGEND

CB - CONDOMINIUM BOOK	PC - POINT OF CURVATURE	RNG - RANGE
LB - LICENSED BUSINESS	PG - PAGE	R/W - RIGHT OF WAY
OR - OFFICIAL RECORD	POB - POINT OF BEGINNING	SEC - SECTION
P - PLAT	PT - POINT OF TANGENCY	TWP - TOWNSHIP
PB - PLAT BOOK	PSM - PROFESSIONAL SURVEYOR AND MAPPER	UE - UTILITY EASEMENT

DATE PREPARED: 5/19/2022



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

1012 EMMETT STREET
STE A, KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: LB NO. 6605

PROJECT INFORMATION

JOB # 22-0140.000 TWA Ease

DRAWN BY: RDJ

SHEET 4 OF 4

SECTION VIII

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ Carpenter	In Process	Draft agreement for Operation of Irrigation System under review by District Counsel July 2022.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	In Process	BOS approved design plan 03.10.2022. Construction/bid documents needed.
7/13/21	Functional Fitness Center/Seven Eagles	Adams/Scheerer	In Process	FFC opened May 27. Signage update needed. Shoulder Press for Fitness Center Purchase Order placed 04.22.2022 - delivery tentative September 2022.
9/10/20	Pool Access Gates	Scheerer	In Process	Four pool gates approved 06.09.2022. Installation tentative October 2022.
1/14/21	Discontinue Maintenance on South Side of CR 532 RECDD	Trucco/Scheerer	In Process	Proposal to remove landscape beds approved 03.10.2022. Interlocal Agreement with OC being updated. OC inspected area 06.10.2022. Sod replacement required and pending as of 07.07.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022.
1/13/22	Stormwater Needs Analysis Report	Boyd	Completed	Report filed in June.
4/14/22	Pool & Fountain Resurfacing	Scheerer	In Process	Heritage Crossings A & B completed June 2022. Fountains underway.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
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11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Design/installation Equipment tentative delivery delayed. Permit pending, Sidewalks, concrete work, landscape design/installation, and fencing are being addressed by Operations Manager. Signage and Amenity Policy document will be considered at a future meeting.
2/11/21	Parking Rules for Encore at RWCD	Adams/Scheerer	Completed	RWPOA enforcement agreement executed 07.07.2022. Towing agreement executed by vendor. No Parking signage fully installed. Tow Away signs audited/installed by Towing service May 2022.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Goodman Road and Bella Citta Boulevard Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres (activity Feb 2022) 3325273160000A0090 19.04 acres
1/13/22	Monitor Industrial/Commercial Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Sinclair Road Parcel Number: 22-25-27-3160-000C-0010
3/11/21	Sinclair Gate MOT	Boyd/Scheerer	Completed	Proposal for traffic delineator posts and signage approved 05.12.2022. Installation completed 06.03.2022. Signs installed 06.20.2022.
12/9/21	Monitor Sinclair Road Expansion Project	Adams	In Process	www.Osceola.org/Go/SinclairRoad (waiting for update on Public Alternatives Meeting schedule)
	Monitor Old Lake Wilson Road Improvement Project	Adams	On Hold	www.improveoldlakewilsonroad.com . Intersection improvements at Pendant Court to be considered in tandem with road improvements.
1/13/22	Stormwater Needs Analysis Report	Boyd	Completed	Report filed in June.
3/10/22	Traffic Calming		In Process	Staff to provide information on speed humps/tables and radar display signs at July BOS meeting.

SECTION 2

Reunion East

Community Development District

Summary of Check Register

June 1, 2022 to June 30, 2022

Fund	Date	Check No.'s		Amount
General Fund	6/2/22	5369-5371	\$	13,990.94
	6/8/22	5372-5378	\$	248,709.50
	6/13/22	5379	\$	7,890.75
	6/16/22	5380-5386	\$	12,183.16
	6/20/22	5387-5388	\$	185,134.51
	6/22/22	5389-5391	\$	127,339.18
	6/28/22	5392-5396	\$	8,697.45
			\$	603,945.49
Replacement & Maintenance	6/2/22	182	\$	10,997.69
	6/16/22	183	\$	1,000.00
	6/22/22	184	\$	2,000.00
	6/23/22	185	\$	14,840.00
			\$	28,837.69
Payroll	<u>June 2022</u>			
	John Dryburgh	50657	\$	184.70
	Mark Greenstein	50658	\$	184.70
	Steven Goldstein	50659	\$	184.70
	Thomas McKeon	50660	\$	184.70
	Trudy Hobbs	50661	\$	184.70
			\$	923.50
			\$	633,706.68

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/08/22	00103	6/08/22 06082022	202206 300-20700-10000 FY22 DEBT SRVCS SER2015A	REUNION EAST CDD C/O USBANK	*	56,577.13	56,577.13 005374
6/08/22	00103	6/08/22 06082022	202206 300-20700-10800 FY22 DEBT SRVCS SER2021	REUNION EAST CDD C/O USBANK	*	3,932.47	3,932.47 005375
6/08/22	00103	6/08/22 06082022	202206 300-20700-10800 FY22 EHOF II SERIES 2021	REUNION EAST CDD C/O USBANK	*	174,761.00	174,761.00 005376
6/08/22	00175	6/01/22 7409	202206 320-53800-46200 POOL MAINTENANCE JUN22	ROBERTS POOL SERVICE AND REPAIR INC	*	3,816.00	10,100.00 005377
		6/01/22 7409	202206 300-13100-10100 POOL MAINTENANCE JUN22		*	3,384.00	
		6/01/22 7409	202206 330-53800-46200 POOL MNT SEVEN EAG JUN22		*	1,537.00	
		6/01/22 7409	202206 300-13100-10100 POOL MNT SEVEN EAG JUN22		*	1,363.00	
6/08/22	00060	5/17/22 384365	202205 320-53800-46200 HC B-RPLC TORO VALV/FLOAT	SPIES POOL LLC	*	205.08	1,489.90 005378
		5/17/22 384365	202205 300-13100-10100 HC B-RPLC TORO VALV/FLOAT		*	181.87	
		5/17/22 384367	202205 320-53800-46200 CP-INST.LOCK BOX HEATER		*	156.32	
		5/17/22 384367	202205 300-13100-10100 CP-INST.LOCK BOX HEATER		*	138.63	
		5/19/22 384397	202205 330-53800-46200 SE-RPLC PLATE/SEAL/O-RING		*	292.03	
		5/19/22 384397	202205 300-13100-10100 SE-RPLC PLATE/SEAL/O-RING		*	258.97	
		5/20/22 384261	202205 320-53800-46200 CP-SAFETY INSPEC.POOL/SPA		*	136.21	
		5/20/22 384261	202205 300-13100-10100 CP-SAFETY INSPEC.POOL/SPA		*	120.79	
6/13/22	00049	6/01/22 554	202206 310-51300-34000 MANAGEMENT FEES JUN22		*	3,689.58	
		6/01/22 554	202206 310-51300-35200 WEBSITE ADMIN JUN22		*	66.67	
		6/01/22 554	202206 310-51300-35100 INFORMATION TECH JUN22		*	116.67	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/22 554	202206 310-51300-31300		*	833.33	
			DISSEMINATION FEE JUN22				
		6/01/22 554	202206 310-51300-51000		*	1.08	
			OFFICE SUPPLIES				
		6/01/22 554	202206 310-51300-42000		*	49.40	
			POSTAGE				
		6/01/22 554	202206 310-51300-42500		*	5.85	
			COPIES				
		6/01/22 555	202206 320-53800-12000		*	3,128.17	
			FIELD MANAGEMENT JUN22				
				GOVERNMENTAL MANAGEMENT SERVICES			7,890.75 005379
6/16/22 00095		6/08/22 S236406	202206 320-53800-57400		*	185.81	
			TRBLSHT/RPLC FUSE/GATEARM				
		6/08/22 S236406	202206 300-13100-10100		*	164.77	
			TRBLSHT/RPLC FUSE/GATEARM				
				ACCESS CONTROL TECHNOLOGIES, INC.			350.58 005380
6/16/22 00134		6/09/22 3358	202205 310-51300-31100		*	967.19	
			MTG/BRIDGE GATE/COORD CAD				
				BOYD CIVIL ENGINEERING			967.19 005381
6/16/22 00119		6/14/22 104130	202205 310-51300-31500		*	2,490.85	
			LIFT CONVEY/BD MTG/INTRLC				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,490.85 005382
6/16/22 00002		5/23/22 54820947	202205 310-51300-48000		*	196.17	
			NOT.QUALIFY CADIDATE BOS				
				ORLANDO SENTINEL COMMUNICATION			196.17 005383
6/16/22 00060		5/23/22 384713	202205 320-53800-46200		*	491.81	
			CP-INST.MOTOR/SEAL/O-RING				
		5/23/22 384713	202205 300-13100-10100		*	436.14	
			CP-INST.MOTOR/SEAL/O-RING				
		5/25/22 384640	202205 320-53800-46200		*	102.82	
			CP-INST.DIFFUSER SCRW/PMP				
		5/25/22 384640	202205 300-13100-10100		*	91.18	
			CP-INST.DIFFUSER SCRW/PMP				
				SPIES POOL LLC			1,121.95 005384
6/16/22 00030		6/02/22 OS 37595	202205 320-53800-47400		*	1,484.00	
			INST.ROBBIN PALM EXTRA				
		6/02/22 OS 37595	202205 300-13100-10100		*	1,316.00	
			INST.ROBBIN PALM EXTRA				
		6/02/22 OS 37595	202205 320-53800-47400		*	530.00	
			CLN DEBRIS/CULVRT 5/23/22				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/02/22	OS 37595 202205 300-13100-10100 CLN DEBRIS/CULVRT 5/23/22		*	470.00	
		6/02/22	OS 37595 202205 320-53800-47400 CLN DEBRIS/CULVRT 5/27/22		*	530.00	
		6/02/22	OS 37595 202205 300-13100-10100 CLN DEBRIS/CULVRT 5/27/22		*	470.00	
			YELLOWSTONE LANDSCAPE				4,800.00 005385
6/16/22	00030	4/13/22	REU 3524 202204 320-53800-46500 RPR MAINLINE/4-6" FITTING		*	249.85	
		4/13/22	REU 3524 202204 300-13100-10100 RPR MAINLINE/4-6" FITTING		*	221.57	
		4/13/22	REU 3524 202204 320-53800-48100 CLN DEBRIS/CULVRT 4/08/22		*	530.00	
		4/13/22	REU 3524 202204 300-13100-10100 CLN DEBRIS/CULVRT 4/08/22		*	470.00	
		4/13/22	REU 3524 202204 320-53800-47400 RPLC 3-GAL DEAD IXORA		*	416.05	
		4/13/22	REU 3524 202204 300-13100-10100 RPLC 3-GAL DEAD IXORA		*	368.95	
			YELLOWSTONE LANDSCAPE				2,256.42 005386
6/20/22	00103	6/17/22	06172022 202206 300-20700-10000 FY22 DEBT SRVCS SER2015A		*	173,102.77	
			REUNION EAST CDD C/O USBANK				173,102.77 005387
6/20/22	00103	6/17/22	06172022 202206 300-20700-10800 FY22 DEBT SRVCS SER2021		*	12,031.74	
			REUNION EAST CDD C/O USBANK				12,031.74 005388
6/22/22	00092	5/31/22	125 202205 320-53800-12100 MANAGEMENT SERVICE MAY22		*	2,153.13	
		5/31/22	125 202205 300-13100-10100 MANAGEMENT SERVICE MAY22		*	1,909.37	
		5/31/22	126 202205 330-53800-43300 SE CONTRACT CLEAN MAY22		*	2,234.48	
		5/31/22	126 202205 300-13100-10100 SE CONTRACT CLEAN MAY22		*	1,981.52	
		5/31/22	126 202205 330-53800-43300 SE CLEANING SUPPLY MAY22		*	538.89	
		5/31/22	126 202205 300-13100-10100 SE CLEANING SUPPLY MAY22		*	477.88	
		5/31/22	127 202205 320-53800-46200 POOL CLEANING SRVC MAY22		*	1,749.00	
		5/31/22	127 202205 300-13100-10100 POOL CLEANING SRVC MAY22		*	1,551.00	
			REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/31/22 152	202205 320-53800-43100	TOHO METER#62644093 MAY22	*	465.82	
		5/31/22 155	202205 320-53800-43000	DUKEENERGY#9100 8324 0443	*	1,037.60	
		5/31/22 158	202205 330-53800-43000	DUKEENERGY#9100 8323 9862	*	293.99	
			REUNION RESORT				14,392.68 005389
6/22/22 00030		2/16/22 REU 3295	202201 320-53800-46500	IRRIGATION REPAIRS JAN22	*	632.96	
		2/16/22 REU 3295	202201 300-13100-10100	IRRIGATION REPAIRS JAN22	*	561.30	
		4/13/22 REU 3524	202204 320-53800-46500	REPAIR 6" MAINLINE-APR22	*	249.85	
		4/13/22 REU 3524	202204 300-13100-10100	REPAIR 6" MAINLINE-APR22	*	221.57	
		4/13/22 REU 3524	202204 320-53800-47400	RPLC DEAD IXORA TRVRS/HC	*	416.05	
		4/13/22 REU 3524	202204 300-13100-10100	RPLC DEAD IXORA TRVRS/HC	*	368.95	
		5/15/22 OS372084	202205 320-53800-47300	MTHLY LANDSCAPE MNT MAY22	*	25,377.82	
		5/15/22 OS372084	202205 300-13100-10100	MTHLY LANDSCAPE MNT MAY22	*	22,504.85	
		5/15/22 OS372084	202205 330-53800-47300	SEVEN EAGLES ADD.MAY22	*	532.65	
		5/15/22 OS372084	202205 300-13100-10100	SEVEN EAGLES ADD.MAY22	*	472.35	
		5/15/22 OS372084	202204 320-53800-47300	MTHLY LANDSCAPE MNT APR22	*	7,749.76-	
		5/15/22 OS372084	202204 300-13100-10100	MTHLY LANDSCAPE MNT APR22	*	6,872.42-	
		6/02/22 OS 37595	202205 320-53800-46500	TER-RPLC LEAKING 2" VALVE	*	424.00	
		6/02/22 OS 37595	202205 300-13100-10100	TER-RPLC LEAKING 2" VALVE	*	376.00	
		6/10/22 OS 38445	202203 320-53800-47300	MTHLY LANDSCAPE MNT MAR22	*	14.48	
		6/10/22 OS 38445	202203 300-13100-10100	MTHLY LANDSCAPE MNT MAR22	*	12.85	
		6/15/22 OS 38600	202206 320-53800-47300	MTHLY LANDSCAPE MNT JUN22	*	25,392.30	
		6/15/22 OS 38600	202206 300-13100-10100	MTHLY LANDSCAPE MNT JUN22	*	22,517.70	
		6/15/22 OS 38600	202206 330-53800-47300	SEVEN EAGLES ADD.JUN22	*	532.65	
			REUE REUNION EAST	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		6/15/22	OS 38600 202206 300-13100-10100 SEVEN EAGLES ADD.JUN22		*	472.35	
		6/15/22	OS 38600 202206 320-53800-47300 BEDDING PLANTS JUN22		*	5,911.62	
		6/15/22	OS 38600 202206 300-13100-10100 BEDDING PLANTS JUN22		*	5,242.38	
		6/15/22	OS 38600 202206 320-53800-47300 PALM TRIMMING JUN22		*	7,530.24	
		6/15/22	OS 38600 202206 300-13100-10100 PALM TRIMMING JUN22		*	6,677.76	
		6/15/22	OS 38600 202206 330-53800-47300 SEVEN EAG PALM TRIM JUN22		*	596.78	
		6/15/22	OS 38600 202206 300-13100-10100 SEVEN EAG PALM TRIM JUN22		*	529.22	
				YELLOWSTONE LANDSCAPE			112,946.50 005391
6/28/22	00074	5/31/22	203044 202205 320-53800-47000 AQUATIC MGMT 2 POND MAY22		*	204.05	
		5/31/22	203044 202205 300-13100-10100 AQUATIC MGMT 2 POND MAY22		*	180.95	
				APPLIED AQUATIC MANAGEMENT, INC.			385.00 005392
6/28/22	00095	6/21/22	S236516 202206 320-53800-57400 RPLC SPRING DOG PARK GATE		*	129.66	
		6/21/22	S236516 202206 300-13100-10100 RPLC SPRING DOG PARK GATE		*	114.99	
		6/22/22	S236583 202206 320-53800-57400 RPLC 3BARRIER LED ARM/LED		*	1,700.52	
		6/22/22	S236583 202206 300-13100-10100 RPLC 3BARRIER LED ARM/LED		*	1,508.01	
				ACCESS CONTROL TECHNOLOGIES, INC.			3,453.18 005393
6/28/22	00134	6/10/22	3359 202205 310-51300-31100 STORMWTR MGMT SYSTM RPT		*	3,300.00	
				BOYD CIVIL ENGINEERING			3,300.00 005394
6/28/22	00161	6/18/22	3787 202204 320-53800-47200 SVC CALL-TIME CLOCK/BRKR		*	55.65	
		6/18/22	3787 202204 300-13100-10100 SVC CALL-TIME CLOCK/BRKR		*	49.35	
				HERITAGE SERVICE SOLUTIONS LLC			105.00 005395
6/28/22	00030	6/20/22	OS 38673 202205 320-53800-46500 IRG RPR MAY22-VLVE/13ROTR		*	496.68	
		6/20/22	OS 38673 202205 300-13100-10100 IRG RPR MAY22-VLVE/13ROTR		*	440.45	

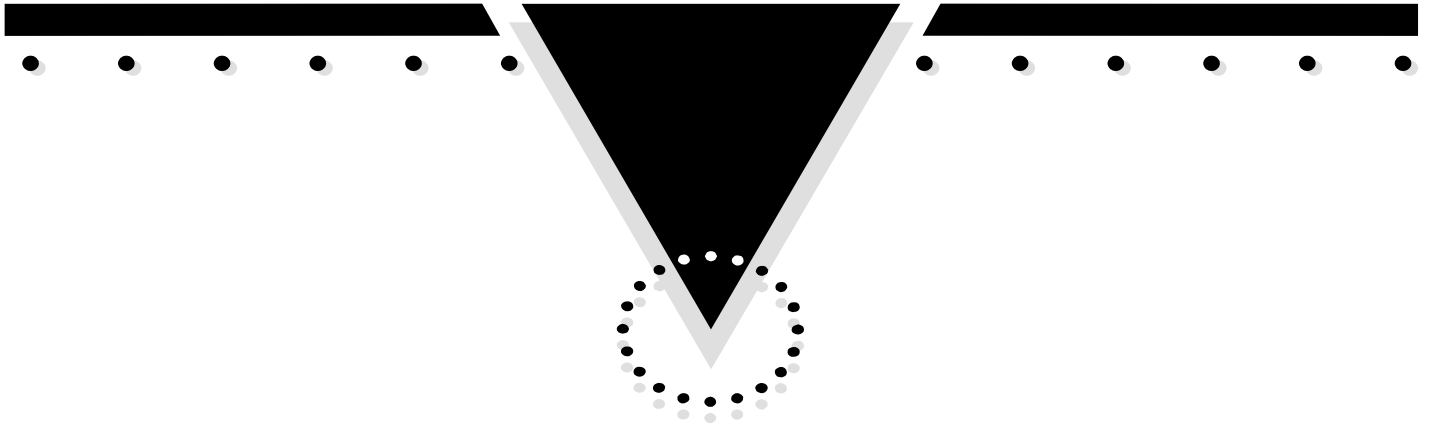
REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/20/22	OS 38673	202206 320-53800-46500		RPLC 2" RAINBIRD VAVLE	*	274.08	
6/20/22	OS 38673	202206 300-13100-10100		RPLC 2" RAINBIRD VAVLE	*	243.06	
YELLOWSTONE LANDSCAPE							1,454.27 005396
TOTAL FOR BANK A						603,945.49	
TOTAL FOR REGISTER						603,945.49	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/02/22	00011	5/25/22 58876485	202205 330-53800-60000	INST.ELECTRIC HEAT/CRANE	*	5,828.78	
		5/25/22 58876485	202205 300-13100-10100	INST.ELECTRIC HEAT/CRANE	*	5,168.91	
FRANK'S AIR CONDITIONING, INC.							10,997.69 000182
6/16/22	00007	6/02/22 OS 37595	202206 320-53800-53300	CLN DEBRIS DRAIN CULVERTS	*	530.00	
		6/02/22 OS 37595	202206 300-13100-10100	CLN DEBRIS DRAIN CULVERTS	*	470.00	
YELLOWSTONE LANDSCAPE							1,000.00 000183
6/22/22	00007	4/13/22 REU 3524	202204 320-53800-53300	CLN DEBRIS/DRN CLVRT 4/13	*	530.00	
		4/13/22 REU 3524	202204 300-13100-10100	CLN DEBRIS/DRN CLVRT 4/13	*	470.00	
		4/29/22 REU 3575	202204 320-53800-53300	CLN DEBRIS/DRN CLVRT 4/29	*	530.00	
		4/29/22 REU 3575	202204 300-13100-10100	CLN DEBRIS/DRN CLVRT 4/29	*	470.00	
YELLOWSTONE LANDSCAPE							2,000.00 000184
6/23/22	00035	6/30/22 556	202206 320-53800-61000	PRS.WSH POOL HS/RPR/PAINT	*	7,865.20	
		6/30/22 556	202206 300-13100-10100	PRS.WSH POOL HS/RPR/PAINT	*	6,974.80	
GOVERNMENTAL MANAGEMENT SERVICES							14,840.00 000185
TOTAL FOR BANK C						28,837.69	
TOTAL FOR REGISTER						28,837.69	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

May 31, 2022



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6	Debt Service Series 2015A Income Statement
7	Debt Service Series 2015-1 Income Statement
8	Debt Service Series 2015-2 Income Statement
9	Debt Service Series 2015-3 Income Statement
10	Debt Service Series 2021 Income Statement
11	Capital Projects Series 2005 Income Statement
12	Capital Projects Series 2021 Income Statement
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15	Long Term Debt
16-17	FY22 Assessment Receipt Schedule

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
ASSETS:					
CASH	\$776,656	\$253,945	---	---	\$1,030,601
CUSTODY ACCOUNT	\$463,299	---	---	---	\$463,299
STATE BOARD OF ADMINISTRATION	\$1,503,660	\$3,346,306	---	---	\$4,849,966
DUE FROM GENERAL FUND	---	---	\$179,761	---	\$179,761
DUE FROM REUNION WEST	\$370,564	\$86,077	---	---	\$456,641
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,949	---	\$100,949
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,455	---	\$198,455
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$707,825	---	\$707,825
SERIES 2015-1					
Revenue	---	---	---	---	\$0
SERIES 2015-2					
Revenue	---	---	---	---	\$0
SERIES 2015-3					
Revenue	---	---	---	---	\$0
SERIES 2021					
Reserve	---	---	\$1,116,155	---	\$1,116,155
Revenue	---	---	\$95,565	---	\$95,565
Construction	---	---	---	\$8,775,065	\$8,775,065
TOTAL ASSETS	\$3,114,180	\$3,686,328	\$2,573,717	\$8,775,075	\$18,149,299
LIABILITIES:					
ACCOUNTS PAYABLE	\$74,159	\$12,998	---	---	\$87,157
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO DEBT 2021	\$174,761	---	---	---	\$174,761
DUE TO REUNION WEST	\$106,450	\$26,786	---	---	\$133,237
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	---	---	\$2,789,994	---	\$2,789,994
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,575,000	---	\$3,575,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,646,544	---	---	\$3,889,296
UNASSIGNED	\$2,509,735	---	---	---	\$2,509,735
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,180)	---	(\$6,643,180)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,166,535)	---	(\$6,166,535)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$887,825	---	\$887,825
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$0	---	\$0
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$0	---	\$0
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,386,481	---	\$1,386,481
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$8,775,065	\$8,775,065
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,114,180	\$3,686,328	\$2,573,717	\$8,775,075	\$18,149,299

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending May 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,435,176	\$1,435,176	\$1,355,767	(\$79,409)
Special Assessments - Direct	\$583,672	\$583,672	\$522,902	(\$60,770)
Interest	\$750	\$500	\$2,694	\$2,194
Miscellaneous Income	\$0	\$0	\$583	\$583
Transfer In	\$0	\$0	\$61	\$61
Rental Income	\$0	\$0	\$8,083	\$8,083
TOTAL REVENUES	\$2,019,598	\$2,019,348	\$1,890,090	(\$129,258)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$8,000	\$8,000	\$0
FICA	\$918	\$612	\$612	\$0
Engineering	\$15,000	\$10,000	\$20,262	(\$10,262)
Attorney	\$35,000	\$23,333	\$23,798	(\$464)
Trustee Fees	\$8,620	\$0	\$0	\$0
Arbitrage	\$2,400	\$600	\$600	\$0
Collection Agent	\$5,000	\$3,333	\$5,000	(\$1,667)
Dissemination	\$10,000	\$6,667	\$6,667	\$0
Property Appraiser Fee	\$1,000	\$1,000	\$799	\$201
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,700	\$5,700	\$7,700	(\$2,000)
District Management Fees	\$44,275	\$29,517	\$29,517	\$0
Information Technology	\$1,400	\$933	\$933	(\$0)
Website Maintenance	\$800	\$533	\$533	(\$0)
Telephone	\$300	\$200	\$0	\$200
Postage	\$1,500	\$1,000	\$282	\$718
Printing & Binding	\$1,500	\$1,000	\$601	\$399
Insurance	\$15,950	\$15,950	\$14,986	\$964
Legal Advertising	\$5,000	\$3,333	\$777	\$2,556
Other Current Charges	\$600	\$400	\$35	\$365
Office Supplies	\$500	\$333	\$67	\$266
Travel Per Diem	\$250	\$167	\$0	\$167
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$168,288	\$113,187	\$121,387	(\$8,200)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$37,538	\$25,025	\$25,025	(\$0)
Management Services Agreement	\$21,430	\$14,287	\$17,225	(\$2,938)
Facility Lease Agreement	\$3,593	\$2,395	\$3,610	(\$1,214)
Telephone	\$6,858	\$4,572	\$4,685	(\$113)
Electric	\$355,535	\$237,023	\$198,372	\$38,651
Water & Sewer	\$42,200	\$28,133	\$20,359	\$7,774
Gas	\$40,618	\$27,079	\$27,842	(\$763)
Pool & Fountain Maintenance	\$118,688	\$79,125	\$80,408	(\$1,282)
Environmental	\$12,054	\$8,036	\$4,127	\$3,909
Property Insurance	\$29,013	\$29,013	\$32,692	(\$3,679)
Irrigation Repairs	\$8,572	\$5,714	\$3,871	\$1,843
Landscape Contract	\$503,702	\$335,801	\$330,691	\$5,110
Landscape Contingency	\$26,375	\$17,583	\$4,683	\$12,900
Gate and Gatehouse Expenses	\$16,880	\$11,253	\$16,232	(\$4,979)
Roadways/Sidewalks	\$26,375	\$17,583	\$7,068	\$10,516
Lighting	\$5,275	\$3,517	\$56	\$3,461
MSA Building Repairs	\$13,188	\$8,792	\$12	\$8,779
Pressure Washing	\$18,463	\$12,308	\$16,722	(\$4,413)
Repairs & Maintenance	\$10,550	\$7,033	\$5,867	\$1,166
Signage	\$13,188	\$8,792	\$321	\$8,471
Security	\$73,850	\$49,233	\$55,429	(\$6,196)
Parking Violation Tags	\$264	\$176	\$0	\$176
SEVEN EAGLES:				
Electric	\$14,559	\$9,706	\$8,214	\$1,492
Water & Sewer	\$6,881	\$4,587	\$3,155	\$1,433
Gas	\$8,546	\$5,697	\$7,339	(\$1,641)
Telephone/Emergency Pool Phone	\$185	\$123	\$0	\$123
Contract Cleaning	\$27,118	\$18,079	\$21,827	(\$3,748)
Landscape Contract	\$9,495	\$6,330	\$6,813	(\$483)
Landscape Contingency	\$2,638	\$1,758	\$0	\$1,758
Pool Maintenance	\$18,357	\$12,238	\$20,137	(\$7,899)
Lighting	\$791	\$527	\$0	\$527
Fitness Center Repairs & Maintenance	\$791	\$527	\$1,381	(\$854)
Operating Supplies	\$6,594	\$4,396	\$0	\$4,396
Pest Control	\$222	\$148	\$0	\$148
Repairs & Maintenance	\$3,165	\$2,110	\$4,888	(\$2,778)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$66,667	\$0	\$66,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$267,764	\$267,764	\$267,764	\$0
TOTAL MAINTENANCE	\$1,851,311	\$1,333,133	\$1,196,813	\$136,320
TOTAL EXPENDITURES	\$2,019,598	\$1,446,319	\$1,318,200	\$128,120
EXCESS REVENUES (EXPENDITURES)	\$0		\$571,890	
FUND BALANCE - Beginning	\$0		\$2,180,597	
FUND BALANCE - Ending	\$0		\$2,752,487	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

REVENUES:

Transfer In	\$267,764	\$267,764	\$267,764	\$0
Interest	\$4,500	\$3,000	\$6,169	\$3,169

TOTAL REVENUES

\$272,264	\$270,764	\$273,933	\$3,169
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EXPENDITURES:

Contingency	\$100	\$67	\$287	(\$220)
Building Improvements	\$127,391	\$84,927	\$8,204	\$76,723
Fountain Improvements	\$5,275	\$3,517	\$0	\$3,517
Gate/Gatehouse Improvements	\$51,695	\$34,463	\$10,198	\$24,265
Landscape Improvements	\$26,375	\$17,583	\$0	\$17,583
Irrigation Improvements	\$13,188	\$8,792	\$0	\$8,792
Lighting Improvements	\$2,638	\$1,758	\$0	\$1,758
Monument Improvements	\$5,275	\$3,517	\$0	\$3,517
Pool Furniture	\$13,188	\$8,792	\$6,854	\$1,938
Pool Repair & Replacements	\$27,430	\$18,287	\$6,887	\$11,400
Roadways/Sidewalks Improvement	\$26,375	\$17,583	\$33,313	(\$15,730)
Signage	\$34,288	\$22,858	\$34,100	(\$11,242)
Stormwater Improvement	\$0	\$0	\$1,060	(\$1,060)
Capital Outlay	\$131,875	\$87,917	\$41,276	\$46,641

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,638	\$1,759	\$0	\$1,759
Landscape Improvements	\$2,638	\$1,759	\$0	\$1,759
Pool Furniture	\$7,913	\$5,275	\$0	\$5,275
Pool Repair & Replacements	\$0	\$0	\$3,070	(\$3,070)
Capital Outlay	\$0	\$0	\$20,894	(\$20,894)

TOTAL EXPENDITURES

\$478,280	\$318,853	\$166,144	\$152,710
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EXCESS REVENUES (EXPENDITURES)

(\$206,016)	\$107,790
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FUND BALANCE - Beginning

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

\$3,364,131	\$3,646,544
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures
For The Period Ending May 31, 2022

	ADOPTED BUDGET	PRORATED THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$0	\$0	\$8	\$8
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		\$8	
FUND BALANCE - Beginning	\$0		(\$6,643,188)	
FUND BALANCE - Ending	\$0		(\$6,643,180)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

	ADOPTED BUDGET	PRORATED THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$15	\$15
TOTAL REVENUES	\$0	\$0	\$15	\$15
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		\$15	
FUND BALANCE - Beginning	\$0		(\$6,166,550)	
FUND BALANCE - Ending	\$0		(\$6,166,535)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

REVENUES:

Special Assessments	\$2,568,595	\$2,568,595	\$2,367,603	(\$200,992)
Interest	\$50	\$33	\$81	\$48

TOTAL REVENUES

\$2,568,645	\$2,568,628	\$2,367,684	(\$200,945)
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EXPENDITURES:

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

TOTAL EXPENDITURES

\$2,610,250	\$2,610,250	\$2,610,250	\$0
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EXCESS REVENUES (EXPENDITURES)

(\$41,605)	(\$242,566)
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FUND BALANCE - Beginning

\$936,399	\$1,130,391
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FUND BALANCE - Ending

\$894,794	\$887,825
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 5/31/22	ACTUAL THRU 5/31/22	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

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	(\$14)	(\$14)
TOTAL OTHER	\$0	\$0	(\$14)	(\$14)

EXCESS REVENUES (EXPENDITURES)	\$0	\$0	(\$9)	
---------------------------------------	------------	------------	--------------	--

FUND BALANCE - Beginning	\$0	\$0	\$9	
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FUND BALANCE - Ending	\$0	\$0	\$0	
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 5/31/22	ACTUAL THRU 5/31/22	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

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	(\$33)	(\$33)
TOTAL OTHER	\$0	\$0	(\$33)	(\$33)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$19)	
FUND BALANCE - Beginning	\$0		\$19	
FUND BALANCE - Ending	\$0		\$0	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 5/31/22	ACTUAL THRU 5/31/22	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
-----	-----	-----	-----

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	(\$15)	(\$15)
-------------------	-----	-----	--------	--------

TOTAL OTHER

\$0	\$0	(\$15)	(\$15)
-----	-----	--------	--------

EXCESS REVENUES (EXPENDITURES)

\$0		(\$8)	
-----	--	-------	--

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

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

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

REVENUES:

Special Assessments	\$1,116,155	\$1,116,155	\$1,042,742	(\$73,413)
Interest	\$100	\$67	\$62	(\$5)

TOTAL REVENUES

\$1,116,255	\$1,116,222	\$1,042,804	(\$73,418)
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EXPENDITURES:

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

TOTAL EXPENDITURES

\$913,404	\$913,404	\$913,404	\$0
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EXCESS REVENUES (EXPENDITURES)

\$202,851	\$129,400
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FUND BALANCE - Beginning

\$140,923	\$1,257,081
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FUND BALANCE - Ending

\$343,774	\$1,386,481
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Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures
For The Period Ending May 31, 2022

	ADOPTED BUDGET	PRORATED THRU 5/31/22	ACTUAL THRU 5/31/22	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 May 31, 2022

	ADOPTED BUDGET	PRORATED THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$403	\$403
TOTAL REVENUES	\$0	\$0	\$403	\$403
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$6,512	\$6,512
TOTAL EXPENDITURES	\$0	\$0	\$6,512	\$6,512
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,108)	
FUND BALANCE - Beginning	\$0		\$8,781,173	
FUND BALANCE - Ending	\$0		\$8,775,065	

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	\$834,842	\$92,742	\$52,319	\$42,820	\$64,583	\$40,854	\$0	\$0	\$0	\$0	\$1,355,767
Special Assessments - Direct	\$8,184	\$0	\$113,330	\$207,043	\$0	\$0	\$88,556	\$105,789	\$0	\$0	\$0	\$0	\$522,902
Interest	\$82	\$86	\$142	\$185	\$180	\$375	\$561	\$1,083	\$0	\$0	\$0	\$0	\$2,694
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$583	\$0	\$0	\$0	\$0	\$0	\$583
Transfer In	\$0	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Rental Income	\$0	\$0	\$0	\$0	\$0	\$8,083	\$0	\$0	\$0	\$0	\$0	\$0	\$8,083
Total Revenues	\$8,266	\$227,694	\$948,314	\$300,032	\$52,499	\$51,277	\$154,283	\$147,726	\$0	\$0	\$0	\$0	\$1,890,090
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$8,000
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$612
Engineering	\$395	\$2,284	\$2,862	\$0	\$2,138	\$329	\$7,987	\$4,267	\$0	\$0	\$0	\$0	\$20,262
Attorney	\$5,604	\$1,673	\$1,249	\$2,830	\$2,526	\$4,819	\$2,606	\$2,491	\$0	\$0	\$0	\$0	\$23,798
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$6,667
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$799	\$0	\$0	\$0	\$0	\$0	\$0	\$799
Property Taxes	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$7,700	\$0	\$0	\$0	\$0	\$0	\$0	\$7,700
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$29,517
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$933
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$533
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$20	\$22	\$8	\$46	\$30	\$36	\$100	\$21	\$0	\$0	\$0	\$0	\$282
Printing & Binding	\$138	\$156	\$191	\$87	\$18	\$0	\$10	\$1	\$0	\$0	\$0	\$0	\$601
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	\$196	\$0	\$0	\$0	\$0	\$777
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Office Supplies	\$16	\$16	\$15	\$16	\$2	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$67
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	\$10,109	\$8,761	\$10,496	\$20,101	\$16,486	\$12,759	\$0	\$0	\$0	\$0	\$121,387

**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	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$3,128	\$0	\$0	\$0	\$0	\$25,025
Management Services Agreement	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$0	\$0	\$0	\$0	\$17,225
Facility Lease Agreement	\$1,805	\$1,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,610
Telephone	\$621	\$619	\$619	\$619	\$549	\$668	\$437	\$552	\$0	\$0	\$0	\$0	\$4,685
Electric	\$26,675	\$23,843	\$15,788	\$27,477	\$27,830	\$20,476	\$19,650	\$36,633	\$0	\$0	\$0	\$0	\$198,372
Water & Sewer	\$2,959	\$2,161	\$2,480	\$2,846	\$1,640	\$4,025	\$1,949	\$2,299	\$0	\$0	\$0	\$0	\$20,359
Gas	\$1,060	\$1,702	\$3,042	\$4,530	\$4,476	\$5,960	\$4,068	\$3,005	\$0	\$0	\$0	\$0	\$27,842
Pool & Fountain Maintenance	\$16,252	\$9,406	\$9,157	\$8,397	\$7,111	\$7,445	\$11,475	\$11,165	\$0	\$0	\$0	\$0	\$80,408
Environmental	\$793	\$138	\$345	\$446	\$1,068	\$446	\$446	\$446	\$0	\$0	\$0	\$0	\$4,127
Property Insurance	\$32,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,692
Irrigation	\$736	\$0	\$0	\$1,245	\$115	\$0	\$519	\$1,257	\$0	\$0	\$0	\$0	\$3,871
Landscape Contract	\$34,605	\$68,297	\$48,047	\$34,605	\$34,605	\$43,937	\$33,196	\$33,398	\$0	\$0	\$0	\$0	\$330,691
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,307	\$0	\$832	\$2,544	\$0	\$0	\$0	\$0	\$4,683
Gatehouse and Gatehouse Expenses	\$4,490	\$1,322	\$2,530	\$1,036	\$1,659	\$1,072	\$2,368	\$1,756	\$0	\$0	\$0	\$0	\$16,232
Roadways/Sidewalks	\$0	\$3,821	\$0	\$0	\$3,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,068
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$56	\$0	\$0	\$0	\$0	\$0	\$56
MSA Building Repairs	\$0	\$0	\$0	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Pressure Washing	\$0	\$6,185	\$6,243	\$3,551	\$742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,722
Repairs & Maintenance	\$0	\$2,491	\$0	\$530	\$0	\$1,590	\$530	\$726	\$0	\$0	\$0	\$0	\$5,867
Signage	\$0	\$98	\$0	\$223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321
Security	\$6,183	\$6,183	\$6,183	\$7,376	\$7,376	\$7,376	\$7,376	\$7,376	\$0	\$0	\$0	\$0	\$55,429
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seven Eagles													
Electric	\$1,443	\$208	\$291	\$1,019	\$1,904	\$991	\$279	\$2,079	\$0	\$0	\$0	\$0	\$8,214
Water & Sewer	\$336	\$387	\$324	\$403	\$356	\$328	\$738	\$282	\$0	\$0	\$0	\$0	\$3,155
Gas	\$294	\$267	\$416	\$1,413	\$1,220	\$1,606	\$1,162	\$960	\$0	\$0	\$0	\$0	\$7,339
Telephone/Emergency Pool Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Cleaning	\$2,773	\$2,701	\$2,701	\$2,773	\$2,557	\$2,773	\$2,773	\$2,773	\$0	\$0	\$0	\$0	\$21,827
Landscape Contract	\$533	\$2,053	\$1,129	\$533	\$533	\$750	\$750	\$533	\$0	\$0	\$0	\$0	\$6,813
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$2,013	\$2,566	\$2,883	\$1,849	\$2,507	\$3,941	\$1,898	\$2,480	\$0	\$0	\$0	\$0	\$20,137
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs & Maintenance	\$0	\$133	\$0	\$0	\$133	\$0	\$1,116	\$0	\$0	\$0	\$0	\$0	\$1,381
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	\$408	\$0	\$133	\$3,557	\$140	\$0	\$0	\$0	\$0	\$4,888
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	\$267,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,764
	\$142,195	\$141,666	\$375,225	\$106,559	\$106,229	\$108,797	\$100,457	\$115,684	\$0	\$0	\$0	\$0	\$1,196,813
Total Expenditures	\$174,892	\$151,643	\$385,334	\$115,320	\$116,725	\$128,898	\$116,944	\$128,444	\$0	\$0	\$0	\$0	\$1,318,200
Excess Revenues (Expenditures)	(\$166,626)	\$76,050	\$562,980	\$184,712	(\$64,226)	(\$77,621)	\$37,339	\$19,282	\$0	\$0	\$0	\$0	\$571,890

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)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
CURRENT BONDS OUTSTANDING		\$21,755,000

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
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
CURRENT BONDS OUTSTANDING		\$19,930,000

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
1/4/2022 & 4/1/22	2/1/22	WIRE	\$ 221,088.00	\$ 221,088.00	\$ 46,327.00	\$ 174,761.00
5/13/22	5/1/22	22114	\$ 221,088.00	\$ 221,088.00	\$ 46,327.00	\$ 174,761.00
			\$ 884,352.00	\$ 884,352.00	\$ 185,307.00	\$ 699,045.00

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
4/1/2022 & 4/6/22	2/1/22	WIRE	\$ 84,763.00	\$ 84,763.23	\$ 25,052.23	\$ 59,711.00
7/1/22	5/1/22	WIRE	\$ 84,763.00	\$ 84,763.00	\$ 25,052.00	\$ 59,711.00
			\$ 339,052.00	\$ 339,052.23	\$ 100,207.23	\$ 238,845.00

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
1/31/22	2/1/22	1001397315	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
5/2/22	5/1/22	1001407991	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			\$ 226,660.00	\$ 226,660.00	\$ 226,660.00

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/11/22	11/1/21	137400	\$ 1,193.00	\$ 1,193.00	\$ 1,193.00
1/18/22	2/1/22	137422	\$ 596.00	\$ 596.00	\$ 596.00
1/18/22	5/1/22	137422	\$ 596.00	\$ 596.00	\$ 596.00
			\$ 2,385.00	\$ 2,385.00	\$ 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
6/21/22	11/1/21	WIRE	\$ 4,908.00	\$ 4,908.00	\$ 4,908.00
6/21/22	2/1/22	WIRE	\$ 2,454.00	\$ 2,454.00	\$ 2,454.00
6/21/22	5/1/22	WIRE	\$ 2,454.00	\$ 2,454.00	\$ 2,454.00
			\$ 9,816.00	\$ 9,816.00	\$ 9,816.00

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
4/6/22	11/1/21	105	\$ 5,867.00	\$ 5,867.00	\$ 5,867.00
4/6/22	2/1/22	105	\$ 2,934.00	\$ 2,934.00	\$ 2,934.00
4/11/22	5/1/22	108	\$ 2,934.00	\$ 2,934.00	\$ 2,934.00
			\$ 11,735.00	\$ 11,735.00	\$ 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
4/1/22	11/1/21	5480	\$ 5,593.00	\$ 5,593.00	\$ 5,593.00
4/1/22	2/1/22	5480	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
5/16/22	5/1/22	12263	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
			\$ 11,187.00	\$ 11,187.00	\$ 11,187.00

SUMMARY		
	GENERAL FUND	DEBT SERVICE SERIES 2021
TOTAL DIRECT BILLED	\$557,770.00	\$937,890.00
TOTAL RECEIVED	\$ 557,770.23	\$ 937,890.00
VARIANCE	\$ 0.23	\$ -

SECTION 4

Reunion East CDD Direct Billed Assessments for FY 2022

District	Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Reunion East	Orlando Health 34-25-27-4936-0001-0040					Nov \$113,330 Feb \$56,665 May \$56,665 Total \$226,659	\$0 \$0 \$0 \$0	\$113,330 \$56,665 \$56,665 \$226,659	Paid 12/23/21 Paid 1/31/22 Paid 5/2/22
	Totals		<u>\$226,659</u>	<u>\$0</u>	<u>\$226,659</u>				
	Orlando Reunion Development LLC 35-25-27-4885-PRCL-OC30	4 MF	\$2,386	\$0	\$2,386	O & M Nov \$1,193 Feb \$597 May \$597 Total \$2,386	Debt \$0 \$0 \$0 \$0	Total \$1,193 \$597 \$597 \$2,386	Paid 1/12/22 Paid 1/19/21 Paid 1/19/21
	8095 Osceola Polk LLC 35-25-27-4885-PRCL-OC30	Commercial	\$9,816	\$0	\$9,816	Nov \$4,908 Feb \$2,454 May \$2,454 Total \$9,816	\$0 \$0 \$0 \$0	\$4,908 \$2,454 \$2,454 \$9,816	Paid 6/22/22 Paid 6/22/22 Paid 6/22/22
	SIM Garden 35-25-27-4885-PRCL-OC30	Commercial	\$11,735	\$0	\$11,735	Nov \$5,868 Feb \$2,934 May \$2,934 Total \$11,735	\$0 \$0 \$0 \$0	\$5,868 \$2,934 \$2,934 \$11,735	Paid 4/5/22 Paid 4/5/22
	RVS 35-25-27-4885-PRCL-OC30	Commercial	\$11,186	\$0	\$11,186	Nov \$5,593 Feb \$2,797 May \$2,797 Total \$11,186	\$0 \$0 \$0 \$0	\$5,593 \$2,797 \$2,797 \$11,186	Paid Paid Paid
	EHOF/SPECTRUM 11-1-15 Interest					O & M	Debt	Total	
	27-25-27-2985-TRAC-FD20/FD30	252 Condos	\$100,207	\$238,846	\$339,053	Nov \$147,994	\$468,946	\$616,939	Paid 1/4/22
	34-25-27-4936-0001FD10	233 SF	\$185,306	\$699,045	\$884,351	Feb \$73,997	\$234,473	\$308,470	Paid 4/6/22
	34-25-27-4936-0001-0010/0020/0050/0031	Commercial	\$10,474	\$0	\$10,474	May \$73,997	\$234,473	\$308,470	Paid
	Totals		<u>\$295,987</u>	<u>\$937,891</u>	<u>\$1,233,878</u>	Total \$295,987	\$937,891	\$1,233,878	