

*Reunion East Community
Development District*

Agenda

August 11, 2022

AGENDA

Reunion East

Community Development District

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

August 4, 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, August 11, 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 July 14, 2022 Meeting
4. Public Hearing to Consider Fiscal Year 2023 Budget and Special Assessments
 - A. Open Public Hearing
 - B. Presentation of Fiscal Year 2023 Proposed Budget
 - C. Public Comments Regarding Budget and Special Assessments
 - D. Consideration of Resolution 2022-08 Adopting the Proposed Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - E. Consideration of Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll
 - F. Close Public Hearing
5. Consideration of Robert's Pool Price Increase
6. Consideration of Temporary Construction Access Easement Agreement with EHOFF II - Spectrum, LLC
7. Consideration of Tohopekaliga Water Authority Water and Wastewater System Developer's Service Agreement
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Review of Spine Road Construction Plan

- C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Approval of Fiscal Year 2023 Meeting Schedule
- D. Security Report
- 9. Other Business
- 10. Supervisor's Requests
- 11. Next Meeting Date September 8th, 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, **July 14, 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 (<i>via Zoom</i>)	Assistant Secretary
Dr. Tom McKeon (<i>via Zoom</i>)	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jeremy LeBrun	GMS
Kristen Trucco	District Counsel
Jay Lazarovich	Latham, Luna
Alan Scheerer (<i>via Zoom</i>)	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Charles Schnaars	Resident

The following is a summary of the discussions and actions taken at the July 14, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll. Three Supervisors were present in person constituting a quorum. Dr. McKeon and Mr. Dryburgh were present by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Mr. Charles Schnaars, President of Seven Eagles Condo Association, stated that members complained about loose tiles at the pool,

trees that need to be replanted by the bocce ball court, trees inside of the pool area that need stones, exposed outlets in the mailroom and unlocked side gates. He asked if staff looked into quieting the pool gates. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 9, 2022 Meeting

Mr. Greenstein submitted corrections to the June 9, 2022 minutes, which would be incorporated.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Minutes of the June 9, 2022 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Stormwater Needs Analysis Report

Ms. Adams presented the Stormwater Needs Analysis Report, which was included in the agenda package. This was in response to a new law requiring Special Districts to file this report with the county by June 30, 2022. It was filed on time and presented on a template to allow the county to aggregate the data.

Mr. Goldstein MOVED to approve the Stormwater Needs Analysis Report and Ms. Hobbs seconded the motion.

Mr. Greenstein stated this report was strictly for the record and many areas were not applicable since the District did not provide potable water. The State was trying to gauge how well Special Districts and other Governmental entities were handling their stormwater and the items that were not applicable were ones that they were considering for future activity. In his opinion, this template made it more manageable and readable. Ms. Adams noted that the report was required to be updated every five years and any changes to the Development Plan and actual site conditions, would be reflected in future reports.

On VOICE VOTE with all in favor the Stormwater Needs Analysis Report was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Annual Engineer's
Report**

Ms. Adams reported that each year the District was required per the bond indenture to provide a Consulting Engineer's Report identifying the assets of the District were in good condition and receiving proper maintenance. This report was prepared in June by Boyd Civil Engineering and transmitted to the District Management offices to provide to the Trustee.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor acceptance of the Annual Engineer's Report as presented was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Traffic Calming
Options**

Ms. Adams presented a Memorandum from Mr. Jeremy LeBrun, a District Manager with GMS regarding different traffic calming options. The purpose was for budgeting purposes for the upcoming fiscal year. The Reunion East and Reunion West CDD Boards temporarily set aside \$50,000 in the Repair and Maintenance (R&M) Fund for the implementation of traffic calming. Mr. LeBrun provided an overview of traffic calming, why it was important and addressed the following solutions:

- Enhanced law enforcement patrols: Estimated cost of \$1,560 per day for four off-duty police officers for four hours.
- Speed humps: Estimated cost of \$5,110 per location.
- Speed cushions: Estimated cost of \$5,110 per location.
- Speed tables: Estimated cost of \$10,700 per location.
- Radar display signs: Estimated cost of \$3,145 per sign.

Based on resident feedback, Mr. LeBrun noted that areas of concern were Reunion Blvd, Tradition Blvd, Grand Traverse Parkway and the Encore neighborhood. Discussion ensued regarding the differences between speed humps, cushions, and tables. Mr. Dryburgh felt this was good information but was unsure how beneficial it was as they had a large number of people staying one or two days or driving through to beat the I-4 traffic. Ms. Adams recalled that the Reunion West CDD Board delegated staff to provide a proposal for speed cushions next fiscal year and consult with Operations Manager, District Engineer, and security services on the proposed locations. The Director of Security participated in the discussion and advised that the Sinclair gate was an additional area that was identified for traffic calming as well as Excitement

Drive. Mr. Goldstein recalled that the Reunion West CDD Board wanted the Reunion East CDD Board to meet with them. Mr. Adams noted that the Reunion West CDD Board did not designate any Board Members.

Ms. Hobbs asked if both Boards designated \$50,000 or \$50,000 each. Mr. Greenstein explained that it was \$50,000 for both for speed control on long stretches of road in two or three locations in each District. It also included funding for Encore neighborhood radar display signs. The administrative work would be completed in the next fiscal year. Mr. Goldstein suggested having speed control at the Sinclair gate and on the long stretch to the hotel. Mr. Greenstein appreciated Mr. LeBrun providing this information.

SEVENTH ORDER OF BUSINESS

**Consideration of Hold Harmless and
Indemnity Agreement for the
Construction of a Water Main**

Ms. Adams presented a Maintenance of Traffic Plan showing the location of the water main at the intersection of Spine Road and Tradition Boulevard; a detailed engineering drawing of the construction area, which was requested by Encore and Hold Harmless and Indemnity Agreement, which was prepared by District Counsel for the construction of the water main. She asked Encore to contact the Director of Security, Mr. Victor Vargas, and Mr. Scheerer to coordinate a pre-construction meeting to address any issues and provide a Maintenance of Traffic Plan since they wanted to proceed with the project as early as the end of the month. The District Engineer was reviewing the agreement and providing any comments. Ms. Trucco noted that a temporary construction access easement was being prepared by Encore and the Hold Harmless and Indemnity Agreement that should have been in the agenda package, was with Encore and not EHOA Acquisitions II (EHOA). Ms. Adams requested that the Board approve a Construction and Easement Agreement in substantial form and delegate authority to the Chairman to finalize and execute the documents with staff for the construction of the water main.

Mr. Goldstein asked if there was a timeframe for how long the road would be closed. Ms. Trucco heard that it would be closed three to five days and provided a Temporary Access Easement Agreement for the installation of a new pipe under the CDD property. Since the construction was taking no more than five days, there would be a provision that the construction would not exceed one month to allow for flexibility, a requirement for pre-construction and post-construction meeting with GMS, compensation for any damages and insurance requirements. Mr. Dryburgh asked if the water main work was poorly completed whether the District would be

covered. Ms. Trucco replied that was the purpose of the agreement. Ms. Adams requested audience comments since the Temporary Construction Access Agreement was added to the agenda. There were no public comments.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Temporary Construction Access Agreement with Capital Land Management, LLC and delegating authority to the Chairman to finalize and execute necessary documents was approved.

Ms. Trucco presented a Hold Harmless and Indemnity Agreement for the construction of the water main between the developer (EHOF), Tohopekaliga Water Authority (Toho) and the District. The developer was proposing to install a water main across the bridge and as part of the Development Plan, the developer and the District agreed to provide Toho with a utility easement in order to provide water to the property. Developer's counsel drafted the agreement and District Counsel requested the hold harmless and indemnification language for the District. Under this agreement, the developer would pay for the defense of Toho in the event that they were sued for any work related to this project and with the additional language, the developer would also compensate, indemnify, and hold the District harmless for any work on CDD property. Mr. Goldstein asked if there was a plan to run the pipe under the bridge. Ms. Trucco read in the agreement that an 8-inch pipe would be mounted to the top of the bridge. Mr. Greenstein noted his concern for damage to the bridge was greatly reduced, due to the size of the pipe. Ms. Trucco pointed out that the District would be covered when they performed the work and during future maintenance. Ms. Adams stated that the District Engineer was also reviewing the agreement.

On MOTION by Ms. Hobbs seconded by Mr. McKeon with all in favor the Hold Harmless and Indemnity Agreement for the construction of a water main in substantially final form subject to execution by District staff and delegating authority to the Chairman to finalize and execute it was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that along with working on the Temporary Construction Access and Hold Harmless and Indemnity Agreements, they were finalizing the Irrigation Agreement with Kingwood. Ms. Carpenter provided the final edits to GMS for review and planned to provide it

to Kingwood by the end of this week or next week in order to finalize it. Regarding the remediation work by Yellowstone for the south side of C.R. 532, the completion date was estimated for July 25th. Mr. Greenstein noted hopefully they knew exactly what the county was looking for and the District could pull out of the agreement. Ms. Trucco confirmed that was the goal. Ms. Adams stated that Mr. Garrett Huegel with Yellowstone was participating in the meetings with the County Inspector and understood what needed to happen.

B. Engineer

There being none, the next item followed.

• Field Manager's Report

Mr. Dryburgh questioned the concerns raised by Seven Eagles regarding the swimming pool condition and the pool gate. It was his recollection that Mr. Scheerer was supposed to work with ADT to quiet the gate. Mr. Scheerer recalled that at the last meeting, the Board agreed to evaluate the pavers each week, which they were currently doing. It was a challenge, but they would continue to try to get those removed and leveled without having to make other changes. They were small thin pavers that get wet, causing water to pond underneath, which caused the pavers not to lay flat. This week, Berry Construction was supposed to look at the pavers, outlet covers in the mailroom and damage at the bocce courts. Nothing could be done to silence the gate. It was a busy pool and the gates were constantly opened and closed. If it was slowed down further or anything was added to the gate, it would not latch. He would continue to work with the gate vendor on the new gates that were approved by the Board at a prior meeting to soften the closure. In Mr. Scheerer's opinion, the noise was minimal. He tried to lock the side gates each day, but when the resort was using the kitchen, they left the left-side gate open even though they were told to keep it closed. Mr. Dryburgh asked about the trees. Ms. Adams explained that the funding for the trees was still in place, but it was now included with the regular landscaping. Mr. Huegel would look at the trees that need to be replanted by the bocce ball court. As a follow-up, Ms. Adams would send an email to Mr. Schnaars.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Scheerer reported that the Heritage Crossings A and B pool resurfacings were completed.

The Seven Eagles fountains were completed. He thanked the Board for redoing the lights, surface and tile. Mr. Greenstein questioned the fountain remediation as opposed to restoration. Mr. Scheerer clarified that the entire interior of the fountain was gutted. It was resurfaced due to leaking. The incandescent lighting was replaced with LED lights, a new pebble surface was added to the bottom and sides and translucent multi-colored tile was placed around the top of the water line as proposed by Spies. Mr. Greenstein questioned whether there would be any exterior aesthetic embellishments. Mr. Scheerer noted there would be some external painting to remove hard water stains. Regarding the gates, Mr. Greenstein asked Mr. Scheerer to add rubber to the gate latch so that it did not rattle.

ii. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2022 through June 30, 2022 in the amount of \$633,706.68. She investigated Lumos Holdings as requested at the last meeting. It was the parent company name for LifeFitness.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through May 31, 2022, which were included in the agenda package. The District was in a healthy cash position.

iv. Status of Direct Bill Assessments

Ms. Adams presented the Direct Bill Assessments, which were included in the agenda package. She thanked Ms. Trucco and her team for their assistance in sending demand letters. This was the first year that they had to send them. They were now 100% collected. For the upcoming fiscal year, these assessments would be placed on the Tax Roll.

D. Security Report

i. 594 Parking Violations

Mr. Victor Vargas of Reunion Security provided a Parking Violation Report under separate cover, which identified 594 parking violations. This did not include the parking violations in the Encore neighborhood, which were now enforceable with towing activities. Mr. Dryburgh asked if security was enforcing the pools to ensure that members were only utilizing it,

because when he swims laps at the Seven Eagles pool, groups of kids were entering through an unlocked gate. Ms. Vargas confirmed that it was part of their patrol; however, their current focus was on vehicles parked on sidewalks. The cameras in the office were monitoring the pools. Mr. Greenstein hoped that security was checking vehicles parked in front of the pools to ensure that they were residents of Reunion. Mr. Dryburgh questioned whether there was sufficient security staff. Mr. Vargas replied affirmatively. Mr. Greenstein pointed out that while Seven Eagles was owned and operated by the CDD, the facilities were utilized by Reunion Resort and if operations were normal and there were no extreme issues, it was hard for security to question someone's legitimacy. They had the signage and there was voluntary compliance. This was the purpose of having the non-resident user fee. Mr. Goldstein felt that Mr. Vargas and his staff were handling the parking issues.

NINTH ORDER OF BUSINESS

Other Business

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 – August 11th, 2022

Ms. Adams stated that the next meeting was on August 11, 2022 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

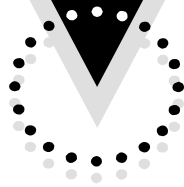
On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION B



Reunion East
Community Development District
Proposed Budget
FY 2023



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Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Tax Collector	\$1,435,176	\$1,487,289	\$0	\$1,487,289	\$1,633,206
Special Assessments - Direct	\$583,672	\$532,718	\$50,954	\$583,672	\$368,729
Interest	\$750	\$4,240	\$3,500	\$7,740	\$1,250
Miscellaneous Income	\$0	\$976	\$0	\$976	\$0
Rental Income	\$0	\$10,070	\$265	\$10,335	\$2,240
Transfer In	\$0	\$61	\$0	\$61	\$0
Total Revenues	\$2,019,598	\$2,035,355	\$54,719	\$2,090,073	\$2,005,425

Expenditures

Administrative

Supervisor Pay	\$12,000	\$9,000	\$3,000	\$12,000	\$12,000
FICA	\$918	\$689	\$230	\$918	\$918
Engineering	\$15,000	\$26,370	\$3,630	\$30,000	\$15,000
Attorney	\$35,000	\$27,183	\$7,817	\$35,000	\$35,000
Trustee Fees	\$8,620	\$0	\$8,620	\$8,620	\$8,620
Arbitrage	\$2,400	\$600	\$1,800	\$2,400	\$2,400
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$10,000	\$7,500	\$2,500	\$10,000	\$10,000
Property Appraiser Fee	\$1,000	\$799	\$0	\$799	\$1,000
Property Taxes	\$400	\$43	\$0	\$43	\$400
Annual Audit	\$5,700	\$7,700	\$0	\$7,700	\$7,800
District Management Fees	\$44,275	\$33,206	\$11,069	\$44,275	\$46,489
Information Technology	\$1,400	\$1,050	\$350	\$1,400	\$1,600
Website Maintenance	\$800	\$600	\$200	\$800	\$1,000
Telephone	\$300	\$0	\$25	\$25	\$300
Postage	\$1,500	\$393	\$172	\$565	\$1,500
Printing & Copies	\$1,500	\$606	\$144	\$750	\$500
General Liability Insurance	\$15,950	\$14,986	\$0	\$14,986	\$18,000
Legal Advertising	\$5,000	\$777	\$4,223	\$5,000	\$5,000
Other Current Charges	\$600	\$35	\$115	\$150	\$600
Office Supplies	\$500	\$68	\$45	\$113	\$500
Travel Per Diem	\$250	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$168,288	\$136,781	\$43,939	\$180,720	\$174,052

Maintenance - Shared Expenses

Field Maintenance	\$37,538	\$28,154	\$9,385	\$37,538	\$41,844 ¹
Management Services Agreement	\$21,430	\$19,378	\$6,459	\$25,838	\$18,200 ²
Facility Lease Agreement	\$3,593	\$3,610	\$0	\$3,610	\$0 ³
Telephone	\$6,858	\$5,237	\$1,860	\$7,097	\$8,400 ⁴
Electric	\$355,535	\$225,857	\$71,880	\$297,737	\$330,204 ⁵
Water & Sewer	\$42,200	\$23,314	\$8,250	\$31,564	\$40,538 ⁶
Gas	\$40,618	\$30,048	\$4,350	\$34,398	\$45,808 ⁷
Pool & Fountain Maintenance	\$118,688	\$88,100	\$25,260	\$113,360	\$165,200 ⁸
Environmental	\$12,054	\$5,157	\$1,337	\$6,494	\$8,960 ⁹
Property Insurance	\$29,013	\$32,692	\$0	\$32,692	\$41,454 ¹⁰
Irrigation Repairs & Maintenance	\$8,572	\$4,145	\$1,820	\$5,965	\$9,100 ¹¹
Landscape Contract	\$503,702	\$377,546	\$111,650	\$489,196	\$656,079 ¹²
Landscape Contingency	\$26,375	\$4,974	\$5,500	\$10,474	\$28,000 ¹³
Gate and Gatehouse Expenses	\$16,880	\$19,154	\$5,400	\$24,554	\$28,000 ¹⁴
Roadways/Sidewalks/Bridge	\$26,375	\$7,068	\$3,250	\$10,318	\$14,000 ¹⁵
Lighting	\$5,275	\$56	\$0	\$56	\$5,600 ¹⁶
Building Repairs & Maintenance	\$13,188	\$12	\$5,000	\$5,012	\$11,200 ¹⁷
Pressure Washing	\$18,463	\$16,722	\$0	\$16,722	\$19,600 ¹⁸
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$280 ¹⁹
Repairs & Maintenance	\$10,550	\$8,705	\$1,000	\$9,705	\$14,000 ²⁰
Contract Cleaning	\$0	\$0	\$0	\$0	\$36,400 ²¹
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,800 ²²
Operating Supplies	\$0	\$0	\$0	\$0	\$2,800 ²³
Signage	\$13,188	\$321	\$0	\$321	\$5,600 ²⁴
Security	\$73,850	\$61,612	\$23,320	\$84,932	\$110,992 ²⁵
Parking Violation Tags	\$264	\$0	\$50	\$50	\$280 ²⁶
Total Maintenance Shared	\$1,384,206	\$961,860	\$285,771	\$1,247,631	\$1,645,339

Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Seven Eagles</u>					
Electric	\$14,559	\$9,702	\$3,000	\$12,702	\$0 ²⁷
Water & Sewer	\$6,881	\$4,200	\$1,050	\$5,250	\$0 ²⁸
Gas	\$8,546	\$8,141	\$3,300	\$11,441	\$0 ²⁹
Telephone / Emergency Pool Phone	\$185	\$0	\$0	\$0	\$0 ³⁰
Contract Cleaning	\$27,118	\$24,600	\$8,145	\$32,745	\$0 ³¹
Landscape Contract	\$9,495	\$7,942	\$2,385	\$10,327	\$0 ³²
Landscape Contingency	\$2,638	\$0	\$0	\$0	\$0 ³³
Pool Maintenance	\$18,357	\$21,831	\$6,611	\$28,442	\$0 ³⁴
Lighting	\$791	\$0	\$500	\$500	\$0 ³⁵
Fitness Center Repairs & Maintenance	\$791	\$1,527	\$437	\$1,964	\$0 ³⁶
Operating Supplies	\$6,594	\$0	\$500	\$500	\$0 ³⁷
Pest Control	\$222	\$0	\$0	\$0	\$0 ³⁸
Repairs & Maintenance	\$3,165	\$5,418	\$0	\$5,418	\$0 ³⁹
Total SE Community Center Shared	\$99,340	\$83,361	\$25,928	\$109,290	\$0
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$75,000
Conservation Area Maintenance	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$267,764	\$267,764	\$0	\$267,764	\$111,034
Total Maintenance Expenses	\$367,764	\$267,764	\$0	\$267,764	\$186,034
Total Expenses	\$2,019,598	\$1,449,766	\$355,638	\$1,805,405	\$2,005,425
Excess Revenues (Expenditures)	\$0	\$585,588	(\$300,920)	\$284,669	(\$0)

Net Assessments	\$2,001,935
Add: Discounts & Collections	\$131,757
Gross Assessments	\$2,133,691

Notes:

(1 thru 39) is 53% of the shared costs with the remaining 47% allocated to Reunion West for FY22. For FY23, (1 thru 26) the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

	Shared Costs				
	FY 2022 Budget	FY 2022 Projections	Total Proposed 2023 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$71,163	\$71,163	\$74,721	\$41,844	\$32,877
2 Management Services Agreement	\$40,625	\$48,750	\$32,500	\$18,200	\$14,300
3 Facility Lease Agreement	\$6,811	\$6,811	\$0	\$0	\$0
4 Telephone	\$13,000	\$13,390	\$15,000	\$8,400	\$6,600
5 Electric	\$674,000	\$560,676	\$589,650	\$330,204	\$259,446
6 Water & Sewer	\$80,000	\$58,716	\$72,390	\$40,538	\$31,852
7 Gas	\$77,000	\$64,901	\$81,800	\$45,808	\$35,992
8 Pool & Fountain Maintenance	\$225,000	\$215,864	\$295,000	\$165,200	\$129,800
9 Environmental	\$22,852	\$12,253	\$16,000	\$8,960	\$7,040
10 Property Insurance	\$55,000	\$61,683	\$74,025	\$41,454	\$32,571
11 Irrigation Repairs & Maintenance	\$16,250	\$11,255	\$16,250	\$9,100	\$7,150
12 Landscape Contract	\$954,886	\$923,011	\$1,171,569	\$656,079	\$515,490
13 Landscape Contingency	\$50,000	\$19,394	\$50,000	\$28,000	\$22,000
14 Gate and Gatehouse Expenses	\$32,000	\$46,327	\$50,000	\$28,000	\$22,000
15 Roadways/Sidewalks/Bridge	\$50,000	\$18,170	\$25,000	\$14,000	\$11,000
16 Lighting	\$10,000	\$105	\$10,000	\$5,600	\$4,400
17 Building Repairs & Maintenance	\$25,000	\$9,457	\$20,000	\$11,200	\$8,800
18 Pressure Washing	\$35,000	\$31,919	\$35,000	\$19,600	\$15,400
19 Maintenance (Inspections)	\$0	\$0	\$500	\$280	\$220
20 Repairs & Maintenance	\$20,000	\$18,399	\$25,000	\$14,000	\$11,000
21 Contract Cleaning	\$0	\$0	\$65,000	\$36,400	\$28,600
22 Fitness Center & Repairs & Maintenance	\$0	\$0	\$5,000	\$2,800	\$2,200
23 Operating Supplies	\$0	\$0	\$5,000	\$2,800	\$2,200
24 Signage	\$25,000	\$605	\$10,000	\$5,600	\$4,400
25 Security	\$140,000	\$160,250	\$198,200	\$110,992	\$87,208
26 Parking Violation Tags	\$500	\$94	\$500	\$280	\$220
Subtotal	\$2,624,087	\$2,353,192	\$2,938,105	\$1,645,339	\$1,292,766
<u>Seven Eagles</u>					
27 Electric	\$27,600	\$23,617	\$0	\$0	\$0
28 Water & Sewer	\$13,044	\$9,905	\$0	\$0	\$0
29 Gas	\$16,200	\$21,587	\$0	\$0	\$0
30 Telephone / Emergency Pool Phone	\$350	\$0	\$0	\$0	\$0
31 Contract Cleaning	\$51,408	\$61,783	\$0	\$0	\$0
32 Landscape Contract	\$18,000	\$19,485	\$0	\$0	\$0
33 Landscape Contingency	\$5,000	\$0	\$0	\$0	\$0
34 Pool Maintenance	\$34,800	\$52,994	\$0	\$0	\$0
35 Lighting	\$1,500	\$944	\$0	\$0	\$0
36 Fitness Center & Repairs & Maintenance	\$1,500	\$3,706	\$0	\$0	\$0
37 Operating Supplies	\$12,500	\$944	\$0	\$0	\$0
38 Pest Control	\$420	\$0	\$0	\$0	\$0
39 Repairs & Maintenance	\$6,000	\$10,135	\$0	\$0	\$0
Subtotal	\$188,322	\$205,101	\$0	\$0	\$0
TOTAL	\$2,812,409	\$2,558,293	\$2,938,105	\$1,645,339	\$1,292,766

Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

FISCAL YEAR 2023

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.39	14.90%	\$317,863	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,011	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,372	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.79	100.00%	\$2,133,691	

FISCAL YEAR 2022

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these assessments directly to the property owners.

Interest

The District generates funds from invested funds.

Rental Income

The District charges rental fees for the special use of certain amenities throughout the District.

EXPENDITURES:

Administrative:

Supervisor Pay

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Trustee Fees

The District issued Series 2015A & 2021 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A-2 Special Assessment Bonds, the Series 2005 Special Assessment Bonds, the Series 2015A Special Assessment Refunding Bonds and the Series 2021 Special Assessment Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to audit the financials records.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, security, accounting software, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Postage

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Printing & Copies

Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Travel Per Diem

The Board of supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Maintenance:

53% of the maintenance costs are allocated to Reunion East and 47% are allocated to Reunion West during Fiscal Year 2022. The District is proposing a split of 56% of the maintenance costs to Reunion East and 44% to Reunion West during Fiscal Year 2023. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Management Service Agreement

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2023

Telephone

This is for service for phone lines to the pool houses and guard houses.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard
491122540	700 Tradition Boulevard
450054870	700 Tradition Boulevard

Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)

Reunion East
Community Development District

General Fund Budget
Fiscal Year 2023

Account #	Duke Energy Service Address
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9100 8659 9592	700 Desert Mountain Ct Lift
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9100 8562 9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562 8736	84401 Golden Bear Drive Fountain
9100 8562 8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562 9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562 9480	7615 Fairfax Rd. Gate
9100 8562 9993	7800 Tradition Blvd Irrig Meter B
9100 8568 0095	97201 Golden Bear Dr., Monument
9100 8563 0269	300 Sinclair Rd Irrig Meter A
9100 8563 0508	7800 Tradition Blvd Irrig Meter A

Account #	OUC Service Address
76305-72865	7855 Osceola Polk Line Rd
95820-59007	Sinclair Rd

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2023

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with Gas South and Teco Peoples Gas for this service.

Account #	Gas South Service Address
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	Carriage Point Pool

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr
221003460526	7500 Morning Dove Circle
211022021771	1364 Seven Eagles Court

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$15,500	\$186,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Pool Cleaning - Reunion Resort	\$3,300	\$39,600
Contingency - Misc. Repairs		\$62,850
Total		\$295,000

Environmental

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Description	Monthly	Annual
Aquatic Plant Management		
1 Pond - Patriots Landing	\$129	\$1,548
2 Stormwater Retention Ponds 1 Reunion Village	\$385	\$4,620
1 Stormwater Retention Pond - Encore Reunion	\$195	\$2,340
1 Stormwater Retention Pond - Grand Traverse	\$132	\$1,584
Contingency - Test America		\$5,908
Total		\$16,000

Property Insurance

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Landscape Contract

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Description	Monthly	Annual
Landscape Contract		
Common Area - Yellowstone Landscape	\$48,915	\$586,980
Reunion Village 1-3 - Yellowstone Landscape	\$8,500	\$102,000
Reunion Village 4-5 - Yellowstone Landscape	\$6,383	\$76,596
Bedding Plants/Bed Dressing/Palm Trimming		\$160,610
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$63,783
Total		\$1,171,569

Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

Gate & Gatehouse Expenses

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Amenity Centers. District has contracted with Reunion Club of Orlando, LLC for this service.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Center. Services will consist of 12 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	\$275	\$3,300
Contingency - Misc. Repairs		\$1,700
Total		\$5,000

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

Signage

Represents estimated costs for repairing/maintaining signs within the District.

Security

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Maintenance – Direct Expenses

Irrigation System Operations

Represents estimated net operating expenses for irrigation system serving CDD common areas.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Transfer In	\$267,764	\$267,764	\$0	\$267,764	\$111,034
Interest	\$4,500	\$9,608	\$8,000	\$17,608	\$12,000

Total Revenues	\$272,264	\$277,372	\$8,000	\$285,372	\$123,034
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Expenditures

Contingency	\$100	\$325	\$115	\$440	\$500	1
Building Improvements	\$127,391	\$16,070	\$111,854	\$127,923	\$176,145	2
Fountain Improvements	\$5,275	\$0	\$0	\$0	\$0	3
Gate/Gatehouse Improvements	\$51,695	\$10,198	\$0	\$10,198	\$251,705	4
Monument Improvements	\$5,275	\$0	\$0	\$0	\$0	5
Pool Furniture	\$13,188	\$6,854	\$0	\$6,854	\$8,400	6
Pool Repair & Replacements	\$27,430	\$27,383	\$0	\$27,383	\$0	7
Lighting Improvements	\$2,638	\$0	\$0	\$0	\$0	8
Landscape Improvements	\$26,375	\$19,036	\$0	\$19,036	\$0	9
Irrigation Improvements	\$13,188	\$0	\$0	\$0	\$0	10
Roadway Improvements	\$26,375	\$38,682	\$0	\$38,682	\$62,328	11
Signage	\$34,288	\$34,100	\$0	\$34,100	\$28,000	12
Stormwater Improvements	\$0	\$1,590	\$0	\$1,590	\$28,000	13
Capital Outlay	\$131,875	\$41,276	\$90,694	\$131,970	\$5,600	

Seven Eagles

Fountain Improvements	\$0	\$0	\$0	\$0	\$0	14
Gate/Gatehouse Improvements	\$2,638	\$0	\$0	\$0	\$0	15
Pool Furniture	\$7,913	\$0	\$0	\$0	\$0	16
Pool Repair & Replacements	\$0	\$11,334	\$0	\$11,334	\$0	17
Landscape Improvements	\$2,638	\$0	\$0	\$0	\$0	18
Capital Outlay	\$0	\$22,176	\$0	\$22,176	\$0	19

Total Expenditures	\$478,279	\$229,024	\$202,663	\$431,687	\$560,678
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Excess Revenues/(Expenditures)	(\$206,015)	\$48,348	(\$194,663)	(\$146,315)	(\$437,644)
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Fund Balance - Beginning	\$3,570,146	\$3,538,754	\$0	\$3,538,754	\$3,392,439
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Fund Balance - Ending	\$3,364,131	\$3,587,102	(\$194,663)	\$3,392,439	\$2,954,795
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Notes:

(1 thru 12) is 53% of the shared costs with the remaining 47% allocated to Reunion West for FY22. For FY23, (1 thru 13) the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

	Shared Costs				
	FY 2022 Budget	FY 2022 Projections	Total Proposed 2023 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$241,500	\$241,365	\$314,544	\$176,145	\$138,399
2 Fountain Improvements	\$10,000	\$0	\$0	\$0	\$0
3 Gate/Gatehouse Improvements	\$98,000	\$19,242	\$449,474	\$251,705	\$197,769
4 Monuments Improvements	\$10,000	\$0	\$0	\$0	\$0
5 Pool Furniture	\$25,000	\$12,932	\$15,000	\$8,400	\$6,600
6 Pool Repair & Replacements	\$52,000	\$58,995	\$0	\$0	\$0
7 Lighting Improvements	\$5,000	\$0	\$0	\$0	\$0
8 Landscape Improvements	\$50,000	\$35,916	\$0	\$0	\$0
9 Irrigation Improvements	\$25,000	\$0	\$0	\$0	\$0
10 Roadway Improvements	\$50,000	\$72,985	\$111,300	\$62,328	\$48,972
11 Signage	\$65,000	\$64,340	\$50,000	\$28,000	\$22,000
12 Stormwater Improvements	\$0	\$3,000	\$50,000	\$28,000	\$22,000
13 Capital Outlay	\$250,000	\$249,000	\$10,000	\$5,600	\$4,400
Subtotal	\$881,500	\$757,775	\$1,000,318	\$560,178	\$440,140
Seven Eagles					
14 Fountain Improvements	\$0	\$0	\$0	\$0	\$0
15 Gate/Gatehouse Improvements	\$5,000	\$0	\$0	\$0	\$0
16 Pool Furniture	\$15,000	\$0	\$0	\$0	\$0
17 Pool Repair & Replacements	\$0	\$14,056	\$0	\$0	\$0
18 Landscape Improvements	\$5,000	\$0	\$0	\$0	\$0
19 Capital Outlay	\$0	\$41,842	\$0	\$0	\$0
Subtotal	\$25,000	\$14,056	\$0	\$0	\$0
TOTAL	\$906,500	\$771,831	\$1,000,318	\$560,178	\$440,140

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

Updated FY2022 Adopted Expenses	Total	RE 53%	RW 47%
Building Improvements			
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050
	\$64,975	\$34,437	\$30,538
Fountain Improvement			
Resurface Two Seven Eagles Fountains	\$15,592	\$8,264	\$7,328
	\$15,592	\$8,264	\$7,328
Pool Furniture			
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables	\$13,032	\$6,907	\$6,125
	\$13,032	\$6,907	\$6,125
Pool Repair & Replacement			
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972
	\$51,012	\$27,036	\$23,976
Signage			
No Parking Signs	\$64,340	\$34,100	\$30,240
	\$64,340	\$34,100	\$30,240
Capital Outlay			
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290
	\$249,000	\$131,970	\$117,030

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

FY2023 Proposed Expenses	Total	RE 53%	RW 47%
Building Improvements			
Repair/Rebuild Two Roadway Arbors	\$9,672	\$5,416	\$4,256
Seven Eagles Roof Replacement	\$172,010	\$96,326	\$75,684
HC Unit 1 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 2 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 3 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 4 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 5 - 10 Ton Trane Package unit AC w/Electric Heat	\$19,511	\$10,926	\$8,585
HC Unit 6 - 10 Ton Trane Package unit AC w/Electric Heat	\$19,511	\$10,926	\$8,585
	\$314,544	\$176,145	\$138,399
Gate/Gate House Improvements			
Upgrade Access Control System for Reunion Resort/Reunion Village North & South Gates	\$349,474	\$195,705	\$153,769
Upgrade Access Control System for Carriage Pointe	\$50,000	\$28,000	\$22,000
Gate House Roof Replacement (Sinclair, Spine, Heritage)	\$50,000	\$28,000	\$22,000
	\$449,474	\$251,705	\$197,769
Pool Furniture			
30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$15,000	\$8,400	\$6,600
	\$15,000	\$8,400	\$6,600
Roadways/Sidewalks Improvements			
Tradition Boulevard Restriping Entrance Gate to Roundabout	\$27,800	\$15,568	\$12,232
Asphalt/Pavement Management Plan (Engineer's Report)	\$33,500	\$18,760	\$14,740
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$50,000	\$28,000	\$22,000
	\$111,300	\$62,328	\$48,972
Signage			
Qty.46 - No Parking Anytime Signs	\$21,760	\$12,186	\$9,574
Signage Allowance	\$28,240	\$15,814	\$12,426
	\$50,000	\$28,000	\$22,000
Stormwater Improvements			
Stormwater Repairs Allowance	\$50,000	\$28,000	\$22,000
	\$50,000	\$28,000	\$22,000
Capital Outlay			
RW Amenity Development - Playground & Outdoor Fitness Center	\$10,000	\$5,600	\$4,400
	\$10,000	\$5,600	\$4,400

Reunion East
Community Development District
Proposed Budget
Series 2015A Debt Service
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$2,568,595	\$2,597,283	\$0	\$2,597,283	\$2,568,595
Interest Income	\$50	\$287	\$163	\$450	\$450
Carry Forward Surplus	\$936,399	\$955,391	\$0	\$955,391	\$942,874
Total Revenue	\$3,505,044	\$3,552,961	\$163	\$3,553,124	\$3,511,919

Expenditures

Interest Expense 11/01	\$580,125	\$580,125	\$0	\$580,125	\$543,875
Principal Expense 05/01	\$1,450,000	\$1,450,000	\$0	\$1,450,000	\$1,525,000
Interest Expense 05/01	\$580,125	\$580,125	\$0	\$580,125	\$543,875
Total Expenses	\$2,610,250	\$2,610,250	\$0	\$2,610,250	\$2,612,750
EXCESS REVENUES	\$894,794	\$942,711	\$163	\$942,874	\$899,169

11/1/2023 Interest	\$505,750
Net Assessments	\$2,568,595
Add: Discounts & Collections	\$163,953
Gross Assessments	<u>\$2,732,548</u>

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	\$45,680	\$777
Multi-Family	1.50	1,287.00	1,930.50	54.90%	\$1,500,260	\$1,166
Single-Family	2.00	762.00	1,524.00	43.34%	\$1,184,354	\$1,554
Golf	1.00	2.90	2.90	0.08%	\$2,254	\$777
		2,110.68	3,516.18	100.00%	\$2,732,548	

*SF unit reflects one lot payoff in FY22

Reunion East
Community Development District
Series 2015A Special Assessment Refunding Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$23,205,000.00	\$1,450,000	\$580,125.00	
11/01/22	\$21,755,000.00	\$0	\$543,875.00	\$ 2,574,000.00
05/01/23	\$21,755,000.00	\$1,525,000	\$543,875.00	
11/01/23	\$20,230,000.00	\$0	\$505,750.00	\$ 2,574,625.00
05/01/24	\$20,230,000.00	\$1,600,000	\$505,750.00	
11/01/24	\$18,630,000.00	\$0	\$465,750.00	\$ 2,571,500.00
05/01/25	\$18,630,000.00	\$1,685,000	\$465,750.00	
11/01/25	\$16,945,000.00	\$0	\$423,625.00	\$ 2,574,375.00
05/01/26	\$16,945,000.00	\$1,765,000	\$423,625.00	
11/01/26	\$15,180,000.00	\$0	\$379,500.00	\$ 2,568,125.00
05/01/27	\$15,180,000.00	\$1,855,000	\$379,500.00	
11/01/27	\$13,325,000.00	\$0	\$333,125.00	\$ 2,567,625.00
05/01/28	\$13,325,000.00	\$1,950,000	\$333,125.00	
11/01/28	\$11,375,000.00	\$0	\$284,375.00	\$ 2,567,500.00
05/01/29	\$11,375,000.00	\$2,055,000	\$284,375.00	
11/01/29	\$9,320,000.00	\$0	\$233,000.00	\$ 2,572,375.00
05/01/30	\$9,320,000.00	\$2,160,000	\$233,000.00	
11/01/30	\$7,160,000.00	\$0	\$179,000.00	\$ 2,572,000.00
05/01/31	\$7,160,000.00	\$2,270,000	\$179,000.00	
11/01/31	\$4,890,000.00	\$0	\$122,250.00	\$ 2,571,250.00
05/01/32	\$4,890,000.00	\$2,385,000	\$122,250.00	
11/01/32	\$2,505,000.00	\$0	\$62,625.00	\$ 2,569,875.00
05/01/33	\$2,505,000.00	\$2,500,000	\$62,625.00	\$ 2,562,625.00
		\$23,200,000	\$7,645,875.00	\$ 30,845,875.00

Reunion East
Community Development District
Proposed Budget
Series 2021 Debt Service
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$1,116,155	\$1,058,707	\$57,448	\$1,116,155	\$1,116,155
Interest	\$100	\$359	\$141	\$500	\$500
Carry Forward Surplus	\$140,923	\$140,926	\$0	\$140,926	\$344,177
Total Revenue	\$1,257,178	\$1,199,992	\$57,589	\$1,257,581	\$1,460,832

Expenditures

Interest Expense 11/01	\$140,923	\$140,923	\$0	\$140,923	\$342,381
Principal Expense 05/01	\$425,000	\$425,000	\$0	\$425,000	\$435,000
Interest Expense 05/01	\$347,481	\$347,481	\$0	\$347,481	\$342,381
Total Expenses	\$913,404	\$913,404	\$0	\$913,404	\$1,119,763
Excess Revenues (Expenditures)	\$343,774	\$286,588	\$57,589	\$344,177	\$341,069

11/1/2023 Interest \$337,161

Net Assessments \$1,116,155
Add: Discounts & Collections \$71,244
Gross Assessments \$1,187,399

Reunion East Projected EAU Calculation 2021

Product Type	EAU	Units	Total Assessments	Per Unit Gross Assessments
Multi-Family	1.50	296.00	\$624,788	\$2,111
Single-Family	2.00	250.00	\$562,610	\$2,250
		546.00	\$1,187,399	

Reunion East
Community Development District
Series 2021 Special Assessment Bonds (Series 2021 Project)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$20,355,000.00	\$425,000	\$347,481.25	
11/01/22	\$19,930,000.00	\$0	\$342,381.25	\$1,114,862.50
05/01/23	\$19,930,000.00	\$435,000	\$342,381.25	
11/01/23	\$19,495,000.00	\$0	\$337,161.25	\$1,114,542.50
05/01/24	\$19,495,000.00	\$445,000	\$337,161.25	
11/01/24	\$19,050,000.00	\$0	\$331,821.25	\$1,113,982.50
05/01/25	\$19,050,000.00	\$455,000	\$331,821.25	
11/01/25	\$18,595,000.00	\$0	\$326,361.25	\$1,113,182.50
05/01/26	\$18,595,000.00	\$465,000	\$326,361.25	
11/01/26	\$18,130,000.00	\$0	\$320,781.25	\$1,112,142.50
05/01/27	\$18,130,000.00	\$480,000	\$320,781.25	
11/01/27	\$17,650,000.00	\$0	\$313,941.25	\$1,114,722.50
05/01/28	\$17,650,000.00	\$495,000	\$313,941.25	
11/01/28	\$17,155,000.00	\$0	\$306,887.50	\$1,115,828.75
05/01/29	\$17,155,000.00	\$505,000	\$306,887.50	
11/01/29	\$16,650,000.00	\$0	\$299,691.25	\$1,111,578.75
05/01/30	\$16,650,000.00	\$520,000	\$299,691.25	
11/01/30	\$16,130,000.00	\$0	\$292,281.25	\$1,111,972.50
05/01/31	\$16,130,000.00	\$535,000	\$292,281.25	
11/01/31	\$15,595,000.00	\$0	\$284,657.50	\$1,111,938.75
05/01/32	\$15,595,000.00	\$555,000	\$284,657.50	
11/01/32	\$15,040,000.00	\$0	\$275,916.25	\$1,115,573.75
05/01/33	\$15,040,000.00	\$570,000	\$275,916.25	
11/01/33	\$14,470,000.00	\$0	\$266,938.75	\$1,112,855.00
05/01/34	\$14,470,000.00	\$590,000	\$266,938.75	
11/01/34	\$13,880,000.00	\$0	\$257,646.25	\$1,114,585.00
05/01/35	\$13,880,000.00	\$610,000	\$257,646.25	
11/01/35	\$13,270,000.00	\$0	\$248,038.75	\$1,115,685.00
05/01/36	\$13,270,000.00	\$630,000	\$248,038.75	
11/01/36	\$12,640,000.00	\$0	\$238,116.25	\$1,116,155.00
05/01/37	\$12,640,000.00	\$650,000	\$238,116.25	
11/01/37	\$11,990,000.00	\$0	\$227,878.75	\$1,115,995.00
05/01/38	\$11,990,000.00	\$670,000	\$227,878.75	
11/01/38	\$11,320,000.00	\$0	\$217,326.25	\$1,115,205.00
05/01/39	\$11,320,000.00	\$690,000	\$217,326.25	
11/01/39	\$10,630,000.00	\$0	\$206,458.75	\$1,113,785.00
05/01/40	\$10,630,000.00	\$710,000	\$206,458.75	
11/01/40	\$9,920,000.00	\$0	\$195,276.25	\$1,111,735.00
05/01/41	\$9,920,000.00	\$735,000	\$195,276.25	
11/01/41	\$9,185,000.00	\$0	\$183,700.00	\$1,113,976.25
05/01/42	\$9,185,000.00	\$760,000	\$183,700.00	
11/01/42	\$8,425,000.00	\$0	\$168,500.00	\$1,112,200.00
05/01/43	\$8,425,000.00	\$795,000	\$168,500.00	
11/01/43	\$7,630,000.00	\$0	\$152,600.00	\$1,116,100.00
05/01/44	\$7,630,000.00	\$825,000	\$152,600.00	
11/01/44	\$6,805,000.00	\$0	\$136,100.00	\$1,113,700.00
05/01/45	\$6,805,000.00	\$860,000	\$136,100.00	
11/01/45	\$5,945,000.00	\$0	\$118,900.00	\$1,115,000.00
05/01/46	\$5,945,000.00	\$895,000	\$118,900.00	
11/01/46	\$5,050,000.00	\$0	\$101,000.00	\$1,114,900.00
05/01/47	\$5,050,000.00	\$930,000	\$101,000.00	
11/01/47	\$4,120,000.00	\$0	\$82,400.00	\$1,113,400.00
05/01/48	\$4,120,000.00	\$970,000	\$82,400.00	
11/01/48	\$3,150,000.00	\$0	\$63,000.00	\$1,115,400.00
05/01/49	\$3,150,000.00	\$1,010,000	\$63,000.00	
11/01/49	\$2,140,000.00	\$0	\$42,800.00	\$1,115,800.00
05/01/50	\$2,140,000.00	\$1,050,000	\$42,800.00	
11/01/50	\$1,090,000.00	\$0	\$21,800.00	\$1,114,600.00
05/01/51	\$1,090,000.00	\$1,090,000	\$21,800.00	\$1,111,800.00
\$20,355,000			\$13,068,203.75	\$33,423,203.75

SECTION D

RESOLUTION 2022-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 11, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2023", as adopted by the Board of Supervisors on August 11, 2022.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2015-1	\$ _____
TOTAL DEBT SERVICE FUND – 2015-2	\$ _____
TOTAL DEBT SERVICE FUND – 2015-3	\$ _____
TOTAL DEBT SERVICE FUND – 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 11th day of August, 2022.

ATTEST:

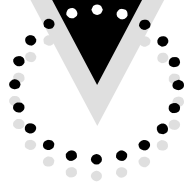
**BOARD OF SUPERVISORS OF
THE REUNION EAST
COMMUNIT DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A



Reunion East Community Development District Proposed Budget FY 2023



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Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Tax Collector	\$1,435,176	\$1,487,289	\$0	\$1,487,289	\$1,633,206
Special Assessments - Direct	\$583,672	\$532,718	\$50,954	\$583,672	\$368,729
Interest	\$750	\$4,240	\$3,500	\$7,740	\$1,250
Miscellaneous Income	\$0	\$976	\$0	\$976	\$0
Rental Income	\$0	\$10,070	\$265	\$10,335	\$2,240
Transfer In	\$0	\$61	\$0	\$61	\$0
Total Revenues	\$2,019,598	\$2,035,355	\$54,719	\$2,090,073	\$2,005,425

Expenditures

Administrative

Supervisor Pay	\$12,000	\$9,000	\$3,000	\$12,000	\$12,000
FICA	\$918	\$689	\$230	\$918	\$918
Engineering	\$15,000	\$26,370	\$3,630	\$30,000	\$15,000
Attorney	\$35,000	\$27,183	\$7,817	\$35,000	\$35,000
Trustee Fees	\$8,620	\$0	\$8,620	\$8,620	\$8,620
Arbitrage	\$2,400	\$600	\$1,800	\$2,400	\$2,400
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$10,000	\$7,500	\$2,500	\$10,000	\$10,000
Property Appraiser Fee	\$1,000	\$799	\$0	\$799	\$1,000
Property Taxes	\$400	\$43	\$0	\$43	\$400
Annual Audit	\$5,700	\$7,700	\$0	\$7,700	\$7,800
District Management Fees	\$44,275	\$33,206	\$11,069	\$44,275	\$46,489
Information Technology	\$1,400	\$1,050	\$350	\$1,400	\$1,600
Website Maintenance	\$800	\$600	\$200	\$800	\$1,000
Telephone	\$300	\$0	\$25	\$25	\$300
Postage	\$1,500	\$393	\$172	\$565	\$1,500
Printing & Copies	\$1,500	\$606	\$144	\$750	\$500
General Liability Insurance	\$15,950	\$14,986	\$0	\$14,986	\$18,000
Legal Advertising	\$5,000	\$777	\$4,223	\$5,000	\$5,000
Other Current Charges	\$600	\$35	\$115	\$150	\$600
Office Supplies	\$500	\$68	\$45	\$113	\$500
Travel Per Diem	\$250	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$168,288	\$136,781	\$43,939	\$180,720	\$174,052

Maintenance - Shared Expenses

Field Maintenance	\$37,538	\$28,154	\$9,385	\$37,538	\$41,844 ¹
Management Services Agreement	\$21,430	\$19,378	\$6,459	\$25,838	\$18,200 ²
Facility Lease Agreement	\$3,593	\$3,610	\$0	\$3,610	\$0 ³
Telephone	\$6,858	\$5,237	\$1,860	\$7,097	\$8,400 ⁴
Electric	\$355,535	\$225,857	\$71,880	\$297,737	\$330,204 ⁵
Water & Sewer	\$42,200	\$23,314	\$8,250	\$31,564	\$40,538 ⁶
Gas	\$40,618	\$30,048	\$4,350	\$34,398	\$45,808 ⁷
Pool & Fountain Maintenance	\$118,688	\$88,100	\$25,260	\$113,360	\$165,200 ⁸
Environmental	\$12,054	\$5,157	\$1,337	\$6,494	\$8,960 ⁹
Property Insurance	\$29,013	\$32,692	\$0	\$32,692	\$41,454 ¹⁰
Irrigation Repairs & Maintenance	\$8,572	\$4,145	\$1,820	\$5,965	\$9,100 ¹¹
Landscape Contract	\$503,702	\$377,546	\$111,650	\$489,196	\$656,079 ¹²
Landscape Contingency	\$26,375	\$4,974	\$5,500	\$10,474	\$28,000 ¹³
Gate and Gatehouse Expenses	\$16,880	\$19,154	\$5,400	\$24,554	\$28,000 ¹⁴
Roadways/Sidewalks/Bridge	\$26,375	\$7,068	\$3,250	\$10,318	\$14,000 ¹⁵
Lighting	\$5,275	\$56	\$0	\$56	\$5,600 ¹⁶
Building Repairs & Maintenance	\$13,188	\$12	\$5,000	\$5,012	\$11,200 ¹⁷
Pressure Washing	\$18,463	\$16,722	\$0	\$16,722	\$19,600 ¹⁸
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$280 ¹⁹
Repairs & Maintenance	\$10,550	\$8,705	\$1,000	\$9,705	\$14,000 ²⁰
Contract Cleaning	\$0	\$0	\$0	\$0	\$36,400 ²¹
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,800 ²²
Operating Supplies	\$0	\$0	\$0	\$0	\$2,800 ²³
Signage	\$13,188	\$321	\$0	\$321	\$5,600 ²⁴
Security	\$73,850	\$61,612	\$23,320	\$84,932	\$110,992 ²⁵
Parking Violation Tags	\$264	\$0	\$50	\$50	\$280 ²⁶
Total Maintenance Shared	\$1,384,206	\$961,860	\$285,771	\$1,247,631	\$1,645,339

Reunion East
Community Development District

Proposed Budget
General Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Seven Eagles</u>					
Electric	\$14,559	\$9,702	\$3,000	\$12,702	\$0 ²⁷
Water & Sewer	\$6,881	\$4,200	\$1,050	\$5,250	\$0 ²⁸
Gas	\$8,546	\$8,141	\$3,300	\$11,441	\$0 ²⁹
Telephone / Emergency Pool Phone	\$185	\$0	\$0	\$0	\$0 ³⁰
Contract Cleaning	\$27,118	\$24,600	\$8,145	\$32,745	\$0 ³¹
Landscape Contract	\$9,495	\$7,942	\$2,385	\$10,327	\$0 ³²
Landscape Contingency	\$2,638	\$0	\$0	\$0	\$0 ³³
Pool Maintenance	\$18,357	\$21,831	\$6,611	\$28,442	\$0 ³⁴
Lighting	\$791	\$0	\$500	\$500	\$0 ³⁵
Fitness Center Repairs & Maintenance	\$791	\$1,527	\$437	\$1,964	\$0 ³⁶
Operating Supplies	\$6,594	\$0	\$500	\$500	\$0 ³⁷
Pest Control	\$222	\$0	\$0	\$0	\$0 ³⁸
Repairs & Maintenance	\$3,165	\$5,418	\$0	\$5,418	\$0 ³⁹
Total SE Community Center Shared	\$99,340	\$83,361	\$25,928	\$109,290	\$0
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$75,000
Conservation Area Maintenance	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$267,764	\$267,764	\$0	\$267,764	\$111,034
Total Maintenance Expenses	\$367,764	\$267,764	\$0	\$267,764	\$186,034
Total Expenses	\$2,019,598	\$1,449,766	\$355,638	\$1,805,405	\$2,005,425
Excess Revenues (Expenditures)	\$0	\$585,588	(\$300,920)	\$284,669	(\$0)

Net Assessments	\$2,001,935
Add: Discounts & Collections	\$131,757
Gross Assessments	\$2,133,691

Notes:

(1 thru 39) is 53% of the shared costs with the remaining 47% allocated to Reunion West for FY22. For FY23, (1 thru 26) the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

	Shared Costs				
	FY 2022 Budget	FY 2022 Projections	Total Proposed 2023 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$71,163	\$71,163	\$74,721	\$41,844	\$32,877
2 Management Services Agreement	\$40,625	\$48,750	\$32,500	\$18,200	\$14,300
3 Facility Lease Agreement	\$6,811	\$6,811	\$0	\$0	\$0
4 Telephone	\$13,000	\$13,390	\$15,000	\$8,400	\$6,600
5 Electric	\$674,000	\$560,676	\$589,650	\$330,204	\$259,446
6 Water & Sewer	\$80,000	\$58,716	\$72,390	\$40,538	\$31,852
7 Gas	\$77,000	\$64,901	\$81,800	\$45,808	\$35,992
8 Pool & Fountain Maintenance	\$225,000	\$215,864	\$295,000	\$165,200	\$129,800
9 Environmental	\$22,852	\$12,253	\$16,000	\$8,960	\$7,040
10 Property Insurance	\$55,000	\$61,683	\$74,025	\$41,454	\$32,571
11 Irrigation Repairs & Maintenance	\$16,250	\$11,255	\$16,250	\$9,100	\$7,150
12 Landscape Contract	\$954,886	\$923,011	\$1,171,569	\$656,079	\$515,490
13 Landscape Contingency	\$50,000	\$19,394	\$50,000	\$28,000	\$22,000
14 Gate and Gatehouse Expenses	\$32,000	\$46,327	\$50,000	\$28,000	\$22,000
15 Roadways/Sidewalks/Bridge	\$50,000	\$18,170	\$25,000	\$14,000	\$11,000
16 Lighting	\$10,000	\$105	\$10,000	\$5,600	\$4,400
17 Building Repairs & Maintenance	\$25,000	\$9,457	\$20,000	\$11,200	\$8,800
18 Pressure Washing	\$35,000	\$31,919	\$35,000	\$19,600	\$15,400
19 Maintenance (Inspections)	\$0	\$0	\$500	\$280	\$220
20 Repairs & Maintenance	\$20,000	\$18,399	\$25,000	\$14,000	\$11,000
21 Contract Cleaning	\$0	\$0	\$65,000	\$36,400	\$28,600
22 Fitness Center & Repairs & Maintenance	\$0	\$0	\$5,000	\$2,800	\$2,200
23 Operating Supplies	\$0	\$0	\$5,000	\$2,800	\$2,200
24 Signage	\$25,000	\$605	\$10,000	\$5,600	\$4,400
25 Security	\$140,000	\$160,250	\$198,200	\$110,992	\$87,208
26 Parking Violation Tags	\$500	\$94	\$500	\$280	\$220
Subtotal	\$2,624,087	\$2,353,192	\$2,938,105	\$1,645,339	\$1,292,766
<u>Seven Eagles</u>					
27 Electric	\$27,600	\$23,617	\$0	\$0	\$0
28 Water & Sewer	\$13,044	\$9,905	\$0	\$0	\$0
29 Gas	\$16,200	\$21,587	\$0	\$0	\$0
30 Telephone / Emergency Pool Phone	\$350	\$0	\$0	\$0	\$0
31 Contract Cleaning	\$51,408	\$61,783	\$0	\$0	\$0
32 Landscape Contract	\$18,000	\$19,485	\$0	\$0	\$0
33 Landscape Contingency	\$5,000	\$0	\$0	\$0	\$0
34 Pool Maintenance	\$34,800	\$52,994	\$0	\$0	\$0
35 Lighting	\$1,500	\$944	\$0	\$0	\$0
36 Fitness Center & Repairs & Maintenance	\$1,500	\$3,706	\$0	\$0	\$0
37 Operating Supplies	\$12,500	\$944	\$0	\$0	\$0
38 Pest Control	\$420	\$0	\$0	\$0	\$0
39 Repairs & Maintenance	\$6,000	\$10,135	\$0	\$0	\$0
Subtotal	\$188,322	\$205,101	\$0	\$0	\$0
TOTAL	\$2,812,409	\$2,558,293	\$2,938,105	\$1,645,339	\$1,292,766

Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

FISCAL YEAR 2023

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.39	14.90%	\$317,863	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,011	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,372	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.79	100.00%	\$2,133,691	

FISCAL YEAR 2022

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these assessments directly to the property owners.

Interest

The District generates funds from invested funds.

Rental Income

The District charges rental fees for the special use of certain amenities throughout the District.

EXPENDITURES:

Administrative:

Supervisor Pay

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Trustee Fees

The District issued Series 2015A & 2021 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A-2 Special Assessment Bonds, the Series 2005 Special Assessment Bonds, the Series 2015A Special Assessment Refunding Bonds and the Series 2021 Special Assessment Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to audit the financials records.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, security, accounting software, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Postage

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Printing & Copies

Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Travel Per Diem

The Board of supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Maintenance:

53% of the maintenance costs are allocated to Reunion East and 47% are allocated to Reunion West during Fiscal Year 2022. The District is proposing a split of 56% of the maintenance costs to Reunion East and 44% to Reunion West during Fiscal Year 2023. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Management Service Agreement

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2023

Telephone

This is for service for phone lines to the pool houses and guard houses.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard
491122540	700 Tradition Boulevard
450054870	700 Tradition Boulevard

Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)

Reunion East
Community Development District

General Fund Budget
Fiscal Year 2023

Account #	Duke Energy Service Address
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9100 8659 9592	700 Desert Mountain Ct Lift
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9100 8562 9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562 8736	84401 Golden Bear Drive Fountain
9100 8562 8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562 9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562 9480	7615 Fairfax Rd. Gate
9100 8562 9993	7800 Tradition Blvd Irrig Meter B
9100 8568 0095	97201 Golden Bear Dr., Monument
9100 8563 0269	300 Sinclair Rd Irrig Meter A
9100 8563 0508	7800 Tradition Blvd Irrig Meter A

Account #	OUC Service Address
76305-72865	7855 Osceola Polk Line Rd
95820-59007	Sinclair Rd

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2023

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with Gas South and Teco Peoples Gas for this service.

Account #	Gas South Service Address
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	Carriage Point Pool

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr
221003460526	7500 Morning Dove Circle
211022021771	1364 Seven Eagles Court

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$15,500	\$186,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Pool Cleaning - Reunion Resort	\$3,300	\$39,600
Contingency - Misc. Repairs		\$62,850
Total		\$295,000

Environmental

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Description	Monthly	Annual
Aquatic Plant Management		
1 Pond - Patriots Landing	\$129	\$1,548
2 Stormwater Retention Ponds 1 Reunion Village	\$385	\$4,620
1 Stormwater Retention Pond - Encore Reunion	\$195	\$2,340
1 Stormwater Retention Pond - Grand Traverse	\$132	\$1,584
Contingency - Test America		\$5,908
Total		\$16,000

Property Insurance

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Landscape Contract

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Description	Monthly	Annual
Landscape Contract		
Common Area - Yellowstone Landscape	\$48,915	\$586,980
Reunion Village 1-3 - Yellowstone Landscape	\$8,500	\$102,000
Reunion Village 4-5 - Yellowstone Landscape	\$6,383	\$76,596
Bedding Plants/Bed Dressing/Palm Trimming		\$160,610
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$63,783
Total		\$1,171,569

Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

Gate & Gatehouse Expenses

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Amenity Centers. District has contracted with Reunion Club of Orlando, LLC for this service.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2023

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Center. Services will consist of 12 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	\$275	\$3,300
Contingency - Misc. Repairs		\$1,700
Total		\$5,000

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

Signage

Represents estimated costs for repairing/maintaining signs within the District.

Security

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Maintenance – Direct Expenses

Irrigation System Operations

Represents estimated net operating expenses for irrigation system serving CDD common areas.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Transfer In	\$267,764	\$267,764	\$0	\$267,764	\$111,034
Interest	\$4,500	\$9,608	\$8,000	\$17,608	\$12,000

Total Revenues	\$272,264	\$277,372	\$8,000	\$285,372	\$123,034
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Expenditures

Contingency	\$100	\$325	\$115	\$440	\$500	1
Building Improvements	\$127,391	\$16,070	\$111,854	\$127,923	\$176,145	2
Fountain Improvements	\$5,275	\$0	\$0	\$0	\$0	3
Gate/Gatehouse Improvements	\$51,695	\$10,198	\$0	\$10,198	\$251,705	4
Monument Improvements	\$5,275	\$0	\$0	\$0	\$0	5
Pool Furniture	\$13,188	\$6,854	\$0	\$6,854	\$8,400	6
Pool Repair & Replacements	\$27,430	\$27,383	\$0	\$27,383	\$0	7
Lighting Improvements	\$2,638	\$0	\$0	\$0	\$0	8
Landscape Improvements	\$26,375	\$19,036	\$0	\$19,036	\$0	9
Irrigation Improvements	\$13,188	\$0	\$0	\$0	\$0	10
Roadway Improvements	\$26,375	\$38,682	\$0	\$38,682	\$62,328	11
Signage	\$34,288	\$34,100	\$0	\$34,100	\$28,000	12
Stormwater Improvements	\$0	\$1,590	\$0	\$1,590	\$28,000	13
Capital Outlay	\$131,875	\$41,276	\$90,694	\$131,970	\$5,600	

Seven Eagles

Fountain Improvements	\$0	\$0	\$0	\$0	\$0	14
Gate/Gatehouse Improvements	\$2,638	\$0	\$0	\$0	\$0	15
Pool Furniture	\$7,913	\$0	\$0	\$0	\$0	16
Pool Repair & Replacements	\$0	\$11,334	\$0	\$11,334	\$0	17
Landscape Improvements	\$2,638	\$0	\$0	\$0	\$0	18
Capital Outlay	\$0	\$22,176	\$0	\$22,176	\$0	19

Total Expenditures	\$478,279	\$229,024	\$202,663	\$431,687	\$560,678
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Excess Revenues/(Expenditures)	(\$206,015)	\$48,348	(\$194,663)	(\$146,315)	(\$437,644)
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Fund Balance - Beginning	\$3,570,146	\$3,538,754	\$0	\$3,538,754	\$3,392,439
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Fund Balance - Ending	\$3,364,131	\$3,587,102	(\$194,663)	\$3,392,439	\$2,954,795
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Notes:

(1 thru 12) is 53% of the shared costs with the remaining 47% allocated to Reunion West for FY22. For FY23, (1 thru 13) the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

	Shared Costs				
	FY 2022 Budget	FY 2022 Projections	Total Proposed 2023 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$241,500	\$241,365	\$314,544	\$176,145	\$138,399
2 Fountain Improvements	\$10,000	\$0	\$0	\$0	\$0
3 Gate/Gatehouse Improvements	\$98,000	\$19,242	\$449,474	\$251,705	\$197,769
4 Monuments Improvements	\$10,000	\$0	\$0	\$0	\$0
5 Pool Furniture	\$25,000	\$12,932	\$15,000	\$8,400	\$6,600
6 Pool Repair & Replacements	\$52,000	\$58,995	\$0	\$0	\$0
7 Lighting Improvements	\$5,000	\$0	\$0	\$0	\$0
8 Landscape Improvements	\$50,000	\$35,916	\$0	\$0	\$0
9 Irrigation Improvements	\$25,000	\$0	\$0	\$0	\$0
10 Roadway Improvements	\$50,000	\$72,985	\$111,300	\$62,328	\$48,972
11 Signage	\$65,000	\$64,340	\$50,000	\$28,000	\$22,000
12 Stormwater Improvements	\$0	\$3,000	\$50,000	\$28,000	\$22,000
13 Capital Outlay	\$250,000	\$249,000	\$10,000	\$5,600	\$4,400
Subtotal	\$881,500	\$757,775	\$1,000,318	\$560,178	\$440,140
Seven Eagles					
14 Fountain Improvements	\$0	\$0	\$0	\$0	\$0
15 Gate/Gatehouse Improvements	\$5,000	\$0	\$0	\$0	\$0
16 Pool Furniture	\$15,000	\$0	\$0	\$0	\$0
17 Pool Repair & Replacements	\$0	\$14,056	\$0	\$0	\$0
18 Landscape Improvements	\$5,000	\$0	\$0	\$0	\$0
19 Capital Outlay	\$0	\$41,842	\$0	\$0	\$0
Subtotal	\$25,000	\$14,056	\$0	\$0	\$0
TOTAL	\$906,500	\$771,831	\$1,000,318	\$560,178	\$440,140

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

Updated FY2022 Adopted Expenses	Total	RE 53%	RW 47%
Building Improvements			
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050
	\$64,975	\$34,437	\$30,538
Fountain Improvement			
Resurface Two Seven Eagles Fountains	\$15,592	\$8,264	\$7,328
	\$15,592	\$8,264	\$7,328
Pool Furniture			
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables	\$13,032	\$6,907	\$6,125
	\$13,032	\$6,907	\$6,125
Pool Repair & Replacement			
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972
	\$51,012	\$27,036	\$23,976
Signage			
No Parking Signs	\$64,340	\$34,100	\$30,240
	\$64,340	\$34,100	\$30,240
Capital Outlay			
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290
	\$249,000	\$131,970	\$117,030

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

FY2023 Proposed Expenses	Total	RE 53%	RW 47%
Building Improvements			
Repair/Rebuild Two Roadway Arbors	\$9,672	\$5,416	\$4,256
Seven Eagles Roof Replacement	\$172,010	\$96,326	\$75,684
HC Unit 1 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 2 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 3 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 4 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 5 - 10 Ton Trane Package unit AC w/Electric Heat	\$19,511	\$10,926	\$8,585
HC Unit 6 - 10 Ton Trane Package unit AC w/Electric Heat	\$19,511	\$10,926	\$8,585
	\$314,544	\$176,145	\$138,399
Gate/Gate House Improvements			
Upgrade Access Control System for Reunion Resort/Reunion Village North & South Gates	\$349,474	\$195,705	\$153,769
Upgrade Access Control System for Carriage Pointe	\$50,000	\$28,000	\$22,000
Gate House Roof Replacement (Sinclair, Spine, Heritage)	\$50,000	\$28,000	\$22,000
	\$449,474	\$251,705	\$197,769
Pool Furniture			
30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$15,000	\$8,400	\$6,600
	\$15,000	\$8,400	\$6,600
Roadways/Sidewalks Improvements			
Tradition Boulevard Restriping Entrance Gate to Roundabout	\$27,800	\$15,568	\$12,232
Asphalt/Pavement Management Plan (Engineer's Report)	\$33,500	\$18,760	\$14,740
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$50,000	\$28,000	\$22,000
	\$111,300	\$62,328	\$48,972
Signage			
Qty.46 - No Parking Anytime Signs	\$21,760	\$12,186	\$9,574
Signage Allowance	\$28,240	\$15,814	\$12,426
	\$50,000	\$28,000	\$22,000
Stormwater Improvements			
Stormwater Repairs Allowance	\$50,000	\$28,000	\$22,000
	\$50,000	\$28,000	\$22,000
Capital Outlay			
RW Amenity Development - Playground & Outdoor Fitness Center	\$10,000	\$5,600	\$4,400
	\$10,000	\$5,600	\$4,400

Reunion East
Community Development District
Proposed Budget
Series 2015A Debt Service
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$2,568,595	\$2,597,283	\$0	\$2,597,283	\$2,568,595
Interest Income	\$50	\$287	\$163	\$450	\$450
Carry Forward Surplus	\$936,399	\$955,391	\$0	\$955,391	\$942,874
Total Revenue	\$3,505,044	\$3,552,961	\$163	\$3,553,124	\$3,511,919

Expenditures

Interest Expense 11/01	\$580,125	\$580,125	\$0	\$580,125	\$543,875
Principal Expense 05/01	\$1,450,000	\$1,450,000	\$0	\$1,450,000	\$1,525,000
Interest Expense 05/01	\$580,125	\$580,125	\$0	\$580,125	\$543,875
Total Expenses	\$2,610,250	\$2,610,250	\$0	\$2,610,250	\$2,612,750
EXCESS REVENUES	\$894,794	\$942,711	\$163	\$942,874	\$899,169

11/1/2023 Interest	\$505,750
Net Assessments	\$2,568,595
Add: Discounts & Collections	\$163,953
Gross Assessments	<u>\$2,732,548</u>

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	\$45,680	\$777
Multi-Family	1.50	1,287.00	1,930.50	54.90%	\$1,500,260	\$1,166
Single-Family	2.00	762.00	1,524.00	43.34%	\$1,184,354	\$1,554
Golf	1.00	2.90	2.90	0.08%	\$2,254	\$777
		2,110.68	3,516.18	100.00%	\$2,732,548	

*SF unit reflects one lot payoff in FY22

Reunion East
Community Development District
Series 2015A Special Assessment Refunding Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$23,205,000.00	\$1,450,000	\$580,125.00	
11/01/22	\$21,755,000.00	\$0	\$543,875.00	\$ 2,574,000.00
05/01/23	\$21,755,000.00	\$1,525,000	\$543,875.00	
11/01/23	\$20,230,000.00	\$0	\$505,750.00	\$ 2,574,625.00
05/01/24	\$20,230,000.00	\$1,600,000	\$505,750.00	
11/01/24	\$18,630,000.00	\$0	\$465,750.00	\$ 2,571,500.00
05/01/25	\$18,630,000.00	\$1,685,000	\$465,750.00	
11/01/25	\$16,945,000.00	\$0	\$423,625.00	\$ 2,574,375.00
05/01/26	\$16,945,000.00	\$1,765,000	\$423,625.00	
11/01/26	\$15,180,000.00	\$0	\$379,500.00	\$ 2,568,125.00
05/01/27	\$15,180,000.00	\$1,855,000	\$379,500.00	
11/01/27	\$13,325,000.00	\$0	\$333,125.00	\$ 2,567,625.00
05/01/28	\$13,325,000.00	\$1,950,000	\$333,125.00	
11/01/28	\$11,375,000.00	\$0	\$284,375.00	\$ 2,567,500.00
05/01/29	\$11,375,000.00	\$2,055,000	\$284,375.00	
11/01/29	\$9,320,000.00	\$0	\$233,000.00	\$ 2,572,375.00
05/01/30	\$9,320,000.00	\$2,160,000	\$233,000.00	
11/01/30	\$7,160,000.00	\$0	\$179,000.00	\$ 2,572,000.00
05/01/31	\$7,160,000.00	\$2,270,000	\$179,000.00	
11/01/31	\$4,890,000.00	\$0	\$122,250.00	\$ 2,571,250.00
05/01/32	\$4,890,000.00	\$2,385,000	\$122,250.00	
11/01/32	\$2,505,000.00	\$0	\$62,625.00	\$ 2,569,875.00
05/01/33	\$2,505,000.00	\$2,500,000	\$62,625.00	\$ 2,562,625.00
		\$23,200,000	\$7,645,875.00	\$ 30,845,875.00

Reunion East
Community Development District
Proposed Budget
Series 2021 Debt Service
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 6/30/22	Projected Next 3 Months	Total thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$1,116,155	\$1,058,707	\$57,448	\$1,116,155	\$1,116,155
Interest	\$100	\$359	\$141	\$500	\$500
Carry Forward Surplus	\$140,923	\$140,926	\$0	\$140,926	\$344,177
Total Revenue	\$1,257,178	\$1,199,992	\$57,589	\$1,257,581	\$1,460,832

Expenditures

Interest Expense 11/01	\$140,923	\$140,923	\$0	\$140,923	\$342,381
Principal Expense 05/01	\$425,000	\$425,000	\$0	\$425,000	\$435,000
Interest Expense 05/01	\$347,481	\$347,481	\$0	\$347,481	\$342,381
Total Expenses	\$913,404	\$913,404	\$0	\$913,404	\$1,119,763
Excess Revenues (Expenditures)	\$343,774	\$286,588	\$57,589	\$344,177	\$341,069

11/1/2023 Interest \$337,161

Net Assessments \$1,116,155
Add: Discounts & Collections \$71,244
Gross Assessments \$1,187,399

Reunion East Projected EAU Calculation 2021

Product Type	EAU	Units	Total Assessments	Per Unit Gross Assessments
Multi-Family	1.50	296.00	\$624,788	\$2,111
Single-Family	2.00	250.00	\$562,610	\$2,250
		546.00	\$1,187,399	

Reunion East
Community Development District
Series 2021 Special Assessment Bonds (Series 2021 Project)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$20,355,000.00	\$425,000	\$347,481.25	
11/01/22	\$19,930,000.00	\$0	\$342,381.25	\$1,114,862.50
05/01/23	\$19,930,000.00	\$435,000	\$342,381.25	
11/01/23	\$19,495,000.00	\$0	\$337,161.25	\$1,114,542.50
05/01/24	\$19,495,000.00	\$445,000	\$337,161.25	
11/01/24	\$19,050,000.00	\$0	\$331,821.25	\$1,113,982.50
05/01/25	\$19,050,000.00	\$455,000	\$331,821.25	
11/01/25	\$18,595,000.00	\$0	\$326,361.25	\$1,113,182.50
05/01/26	\$18,595,000.00	\$465,000	\$326,361.25	
11/01/26	\$18,130,000.00	\$0	\$320,781.25	\$1,112,142.50
05/01/27	\$18,130,000.00	\$480,000	\$320,781.25	
11/01/27	\$17,650,000.00	\$0	\$313,941.25	\$1,114,722.50
05/01/28	\$17,650,000.00	\$495,000	\$313,941.25	
11/01/28	\$17,155,000.00	\$0	\$306,887.50	\$1,115,828.75
05/01/29	\$17,155,000.00	\$505,000	\$306,887.50	
11/01/29	\$16,650,000.00	\$0	\$299,691.25	\$1,111,578.75
05/01/30	\$16,650,000.00	\$520,000	\$299,691.25	
11/01/30	\$16,130,000.00	\$0	\$292,281.25	\$1,111,972.50
05/01/31	\$16,130,000.00	\$535,000	\$292,281.25	
11/01/31	\$15,595,000.00	\$0	\$284,657.50	\$1,111,938.75
05/01/32	\$15,595,000.00	\$555,000	\$284,657.50	
11/01/32	\$15,040,000.00	\$0	\$275,916.25	\$1,115,573.75
05/01/33	\$15,040,000.00	\$570,000	\$275,916.25	
11/01/33	\$14,470,000.00	\$0	\$266,938.75	\$1,112,855.00
05/01/34	\$14,470,000.00	\$590,000	\$266,938.75	
11/01/34	\$13,880,000.00	\$0	\$257,646.25	\$1,114,585.00
05/01/35	\$13,880,000.00	\$610,000	\$257,646.25	
11/01/35	\$13,270,000.00	\$0	\$248,038.75	\$1,115,685.00
05/01/36	\$13,270,000.00	\$630,000	\$248,038.75	
11/01/36	\$12,640,000.00	\$0	\$238,116.25	\$1,116,155.00
05/01/37	\$12,640,000.00	\$650,000	\$238,116.25	
11/01/37	\$11,990,000.00	\$0	\$227,878.75	\$1,115,995.00
05/01/38	\$11,990,000.00	\$670,000	\$227,878.75	
11/01/38	\$11,320,000.00	\$0	\$217,326.25	\$1,115,205.00
05/01/39	\$11,320,000.00	\$690,000	\$217,326.25	
11/01/39	\$10,630,000.00	\$0	\$206,458.75	\$1,113,785.00
05/01/40	\$10,630,000.00	\$710,000	\$206,458.75	
11/01/40	\$9,920,000.00	\$0	\$195,276.25	\$1,111,735.00
05/01/41	\$9,920,000.00	\$735,000	\$195,276.25	
11/01/41	\$9,185,000.00	\$0	\$183,700.00	\$1,113,976.25
05/01/42	\$9,185,000.00	\$760,000	\$183,700.00	
11/01/42	\$8,425,000.00	\$0	\$168,500.00	\$1,112,200.00
05/01/43	\$8,425,000.00	\$795,000	\$168,500.00	
11/01/43	\$7,630,000.00	\$0	\$152,600.00	\$1,116,100.00
05/01/44	\$7,630,000.00	\$825,000	\$152,600.00	
11/01/44	\$6,805,000.00	\$0	\$136,100.00	\$1,113,700.00
05/01/45	\$6,805,000.00	\$860,000	\$136,100.00	
11/01/45	\$5,945,000.00	\$0	\$118,900.00	\$1,115,000.00
05/01/46	\$5,945,000.00	\$895,000	\$118,900.00	
11/01/46	\$5,050,000.00	\$0	\$101,000.00	\$1,114,900.00
05/01/47	\$5,050,000.00	\$930,000	\$101,000.00	
11/01/47	\$4,120,000.00	\$0	\$82,400.00	\$1,113,400.00
05/01/48	\$4,120,000.00	\$970,000	\$82,400.00	
11/01/48	\$3,150,000.00	\$0	\$63,000.00	\$1,115,400.00
05/01/49	\$3,150,000.00	\$1,010,000	\$63,000.00	
11/01/49	\$2,140,000.00	\$0	\$42,800.00	\$1,115,800.00
05/01/50	\$2,140,000.00	\$1,050,000	\$42,800.00	
11/01/50	\$1,090,000.00	\$0	\$21,800.00	\$1,114,600.00
05/01/51	\$1,090,000.00	\$1,090,000	\$21,800.00	\$1,111,800.00
\$20,355,000			\$13,068,203.75	\$33,423,203.75

SECTION E

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2022-2023 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022-2023; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reunion East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2023 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion East Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this 11th day of August, 2022.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

SECTION V



UPCOMING PRICE INCREASES

TO: REUNION EAST CDD
FROM: Roberts Pool Service and Repair Inc.
SUBJECT: Advanced notice of upcoming price increases
DATE: July 15, 2022

First of all, please allow me to thank you for being such a loyal customer to Robert's Pool Service over the years. Your satisfaction is very important to us. We hope we have been successful in providing you with excellent customer service and pool maintenance.

We have been facing unprecedented cost increases for several months from all of our suppliers. (some as high as 30%-50% increases) Additionally, supplies have been very limited. Please know that we are working diligently with our suppliers in order to ensure that we can sustain a steady flow of chemicals and supplies to meet your needs.

Due to this overall increase in the rising cost of chemicals/supplies, we are forced to pass some of this cost on. Your monthly cost will increase from
\$7200.00 to \$10,600.00 per month.

This increase will begin September 1, 2022.

If you have any questions or concerns please don't hesitate to contact me

Thank You And As Always We Appreciate Your Business!

Patricia C. Buchanan

Patricia Buchanan
President
Robert's Pool Service and Repair, Inc.
Cell: 407-948-6063

SECTION VI

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Jan A. Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32801

For Recording Purposes Only

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT
(REUNION EAST COMMUNITY DEVELOPMENT DISTRICT)

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT (“Agreement”) is made as of this ____ day of ~~July~~August, 2022 (“Effective Date”), by and among the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**Grantor**”) and ~~ENCORE CAPITAL MANAGEMENT~~TEHOF II - SPECTRUM, LLC, a ~~California~~Delaware limited liability company, whose address is ~~330 N. Brand Boulevard, Glendale, California 91203~~One Town Center, Suite 600, Boca Raton, Florida 33486 (“**Grantee**”).

RECITALS:

A. Grantor is the owner of the real property described in **Exhibit “A”** attached hereto (the “**CDD Property**”).

B. Grantee desires a temporary, non-exclusive construction and access easement on the CDD Property in order to install a new pipe, in accordance with the construction plans attached hereto as **Exhibit “B”** (the “**Construction**”).

C. Grantee shall obtain all development approvals, permits and licenses necessary to allow the Construction in accordance with Florida law, including from Osceola County and/or any other governmental entity or agency having jurisdiction thereof in connection with the Construction.

D. In order to allow access to perform the Construction by Grantee, Grantor hereby agrees to grant, a temporary, non-exclusive construction and access easement on, over, through and across the CDD Property for the purposes of permitting Grantee to cause and complete the Construction.

NOW, THEREFORE, in consideration of \$10.00 and the mutual benefits to be realized by the parties, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein by reference.

2. **Grant of Temporary Construction and Access Easement.** Grantor hereby gives, grants and conveys to Grantee, its successors and assigns, for the benefit of Grantee, its contractors, employees and agents, a temporary, non-exclusive construction and access easement (“Temporary Construction Easement”) on, over, through and across the CDD Property, for purposes of permitting Grantee to complete the Construction, with authority to enter upon, over, through, under and across the CDD Property for such purposes only, subject to all requirements of this Agreement. The Temporary Construction Easement shall be temporary in nature and shall take effect upon the Effective Date and automatically terminate upon Grantor’s written acceptance of Grantee’s remediation of the CDD Property upon completion of Construction, in accordance with Section 3 herein, which shall not exceed [REDACTED] six (6) months. Grantee shall bear all costs related to the Construction and this Agreement, including the fees and costs of Grantor’s counsel and staff to draft and carry out this Agreement.

3. **Restoration and Pre-Construction and Post-Construction Inspection Requirements.** Upon Grantee’s completion of the Construction, Grantee shall restore the CDD Property to the condition it was in prior to the beginning of the Construction. Grantee agrees to participate in Grantor’s pre-construction and post-construction inspection in order to ensure complete remediation/restoration of the CDD Property by Grantee upon Grantee’s completion of the Construction. Grantee shall be responsible for all fees and costs to restore the CDD Property to its condition prior to Construction.

4. **Damage.** In the event that the Grantee, its respective employees, agents, assignees and/or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the CDD Property or any of the improvements located within the CDD Property or causes damage to the Grantor’s other property or any improvements located thereon, in the exercise of the rights granted herein, or as a result of the pip installation (including latent and patent damage), the Grantee, at its sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within twenty (20) days after receiving written notice of the occurrence of any such damage. In the event the Grantee does not fully repair damages or restoration under this Agreement within the twenty (20) day period specified herein, the Grantee hereby consents to the Grantor repairing such damage at the sole cost of the Grantee, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Grantees’ properties enforceable by the Grantor.

5. **Insurance.** Grantee shall at all times maintain, and shall cause its agents and contractors to obtain and maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights, privileges and obligations hereunder in a combined-single limit of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate, with respect to bodily injury or death and property damage.

6. **Indemnity.** Grantee agrees to indemnify and defend Grantor against, and to hold Grantor harmless from, any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and expenses, including, but not limited to, the fees and expenses of any attorneys, paralegals and experts reasonably incurred by Grantor (including said fees and expenses incurred upon any appeal), directly or indirectly arising out of, based upon, or resulting from (a) nonpayment for services rendered to Grantee (including, without limitation, any construction liens resulting therefrom), (b) any acts or omissions of Grantee or Grantee's employees, contractors, representatives or agents related to or arising out of the matters set forth in this Agreement, and (c) any breach of this Agreement by Grantee; and (d) any latent or patent damage/defect caused to Grantor's property as a result of Grantee's pipe installation. This indemnity includes and extends to all liabilities, obligations, claims or actions based upon or arising out of damage, illness or injury (including death) to person or property caused by or sustained in connection with Grantee's performance of this Agreement. This indemnity shall survive the termination or cessation of this Agreement.

7. **Compliance with Laws and Regulations.** All work performed by Grantee within the CDD Property shall; (a) comply with all applicable laws, permits, approvals, codes and requirements of applicable governmental authorities, (b) be performed in a safe and workmanlike manner, and (c) be paid for in a timely manner and the CDD Property shall remain at all times lien-free. Grantee, at Grantee's expense, shall obtain all governmental permits and approvals required for the Construction, and shall provide copies to Grantor. If any lien is filed against any of Grantor's property, whether real or personal, for any expense incurred by Grantee, or as a result of any work performed or directed to be performed by Grantee in the performance of the Construction, Grantee shall pay off the lien and obtain a release of record, or cause it to be transferred to other security in accordance with Section 713.23, *Florida Statutes*, within ten (10) days after Grantee's receipt of actual notice of said lien or the recording thereof (a copy of the release or bond shall be provided to Grantor and recorded at the expense of the responsible party). Nothing in this Agreement is intended or shall be construed as Grantor having agreed to subject any of their property or premises to liability under any mechanic's or other similar lien law, nor to undertake any cost or expense related to the Construction. Grantee shall inform any contractor or other person entitled to lien under Chapter 713, *Florida Statutes*, that Grantee's interest in the CDD Property is an easement estate and that no lien may be placed on the fee as a result of non-payment.

8. **DEFAULT.** A default by any party under this Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. **NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Grantee: ~~Encore Capital Management~~EHOF II
- Spectrum, LLC
~~8024 Fins Up Circle~~One
Town Center, Suite 600
~~Kissimmee~~Boca Raton, Florida ~~34747~~33486
Attention: James Curley
Telephone: (704) 287-4044

To Grantee: Reunion East Community Development District
c/o Governmental Management Services – Central
Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager

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

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for Grantor and counsel for Grantee may deliver Notice on behalf of each respectively.

10. **Limitation on Grantor's Obligations.** Nothing herein shall cause or be construed as a waiver of the Grantor's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. **Applicable Law; Amendment.** This Agreement shall be construed in accordance with Florida law (exclusive of choice of law rules) and shall not be amended, modified or terminated unless in writing executed by Grantor and Grantee and recorded in the Public Records of Osceola County, Florida. Venue for any action arising hereunder shall lie exclusively in the state courts of Osceola County, Florida.

12. **No Waiver.** The failure of any party to exercise any right created hereunder or to insist upon strict compliance with any term, condition, or covenant specified herein shall not constitute a waiver of such right or the right to insist upon strict compliance with any such term, condition or covenant under this Agreement at any future time.

13. **Entire Agreement; Severability.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement may be executed in counter-parts.

14. **Third Parties.** This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions hereof. Grantor shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the Grantor's right to protect their rights from interference by a third party.

15. **Attorneys' Fees.** The prevailing party in any legal proceeding regarding this Agreement shall be entitled to recover from the other party all reasonable attorneys' fees and costs incurred in connection with such proceeding and any efforts or negotiations leading thereto.

16. **Public Records.** Any books, documents, records, correspondence or other information kept or obtained by the Grantor or furnished by the Grantor to Grantee in connection with this Agreement, and any related records, are property of the Grantor. Grantee agrees and acknowledges that any and all such books, documents, records, correspondence or other information may be public records under Chapter 119, *Florida Statutes*. Grantee agrees to promptly comply with any order of a Court having competent jurisdiction which determines that records maintained by Grantee are "public records" which must be available to the public. Grantee agrees and acknowledges that any and all such books, documents, records, correspondence or other information may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*.

17. **Disclaimer.** Grantor makes no representations, statements, warranties or agreements in connection with this Agreement or the CDD Property, including without limitation the CDD Property's suitability for the intended Construction. Grantee's use of the CDD Property is at its own risk.

[Signatures provided on following page.]

IN WITNESS WHEREOF, the parties have set their hands and seals under seal as of the day and year first above written.

WITNESSED BY:

Print Name _____

Print Name _____

GRANTOR:

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

By: _____

Print Name: _____

Title: Chairman/Vice Chairman

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 Chairman/Vice Chairman of the Board of Supervisors of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of _____

Print Name: _____

Commission Expires: _____

Commission No.: _____

IN WITNESS WHEREOF, the parties have set their hands and seals under seal as of the day and year first above written.

WITNESSED BY:

GRANTEE:

Print Name: _____

~~CAPITAL LAND MANAGEMENT~~EHOF II - SPECTRUM, LLC, a ~~California~~Delaware limited liability company

Print Name: _____

By: _____

Print Name:

Title:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of ____, 2022, by _____, as the _____ of ~~CAPITAL LAND MANGEMENT~~EHOF II - SPECTRUM, LLC, a ~~Florida~~Delaware limited liability company, on behalf of said limited liability company. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of _____

Print Name: _____

Commission Expires: _____

Commission No.: _____

Exhibit “A”

Legal Description of the CDD Property

Tract S-3, according to the Villas at Reunion Square plat, as recorded in Plat Book 19, Page 151, Public Records of Osceola County, Florida.

Exhibit “B”

Plans for Construction

[See attached.]

F:\EH025\CAD\Planset\PHASE 2 FINAL\13 UTILITY PLAN.dwg,6/24/2022 4:10:50 PM

LEGEND

DESCRIPTION

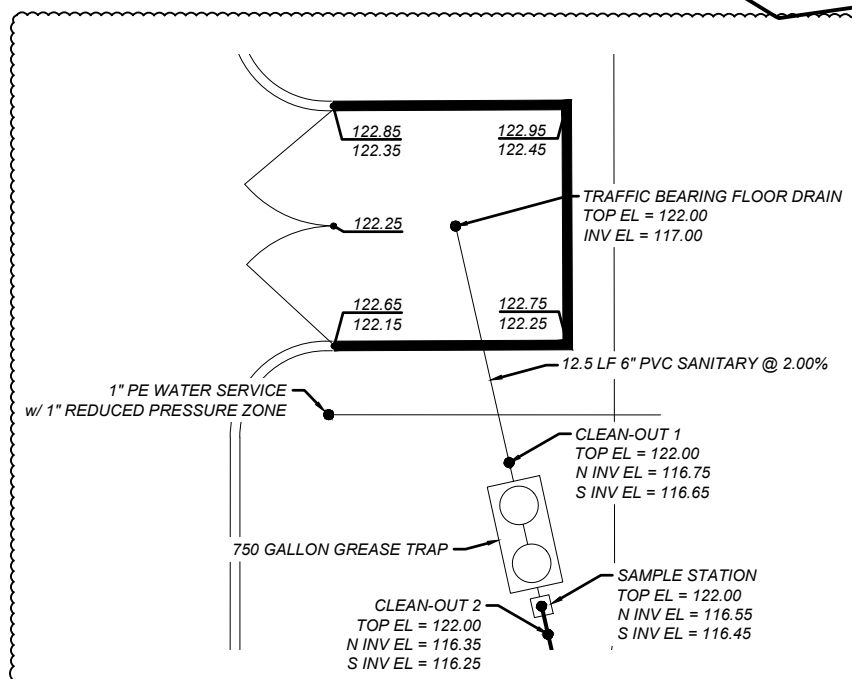
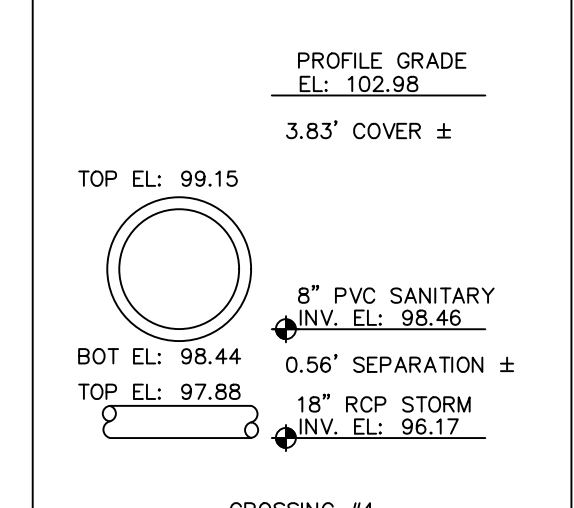
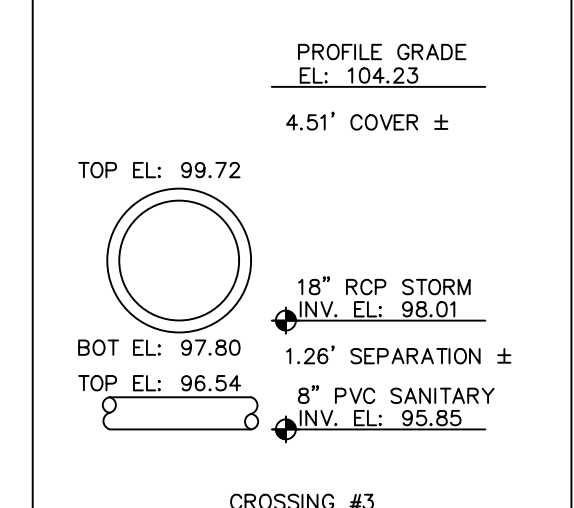
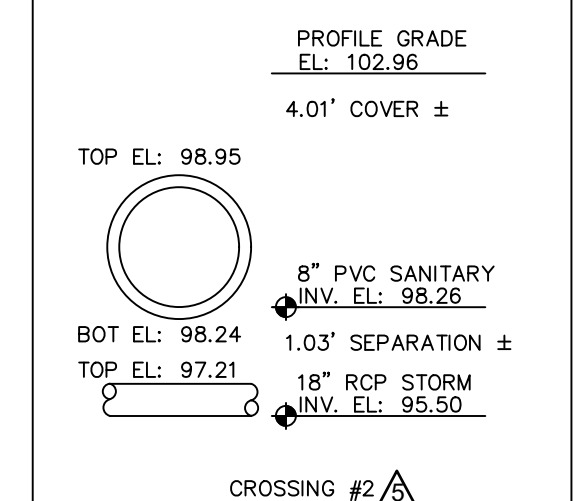
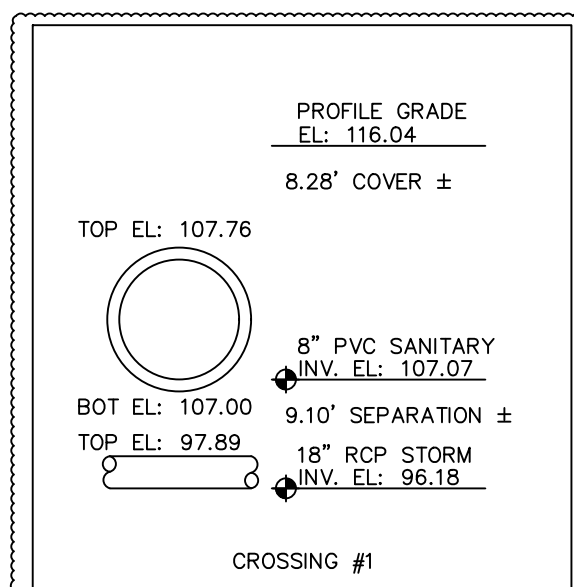
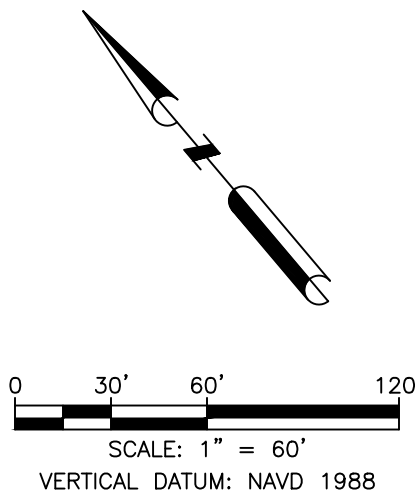
SANITARY SEWER SYSTEM

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

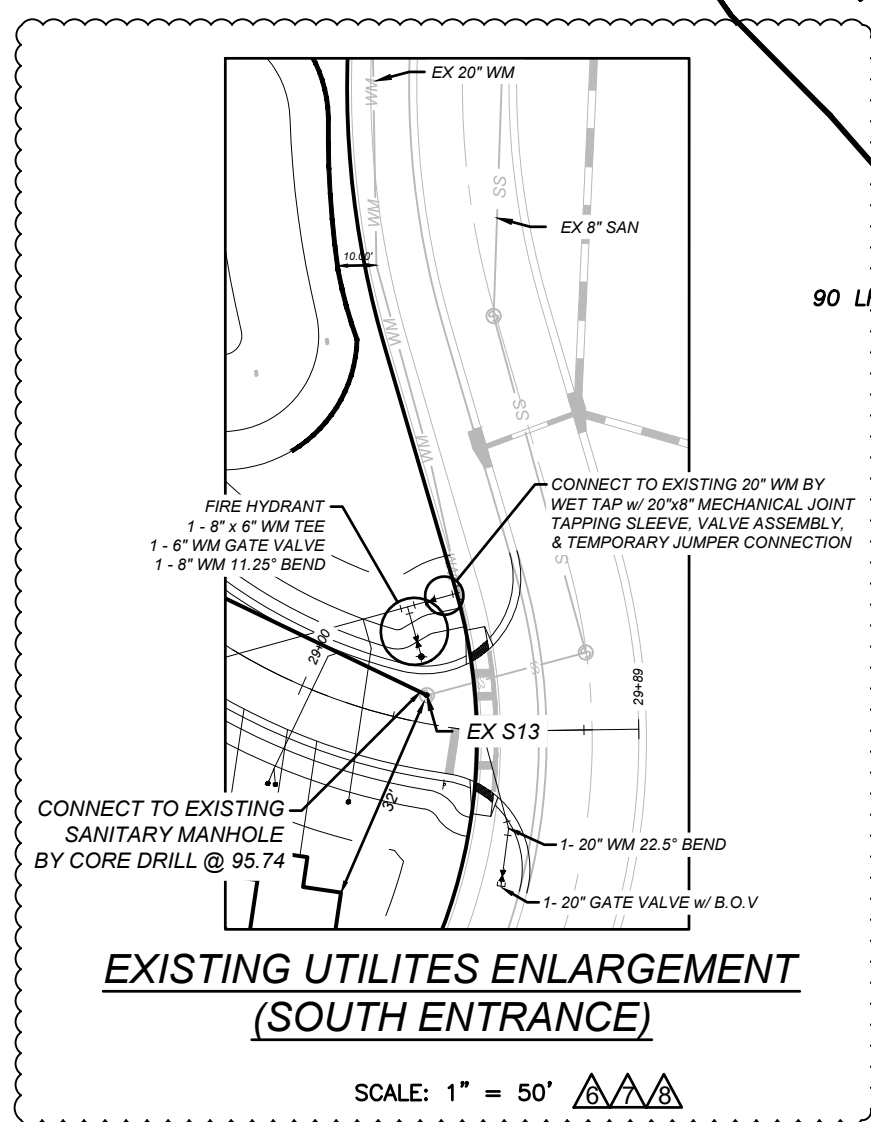
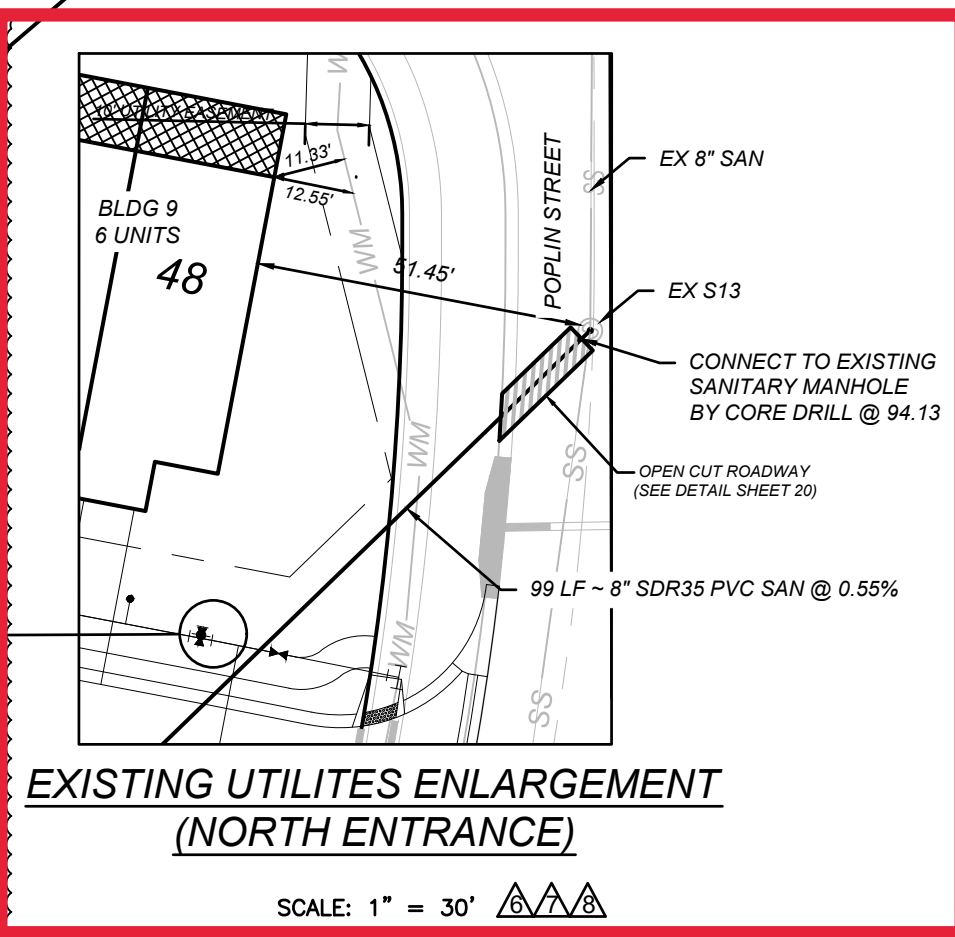
S38
STANDARD 4' SANITARY MANHOLE
STA: 16+36.62 (-1.30'L)
TOP EL: 110.87
NW INV EL: 104.37
NE INV EL: 104.27

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

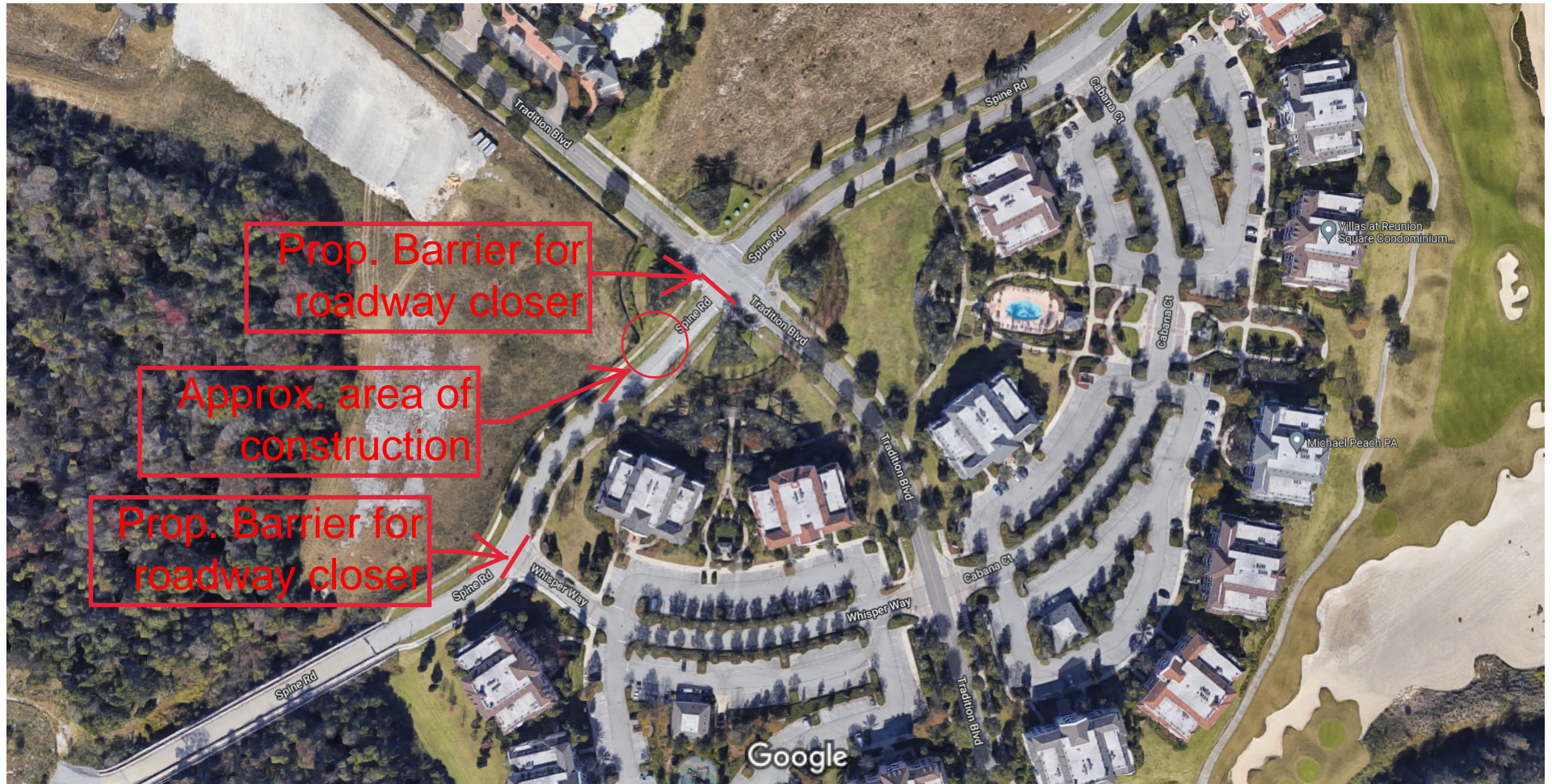
DATE		BY		DESCRIPTION	
04-26-22		SAM		REV PER TOHO COMMENTS	
04-04-22		SAM		REV PER SHOP DRAWINGS	
02-14-22		MGM		REV PER TOHO COMMENTS	
06-23-22		RXE		REV PER TOHO COMMENTS	
06-10-22		CJS		REV PER REV GRADING	

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



Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 100 ft

SECTION VII

Prepared by and Return to:
Office of the General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, FL 34741

Parcel ID Numbers:
27-25-27-5011-0001-0P10,
27-25-27-5011-0001-0P20,
27-25-27-5011-0001-CB20,
27-25-27-5011-0001-CD20

TOHOPEKALIGA WATER AUTHORITY WATER AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2022, by and between EHOF II – SPECTRUM, LLC, a Delaware limited liability company AND REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, an independent special district, created pursuant to Chapter 190, Florida Statutes (hereafter "DEVELOPER"), and **TOHOPEKALIGA WATER AUTHORITY ("TOHO")**, an independent "Special District" created pursuant to Chapter 189, Laws of Florida.

R E C I T A L S

1. DEVELOPER has or is about to develop property by erecting commercial improvements consisting of 100 Townhomes on property described in Exhibit "A" attached to and incorporated in this Agreement (the "Property").

2. DEVELOPER is desirous of prompting the construction and/or maintenance of central water and wastewater facilities so to receive adequate service.

3. TOHO is willing to provide, in accordance with the provisions and stipulations hereinafter set out, and in accordance with all applicable laws, central water and wastewater service through central water and wastewater facilities, and to accept and operate a water distribution and wastewater collection system, and to thereafter operate such facilities so the occupants of the improvements constructed on the Property will receive adequate retail water and wastewater service from TOHO.

ACCORDINGLY, for and in consideration of the Recitals, the mutual undertakings and agreements herein contained and assumed, and other good and valuable consideration the receipt and sufficiency of which are acknowledged by the parties, DEVELOPER and TOHO hereby covenant and agree as follows:

SECTION 1. RECITALS. The above Recitals are true and correct, and form a

material part of this Agreement.

SECTION 2. DEFINITIONS. The following definitions and references are given for the purpose of interpreting the terms as used in this Agreement and apply unless the context indicates a different meaning:

(1) "Service" - the readiness and ability on the part of TOHO to furnish water and/or wastewater service to each lot on the Property.

(2) "Point of Delivery or Distribution" - the point where the pipes of utility are connected with the pipes of the customer. Unless otherwise indicated, the point of delivery shall be at a point on the customer's lot line.

(3) "Contribution-in-aid-of-Construction" - The sum of money, and/or property, represented by the value of the water distribution and wastewater collection system constructed by DEVELOPER, which DEVELOPER covenants and agrees to pay to TOHO, as a contribution-in-aid-of-construction, to induce TOHO to continuously provide water and wastewater service to the Property.

SECTION 3. EASEMENT AND RIGHT OF ACCESS. DEVELOPER hereby grants and gives TOHO the exclusive right or privilege to construct, own, maintain, and operate the water and wastewater facilities in, under, over and across the present and future streets, roads, easements, reserved utility sites and public places on the Property as provided and dedicated to public use in the record plats, or as provided for in agreements, dedications or grants made otherwise and independent of said record plats. DEVELOPER hereby further agrees that the foregoing grants include the necessary right of ingress and egress to any part of the Property; that the foregoing grants shall be perpetual; that in the event TOHO is required or desires to install any additional water and wastewater facilities in lands within the Property lying outside the streets and easement areas described above, then DEVELOPER or the owner shall grant to TOHO, without cost or expense to TOHO, the necessary easement or easements for such "private property" installation; provided, all such "private property" installation by TOHO shall be made in such a manner as not to interfere with the then primary use of such "private property." TOHO covenants that it will use due diligence in ascertaining all easement locations; however, should TOHO install any of its facilities outside a dedicated easement area, DEVELOPER, the successors and assigns of DEVELOPER, covenant and agree that TOHO will not be required to move or relocate any facilities lying outside a dedicated easement area so long as the facilities do not interfere with the then or proposed use of the area in which the facilities have been installed. TOHO hereby agrees that all easement grants will be utilized in accordance with the established and generally accepted practices of the water and wastewater industry with respect to the installation of all its water and wastewater facilities in any of the easement areas; and DEVELOPER in granting easement herein, or pursuant to the terms of this instrument, shall have the right to grant exclusive or non-exclusive rights, privileges and easement to other entities to provide to the Property any utility services other than water and wastewater service.

SECTION 4. PROVISION OF SERVICE; PAYMENT OF RATES.

4.1. Upon the continued accomplishment of all the prerequisites contained in this Agreement to be performed by DEVELOPER, TOHO covenants and agrees that it will allow the connection of the water distribution and wastewater collection facilities installed by DEVELOPER to the central water and wastewater facilities of TOHO in accordance with the terms and intent of this Agreement. Such connection shall be in accordance with rules and regulations of the Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection. TOHO agrees that once it provides water and wastewater service to the Property and DEVELOPER, or others have connected customer installations to its system, that thereafter, TOHO will continuously provide, in accordance with the other provisions of this Agreement, and of applicable laws, including rules and regulations and rate schedules, water and wastewater service to the Property in a manner to conform with all requirements of all governmental agencies having jurisdiction over the water and wastewater system of TOHO. DEVELOPER, its successors and assigns agree to timely and fully pay all applicable monthly rates, fees, and charges to TOHO and otherwise fully comply with TOHO's rules, regulations, and ordinances applicable to the provision of water and wastewater service.

4.2. DEVELOPER, its successors and assigns agrees to pay to TOHO for monthly service within thirty (30) days after statement is rendered by TOHO all sums due and payable as set forth in such statement. Upon failure or refusal to pay the amounts due on statements as rendered, TOHO may, in its sole discretion, terminate service.

4.3. DEVELOPER, its successors and assigns shall pay as a condition precedent impact fees and connection fees in accordance with TOHO's current rules, regulations, policies and ordinances.

SECTION 5. DESIGN, REVIEW, CONSTRUCTION, INSPECTION, AND CONVEYANCE OF FACILITIES.

5.1. To induce TOHO to provide water and wastewater service, and to continuously provide customers located on the Property with water and wastewater services, DEVELOPER hereby covenants and agrees to pay for the construction and to transfer ownership and control to TOHO as a contribution-in-aid-of-construction, the on-site and/or off-site water distribution and wastewater collection facilities referred to herein. All design and construction shall be in accordance with TOHO rules, regulations, policies, resolutions, ordinances and utility standards.

5.2. DEVELOPER shall pay TOHO to review engineering plans and specifications of the type and in the form as prescribed by TOHO, showing the on-site and/or off-site water distribution and wastewater collection facilities proposed to be installed to provide service to the subject Property. TOHO will advise DEVELOPER's engineer of any sizing requirements as mandated by TOHO's system extension policy and utility standards for the preparation of plans and specifications for facilities within the

Property. If applicable, such detailed plans may be limited to a phase of the Property, and subsequent phases may be furnished from time to time. However, each such phase, if applicable, shall conform to a master plan for the development of the Property and such master plan shall be submitted to TOHO concurrent with or prior to submission of plans for the first phase. All such plans and specifications shall be submitted to TOHO and no construction shall commence until TOHO has approved such plans and specifications in writing. After approval, DEVELOPER shall cause to be constructed, at DEVELOPER's expense, the water distribution and wastewater collection facilities as shown on all plans and specifications.

5.3. During the construction of the on-site and/or off-site water distribution and wastewater collection facilities by DEVELOPER, TOHO shall have the right to inspect such installation to determine compliance with the plans and specifications, adequacy of the quality of the installation, and further, shall be entitled to perform standard tests for pressure, filtration, line and grade, and all other normal engineering tests required by specifications and/or good engineering practices. Complete as-built plans shall be submitted to TOHO upon completion of construction.

5.4. By these presents, upon completion and approval by TOHO, DEVELOPER shall transfer to TOHO, all right, title, and interest, free and clear of any encumbrances whatsoever, to the on-site and/or off-site water distribution and wastewater collection facilities installed by DEVELOPER's contractor, pursuant to the provisions of this Agreement. Such conveyance is to take effect without further action upon the acceptance by TOHO of the said installation. As further evidence of said transfer to title, and upon the completion of the installation and prior to the rendering of service by TOHO, DEVELOPER shall convey to TOHO, by bill of sale, or other appropriate documents, in form satisfactory to TOHO's counsel, the complete on-site and/or off-site water distribution and wastewater collection facilities as constructed by DEVELOPER and approved by TOHO. DEVELOPER shall further cause to be conveyed to TOHO, all easements and/or rights-of-way covering areas in which on-site and/or off-site water distribution and wastewater collection facilities are installed by recordable document in form satisfactory to TOHO's counsel. All conveyance of easements and/or rights-of-way shall be accompanied by a title policy or other evidence of title, satisfactory to TOHO, establishing DEVELOPER's rights to convey such continuous enjoyment of such easements or rights-of-way for those purposes set forth in this Agreement to the exclusion of any other person in interest. The use of easements granted by DEVELOPER shall include the use by other utilities so long as such uses by electric, telephone, or gas utilities, or cable television do not interfere with use by TOHO. TOHO agrees that the acceptance of the on-site and/or off-site water distribution and wastewater collection facilities installed by DEVELOPER, for service, or by acceptance of the bill of sale, shall constitute that assumption of responsibility by TOHO for the continuous operation and maintenance of such system from that date forward.

5.5. All installations by DEVELOPER or its contractor shall be warranted for at least one (1) year from the date of acceptance by TOHO. Mortgagee(s), if any, holding prior liens on such properties shall be required to release such liens, subordinate

their position and join in the grant or dedication of the easements or rights-of-way. The water distribution and wastewater collection facilities shall be covered by easements if not located within platted or dedicated rights-of-way.

5.6. Payment of the contributions-in-aid-of-construction does not and will not result in TOHO waiving any of its rates, rate schedules or rules and regulations, and their enforcement shall not be affected in any manner whatsoever by DEVELOPER making the contribution. TOHO shall not be obligated for any reason whatsoever nor shall TOHO pay any interest or rate of interest upon the contribution. Neither DEVELOPER nor any person or other entity holding any of the Property by, through or under DEVELOPER, or otherwise, shall have any present or future right, title, claim or interest in and to the contributions or to any of the water and wastewater facilities and properties of TOHO, and all prohibitions applicable to DEVELOPER with respect to no refund of contributions, no interest payment on said contributions and otherwise, are applicable to all persons or entities. Any user or customer of water or wastewater services shall not be entitled to offset any bill or bills rendered by TOHO for such service or services against the contributions. DEVELOPER shall not be entitled to offset the contributions against any claim or claims of TOHO.

SECTION 6. EVIDENCE OF TITLE. At least thirty (30) days prior to TOHO's acceptance of the water distribution and wastewater collection facilities, at the expense of DEVELOPER, DEVELOPER agrees to either deliver to TOHO an Abstract of Title, brought up to date, which abstract shall be retained by TOHO, and remain the property of TOHO, or to furnish TOHO an opinion of title from a qualified attorney at law or a qualified title insurance company with respect to the Property, which opinion shall include a current report on the status of the title, setting out the name of the legal title holders, the outstanding mortgages, taxes, liens, and covenants. The provisions of this Section are for the exclusive rights of service contained in this Agreement. Any mortgage or lien holder having an interest in the Property shall be required to join in the grant of exclusive service rights set forth in this Agreement. Title standards shall be the same as those applicable to real estate generally adopted by the Florida Bar and in accordance with Florida law.

SECTION 7. OWNERSHIP OF FACILITIES. DEVELOPER agrees with TOHO that the on-site and/or off-site water distribution and wastewater collection facilities conveyed to TOHO for use in connection with providing water and wastewater services to the Property, shall at all times remain in the complete and exclusive ownership of TOHO, and any entity owning any part of the Property or any residence or building constructed or located thereon, shall not have the right, title, claim or interest in and to such facilities, or any part of them, for any purpose, including the furnishing of water and wastewater services to other persons or entities located within or beyond the limits of the Property.

SECTION 8. APPLICATION OF RULES, REGULATIONS, AND RATES. Notwithstanding any provision in this Agreement, TOHO may establish, revise, modify and enforce rules, regulations and rates covering the provision of water and wastewater service to the Property. Such rules, regulations and rates are subject to the approval of

TOHO's Board of Supervisors. Such rules and regulations shall at all times be reasonable and subject to regulation as may be provided by law or under contract. Rates charged to DEVELOPER or customers located upon the Property shall be identical to rates charged for the same classification of service. All rules, regulations and rates in effect, or placed into effect in accordance with the preceding, shall be binding upon DEVELOPER, upon any other entity holding by, through or under DEVELOPER; and upon any customer of the water and wastewater service provided to the Property by TOHO.

SECTION 9. PERMISSION TO CONNECT REQUIRED. DEVELOPER, or any owner of any parcel of the Property, or any occupant of any residences or buildings located thereon, shall not have the right to and shall not connect to any customer installation to the water and wastewater facilities of TOHO until approval for such connection has been granted by TOHO.

SECTION 10. BINDING AGREEMENT; ASSIGNMENTS BY DEVELOPER. This Agreement shall be binding upon and shall inure to the benefit of DEVELOPER, TOHO and their respective assigns and successors by merger, consolidation or conveyance. This Agreement shall not be sold, conveyed, assigned or otherwise disposed of by DEVELOPER without the written consent of TOHO first having been obtained. TOHO agrees not to unreasonably withhold such consent.

SECTION 11. NOTICES; PROPER FORM. Until further written notice by either party to the other, all notices provided for herein shall be in writing and transmitted by messenger, or by mail to:

TOHO: Executive Director
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

DEVELOPER: EHOFF II – Spectrum, LLC
One Town Center, Suite 600
Boca Raton, FL 33486

Reunion East CDD
219 E. Livingston Street
Orlando, FL 32801

SECTION 12. SURVIVAL OF COVENANTS. The rights, privileges, obligations and covenants of DEVELOPER and TOHO shall survive the completion of the work of DEVELOPER with respect to completing the water and wastewater facilities and services to any phase area and to the Property as a whole.

SECTION 13. ENTIRE AGREEMENT; AMENDMENTS; APPLICABLE LAW; ATTORNEY'S FEES. This Agreement supersedes all previous agreements or

representations, either verbal or written, heretofore in effect between DEVELOPER and TOHO, made with respect to the matters herein contained, and when duly executed, constitutes the agreement between DEVELOPER and TOHO. No additions, alterations or variations of the terms of this Agreement shall be valid, nor can provisions of the Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing and duly signed. This Agreement shall be governed by the laws of the State of Florida, as well as all applicable local ordinances of TOHO and it shall be and become effective immediately upon execution by both parties hereto. In the event that TOHO or DEVELOPER is required to enforce this Agreement by court proceedings or otherwise, by instituting suit or otherwise, then TOHO or DEVELOPER shall be entitled to recover all costs incurred, including reasonable attorney's fees.

SECTION 14. DISCLAIMERS; LIMITATIONS ON LIABILITY.

14.1. STATUS. The parties deem each other to be independent contractors, and not agents of the other.

14.2. INDEMNIFICATION. DEVELOPER will indemnify, save and hold harmless TOHO against all liability, losses, damage or other expenses, including reasonable attorney's fees which may be imposed upon, incurred by or asserted against TOHO by reason of any negligence on the part of DEVELOPER or its employees, agents, contractors, licensees or invitees; any personal injury or property damage occurring on or about the property or any part thereof; or any failure on the part of DEVELOPER to perform or comply with any covenant required to be performed or complied with against TOHO by reason of any such occurrences, DEVELOPER will, at DEVELOPER's expense, resist or defend any such action or proceeding. Provided further, however, DEVELOPER shall have no obligation with respect to claims arising out of the intentional or negligent conduct of TOHO or its employees, agents, contractors, licensees or invitees or of third parties not included in the definitions above. The liability and immunity of TOHO is governed by the provisions of Section 768.28, Florida Statutes (2020), and nothing in this agreement is intended to extend the liability of TOHO or to waive any immunity enjoyed by TOHO under that statute. Any provisions of this agreement determined to be contrary to Section 768.28 or to create any liability or waive any immunity except as specifically provided in Section 768.28 shall be considered void.

14.3. FORCE MAJEURE. TOHO shall not be liable or responsible to DEVELOPER by reason of the failure or inability of TOHO to take any action it is required to take or to comply with the requirements imposed hereby or (or any injury to DEVELOPER or by those claiming by or through DEVELOPER, which failure, inability or injury is caused directly or indirectly by force majeure as hereinafter set forth). The term "force majeure" as employed herein shall mean acts of god, strikes, lock-outs, or other industrial disturbance; acts of public enemies, war, blockades, riots, acts of armed forces, militia, or public authority, epidemics; breakdown of or damage to machinery, pumps, or pipe lines; landslides, earthquakes, fires, storms, floods, or washouts; arrests, title disputes, or other litigation; governmental restraints of any nature whether federal, state, city, municipal or otherwise, civil or military; civil disturbances; explosions, failure or

inability to obtain necessary materials, supplies, labor or permits or governmental approvals whether resulting from or pursuant to existing or future rules, regulations, orders, laws or proclamations whether federal, state, city, municipal or otherwise, civil or military; or by any other causes, whether or not of the same kind as enumerated herein, not within the sole control of TOHO and which by exercise of due diligence TOHO is unable to overcome.

14.4. DISCLAIMER OF THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of and shall be binding upon the formal parties hereto and their respective authorized successors and assigns, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a party to this agreement or an authorized successor or assignee thereof.

14.5. DISCLAIMER OF SECURITY. Notwithstanding any other provision of this agreement, DEVELOPER expressly acknowledges (1) that it has no pledge of or lien upon any real property (including, specifically, TOHO's system), any personal property, or any existing or future revenue source of TOHO (including, specifically, any revenues or rates, fees, or charges collected by TOHO in connection with TOHO's system) as security for any amounts of money payable by TOHO under this Agreement; and (2) that its rights to any payments or credits under this Agreement are subordinate to the rights of all holders of any stocks, bonds, or notes of TOHO, whether currently outstanding or hereafter issued.

14.6. AGREEMENT NOT A COMMITMENT FOR SCHEDULE. There shall be no liability whatsoever on the part of TOHO for failure to supply water and wastewater service to DEVELOPER according to DEVELOPER's needs or schedules. This agreement constitutes a promise of good faith and not a timetable for delivery of utility services.

SECTION 15. COVENANT NOT TO ENGAGE IN UTILITY BUSINESS. DEVELOPER, as a further consideration for this Agreement, agrees that it shall not (the words "shall not" being used in a mandatory definition) engage in the business of providing water and wastewater service to the Property during the period of time TOHO, its successors and assigns, provide water service to the Property, it being the intention of the parties hereto that the foregoing provision shall be a covenant running with the land and under said provision and also under other provisions of this Agreement TOHO shall have the sole and exclusive right and privilege to provide water and wastewater service to the Property and to the occupants of each residence, building or unit constructed thereon.

SECTION 16. RECORDATION. The parties hereto agree that an executed copy of this Agreement and Exhibits attached hereto shall be recorded in the Public Records of Osceola County, Florida at the expense of DEVELOPER.

SECTION 17. SEVERABILITY. If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained therein are

not materially prejudiced, and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared severable.

SECTION 18. AUTHORITY TO EXECUTE AGREEMENT. The signature by any person to this Agreement shall be deemed a personal warranty by that person that he has the full power and authority to bind any corporation, partnership, or any other business entity for which he purports to act hereunder.

SECTION 19. CAPACITY. Any specific reservations of capacity must be detailed within the body of this Agreement, under the heading "Special Conditions," and such capacity shall be so reserved, for a definite period of time only upon the payment of appropriate fee, or negotiated between the parties, by DEVELOPER to TOHO.

SECTION 20. ARMS LENGTH TRANSACTION. Both parties have contributed to the preparation, drafting and negotiation of this document and neither has had undue influence or control thereof. Both parties agree that in construing this Agreement, it shall not be construed in favor of either party by virtue of the preparation, drafting, or negotiation of this Agreement.

SECTION 21. SPECIAL CONDITIONS. The following Special Conditions are mutually agreed between DEVELOPER and TOHO.

1. DEVELOPER shall coordinate locations for all water, sewer and reuse services and mains with other utility companies (i.e., gas, power, telephone, cable) and the home builder(s) to avoid conflicts or damage to the services and mains. The following conditions apply:
 - a. Transformer junction boxes shall not be allowed over water, sewer or reuse services or mains.
 - b. Water, sewer and reuse services shall not be located under house driveways.
 - c. During the development of any and all lots of the subdivision and the multifamily section DEVELOPER shall be responsible for the repair or correction of any conflicts between water, sewer and reuse mains/services and other utilities/driveways at DEVELOPER's expense until all buildings are constructed.
2. Tree plantings shall maintain a minimum of five feet horizontal separation from water, sewer and reuse mains and services. Tree plantings that do not meet this minimum distance shall be relocated at DEVELOPER's expense.
3. DEVELOPER shall timely pay to TOHO system development charges in accordance with the System Development Charge Resolution adopted in Resolution No. 2010-021.

4. All existing water, reuse and force mains along Tradition Blvd. and Spine Road impacted by Reunion East Phase 2 proposed Tradition Blvd. and Spine Road roadway improvements shall be relocated at the expense of DEVELOPER to the satisfaction of TOHO.
5. TOHO's policy on metering water service for new developments requires DEVELOPER to provide separate water meters to each individual residential unit. However, TOHO shall permit the Property to use one domestic water meter per building subject the Property's use is defined as a short-term rental community. In the event the Property's use is converted into something other than a short-term rental community DEVELOPER agrees to individually meter each unit for potable water service at DEVELOPER's expense and as per current TOHO standards and policies.
6. If the Project will introduce grease, oil, sand and/or mud the proper pretreatment structure (i.e., grease trap/interceptor, oil interceptor, sand/mud trap) shall be provided by DEVELOPER sized in accordance to TOHO's standards and specifications. If the pretreatment structure initially constructed proves to be of insufficient capacity as determined by TOHO, it will be required for DEVELOPER to increase the capacity of the pretreatment structure until an acceptable effective level of service is provided.
7. DEVELOPER must electronically submit landscape and irrigation plans to TWA's Water Conservation Coordinator at TEPSubmittals@tohowater.com for review and approval prior to plan approval. Irrigation equipment and products must be selected to conserve water using smart technology and must be designed to operate on 28-inches or less of irrigation each year. In addition, an irrigation schedule and water budget table of predicted monthly usage by zone must be submitted to TWA for review and approval. Repeat violations shall be subject to enforcement including fines and potentially suspension or termination of service.
8. All landscape and irrigation plans must include all lots and common areas for the Project. Landscaping must be designed to use Florida friendly plants, which include plants and grasses requiring low-volume irrigation in the front planting beds. In order to meet the irrigation criteria of 28-inches or less across the entire development, DEVELOPER may prohibit irrigation in all or portions of the back and side-yard areas, and/or common area planting beds.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, DEVELOPER and TOHO have executed or have caused this Agreement, with the named Exhibits attached, if any, to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

TOHOPEKALIGA WATER AUTHORITY

By: _____
Todd P. Swingle, Executive Director
951 Martin Luther King Blvd.
Kissimmee, FL 34741

Attest: _____
Alison T. Smith, Executive Assistant

The form of this agreement has not been changed or modified from the standard form except for the inclusion of standard Special Conditions, which have been previously approved by the Board of Supervisors.

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 Todd P. Swingle, Executive Director of Tohopekaliga Water Authority, an independent "Special District" created pursuant to Chapter 189, Laws of Florida. He is personally known to me.

.

Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any.

WITNESSES:

x _____

Print Name: _____

x _____

Print Name: _____

[CORPORATE SEAL]

EHOF II – SPECTRUM, LLC,
a Delaware limited liability company

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

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

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

By: _____
Arthur J. Falcone, Manager

STATE OF _____
COUNTY OF _____

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 as Executive Managing member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company as Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company as Sole Member of EHOF II – Spectrum, LLC, a Delaware limited liability company authorized to do business in the State of Florida, on behalf of the company/corporation. S/He is personally known to me or has produced as identification and did (did not) take an oath.

Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any.

Signed, sealed and delivered
in the presence of:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, an independent
special district created pursuant to Chapter 190,
Florida Statutes

x: _____

By: _____

Printed Name: _____

By: _____

Its: _____

x: _____

By: _____

[Corporate Seal]

STATE OF _____
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, an independent special district created pursuant to Chapter 190,
Florida Statutes. S/He is personally known to me or has produced
as identification and did (did not) take an oath.

Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

Title or Rank

Serial Number, if any.

EXHIBIT A
Property Description
and Location Map

SECTION VIII

SECTION B

SECTION 1

REUNION EAST SPINE ROAD GATES

Osceola County, Florida

August 3, 2022

CONSTRUCTION PLANS

Prepared for:

REUNION EAST CDD

C/O: GOVERNMENTAL MANAGEMENT SERVICES

135 W. Central Blvd., Suite 320

Orlando, FL 32801

PHONE:(407) 841-5524

CONTACT: George S. Flint, District Manager

EMAIL:

Always call 811 two full business days before you dig

Sunshine811.com

PROJECT TEAM AND SERVICE INFORMATION

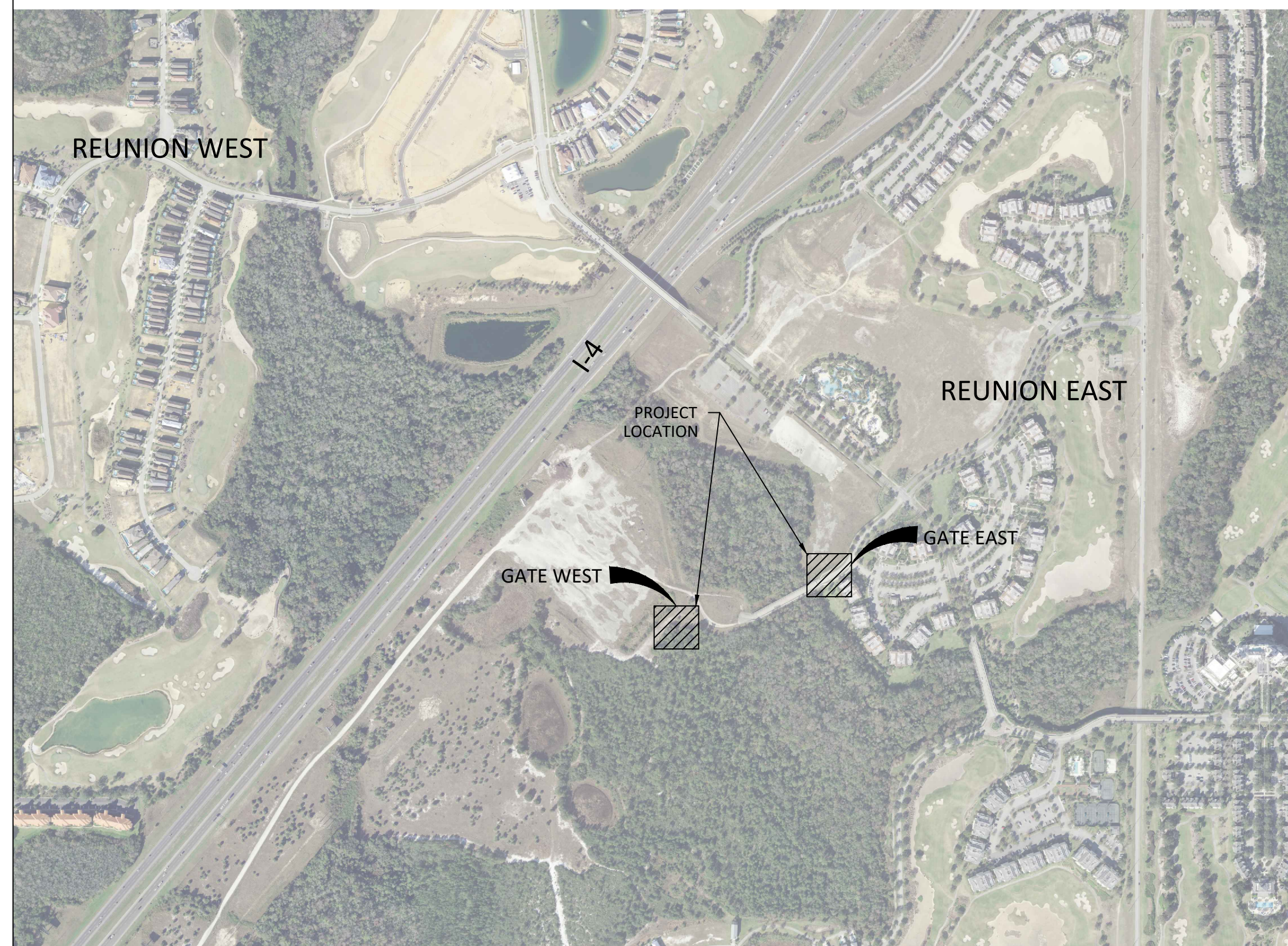
DEVELOPER
REUNION EAST COMMUNITY DEVELOPMENT
DISTRICT (CDD)
C/O: GOVERNMENTAL MANAGEMENT SERVICES
135 W. Central Blvd., Suite 320
Orlando, FL 32801
PHONE:(407) 841-5524
CONTACT: George S. Flint, District Manager
EMAIL: gflint@gmscfl.com

CIVIL ENGINEER
BOYD CIVIL ENGINEERING, INC.
1616 HANGING MOSS RD.
ORLANDO, FL. 32807
PHONE (407) 494-2693
CONTACT: STEVEN N. BOYD, P.E.
EMAIL steve@boydcivil.com

SURVEYOR
AMERICAN SURVEYING & MAPPING
3191 Maguire Boulevard
Site 200
Orlando, FL 32803
PHONE: (407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM
CONTACT: Kirk Lippi

VICINITY MAP

SCALE: 1" = 600'



SHEET INDEX

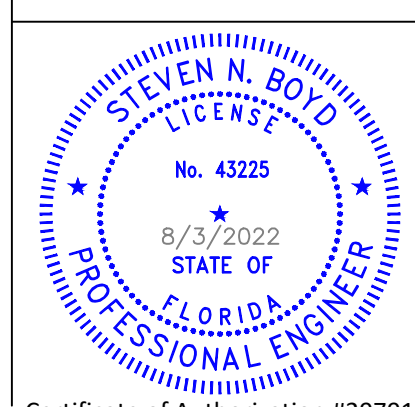
Sheet List Table

Sheet Number	Sheet Title
C1.00	COVER
C1.01	GENERAL NOTES
C1.02	EXISTING CONDITIONS
C2.00	OVERALL PLAN
C2.01	GATE WEST SITE PLAN
C2.02	GATE EAST SITE PLAN
C3.01	GATE WEST GRADING PLAN
C3.02	GATE EAST GRADING PLAN
C6.00	DETAILS - 1
C6.02	DETAILS - 2

REVISION

[illegible]

PROJECT No.: **1003.003**



C1.00

Certificate of Authorization #29791

SDP19-0136

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GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATION OF OSCEOLA COUNTY AND THE FDOT UNLESS OTHERWISE NOTED WITHIN THE APPROVED CONSTRUCTION PLANS.
- PAVEMENT STRIPING TO BE IN ACCORDANCE WITH THE LATEST OSCEOLA COUNTY STRIPING AND SIGNAGE DETAILS SHEET. ANY ADDITIONAL STRIPING NOT SPECIFICALLY DESCRIBED WITHIN THIS DETAIL SHEET TO CONFORM WITH FDOT ROADWAY AND TRAFFIC STANDARDS, INDEX 17346, AND AS REQUIRED BY THE FDOT.
- THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY RIGHT-OF-WAY UTILIZATION PERMIT(S) AND PROVIDING FOR THE GENERAL SAFETY OF LOCAL TRAFFIC DURING THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WORK WITHIN THE EXISTING ROAD RIGHTS-OF-WAY WITH THE OSCEOLA COUNTY ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OF SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES WITH THE FULL COOPERATION OF THE CONTRACTOR DURING THE RELOCATION PROCESS. ANY DELAY OR INCONVENIENCE WITH THE VARIOUS UTILITIES SHALL BE DEEMED INCIDENTAL AND WILL NOT CONSTITUTE MEANS FOR ADDITIONAL COMPENSATION.
- THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS AND TOPOGRAPHIC FEATURES SHOWN IN THE CONSTRUCTION PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES REQUIRED BY THE PERMITTING AGENCIES.
- THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT PLANS OR SPECIFICATIONS.
- THE CONTRACTOR IS TO FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS AND MARKINGS FOR HAZARDS NECESSARY TO PROTECT THE PUBLIC AND THE WORK.
- ANY FUEL STORAGE AREAS SHALL HAVE PRIOR OWNER'S APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.
- THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- BACKFILLING OF AREAS WILL BE CONDUCTED AT MAXIMUM 2 FOOT INTERVALS IN ORDER TO PROVE COMPACTION REQUIREMENTS. ALL DISTURBED SOILS SHALL BE COMPACTED TO 98% DENSITY MODIFIED PROCTOR.
- WHERE SIDEWALKS DO NOT FRONT RESIDENTIAL LOTS, THE SIDEWALK AND ANY ASSOCIATED RAMPS WILL BE INSTALLED WITH THE ROADWAY CONSTRUCTION.
- THE CONTRACTOR IS TO TAKE EXTREME CARE IN WORKING AROUND EXISTING TREES SHOWN FOR PRESERVATION EITHER WITHIN THE CONSTRUCTION PLAN SET OR DESIGNATED IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION/DETENTION FACILITIES AND COMPLETED WORK AREAS UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITIONS.
- ALL WORK AND MATERIALS FURNISHED AND USED IN THE CONSTRUCTION PROCESS SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADE ELEVATIONS, DIMENSIONS, MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS SPECIFIED IN THE CONTRACT.
- THE CONTRACTOR SHALL MANAGE AND CONTROL THEIR OPERATION(S) AND THE OPERATION(S) OF ALL SUBCONTRACTORS AND SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. SAFETY OF THE GENERAL PUBLIC SHALL BE THE MOST IMPORTANT CONSIDERATION.
- PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC, IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS OR AS DIRECTED BY THE OSCEOLA COUNTY TRAFFIC ENGINEER, SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.
- THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
- THE ELECTRICAL DISTRIBUTION SYSTEM IS TO BE DESIGNED AND INSTALLED BY THE ELECTRIC POWER UTILITY. THE CONTRACTOR WILL COORDINATE WITH SAID UTILITY PROVIDER TO INSURE PROPER CONSTRUCTION PHASING IS ACHIEVED AND TO ALLOW THE ELECTRIC POWER UTILITY TO INSTALL STREET CROSSINGS AND OTHER REQUIRED SLEEVES OR EQUIPMENT.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE: WATER MANAGEMENT DISTRICT MANAGEMENT AND STORAGE OF SURFACE WATERS F.D.E.P., WATER DISTRIBUTION & F.D.E.P., SEWER COLLECTION, LOCAL RIGHT-OF-WAY USE, LOCAL UNDERGROUND UTILITIES, EPA-NPDES GENERAL STORMWATER PERMIT
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER SELECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
- THE STORMWATER MANAGEMENT PLAN SHALL COMPLY WITH OSCEOLA COUNTY SUBDIVISION REGULATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE OSCEOLA COUNTY ENGINEER AND OSCEOLA DIRECTOR OF POLLUTION CONTROL.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY OSCEOLA COUNTY FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER DURING THE EXECUTION OF THE WORK RESULTING FROM ANY ACT, OMISSION, NEGLIGENCE, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
- IN OTHER AREAS WHICH REQUIRE FILL MATERIAL, THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIALS. THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE SOILS ENGINEER SHALL APPROVE THE ARE PRIOR TO THE PLACEMENT OF FILL.
- RETENTION-DETENTION PONDS AND LAKES ARE TO BE COMPLETELY SODDED FROM TOP OF BANK OR TOP OF SLOPE TO 2 FEET BELOW NORMAL WATER LEVEL. ALL ONSITE SLOPES OF 5:1 OR GREATER SHALL BE SODDED.

EARTHWORKS GENERAL NOTES:

- CLEARING AND GRADING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THE DRAWINGS.
- ALL EROSION PROTECTION MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO START OF CONSTRUCTION.
- CONSTRUCTION DEWATERING SHALL CONFORM TO THE REQUIREMENTS OF THE SFWMD CONSTRUCTION DEWATERING PERMIT.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES AND PERFORM INSPECTIONS AND MAINTENANCE AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT.
- ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT, AND CONFORM TO COUNTY CODES, FOR BOTH OFFSITE AND ONSITE EARTHWORK.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT TOPOGRAPHIC SURVEY OF THE FINISHED GRADING, STORM WATER PONDS AND STORM WATER PIPES AND STRUCTURES PRIOR TO RELEASE OF FINAL RETAINAGE.
- POND BANKS AND BERMS SHALL BE SODDED FROM 2 FT. BELOW THE CONTROL ELEVATION UP TO 5 FT. BEYOND THE OUTSIDE TOE OF BERM WITH BAHIA SOD
- ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
- CONTRACTOR TO FOLLOW THE GUIDANCE OF THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT OR INDICATE WHETHER ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEMUCKING AND/OR REMOVAL OF UNSUITABLE FILL.
- CONSTRUCTION SHALL COMPLY WITH OSCEOLA COUNTY AND F.D.O.T. SPECIFICATIONS.
- ALL EXISTING AND PROPOSED CONTOURS ARE BASED ON NGVD 1929 DATUM.
- NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO RUNOFF DIRECTLY OFF THE PROJECT SITE OR ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY PER LDC 4.12.1.F.5D.
- IF ANY UNSUITABLE SOILS SUCH AS CLAY, MUCK OR ANY ORGANIC SOILS ARE FOUND, ALL UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., REPORT/PROJECT NUMBER H1165228.
- EXCAVATED MATERIALS TO BE HAULED OFFSITE WILL BE PLACED ACCORDING TO A HAUL ROUTE, APPROVED BY THE COUNTY, AND MATERIAL LOCATION IS TO BE DETERMINED BY AND APPROVED BY THE COUNTY PER LDC 4.12.1.5H.4, IN ACCORDANCE WITH ALL EXISTING COUNTY CODES RELATED TO CONSTRUCTION AND PROTECTION OF THE ENVIRONMENT AND FLOOD PRONE AREAS.
- CONSTRUCTION DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH ALL SPECIFICATIONS SET FORTH IN THE GOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC. AND AS PERMITTED BY THE SFWMD.
- EXCAVATION ACTIVITY SHALL BE CONDUCTED SO AS TO CONTROL THE GENERATION AND OFF-SITE MIGRATION OF FUGITIVE DUSTS AND PARTICLES. ALL AREAS IN WHICH SUCH DUSTS OR PARTICLES MAY BE GENERATED SHALL BE KEPT WET, TREATED WITH CHEMICAL DUST DETERGENTS, OR CONTROLLED IN ANOTHER MANNER TO REDUCE THE POTENTIAL FOR THEIR OFFSITE MIGRATION. DIRT ROAD SEGMENTS OF THE DESIGNATED HAUL ROUTE SHALL REQUIRE REGULAR WATERING, AS NECESSARY, TO MINIMIZE DUST GENERATED BY HAULING ACTIVITIES. ALL EXPOSED AREAS SHALL BE WATERED AS NEEDED TO CONTROL DUST DURING CONSTRUCTION, APPROVAL OF THIS PLAN CONSTITUTES COMPLIANCE WITH LDC 4.5.4.C.
- MEDIUM AND LARGE SOIL EXCAVATIONS SHALL BE SECURED WITH A GATE (AT EACH ACCESS POINT) TO PREVENT UNAUTHORIZED ACCESS TO THE SOIL EXCAVATION. ALL POINTS OF ACCESS SHALL BE SECURED WHEN ACTIVITY IS NOT OCCURRING IN THE SOIL EXCAVATION. THE GATE(S) SHALL BE POSTED FOR "NO TRESPASSING".
- INGRESS/EGRESS APRONS ARE REQUIRED FOR ALL SOIL EXCAVATIONS FROM WHICH MATERIAL IS EXCAVATED AND TRANSPORTED ON A PUBLIC ROAD. APRONS SHALL BE GEOMETRICALLY DESIGNED ACCORDING TO THE SPECIFICATIONS OF THE FDOT. THE INGRESS/EGRESS APRON SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE SOIL EXCAVATION ACTIVITIES AND SHALL BE OF SUCH LENGTH TO REMOVE EXCESS EARTH/MUD FROM TIRE TREAD(MINIMUM LENGTH TO RIGHT-OF-WAY LINE).
- A STOP SIGN SHALL BE POSTED AT THE SOIL EXCAVATION SITE ACROSS ACCESS ONTO A PUBLIC ROAD, AS WELL AS ADVANCE WARNING SIGNS ON THE PUBLIC ROAD ADVISING OF "TRUCKS ENTERING HIGHWAY".
- ONSITE, EXCAVATED MATERIAL SHALL BE TRANSPORTED ALONG A COURSE FROM THE SOIL EXCAVATION TO THE POINT OF INGRESS/EGRESS ACCESS WHICH WILL HAVE THE LEAST ADVERSE IMPACT, IF ANY, ON SURROUNDING LAND USES AND/OR ENVIRONMENTALLY SENSITIVE AREAS. THIS SHALL BE REVIEWED AND APPROVED ON THE SEP.

- THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE, OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT, PLANS OR SPECIFICATIONS.
- WHERE THE WORD "SALVAGE" IS NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL REMOVE THAT ITEM IN A CAREFUL MANNER AS DIRECTED BY THE ENGINEER, PROVIDE TEMPORARY STORAGE AS NECESSARY, AND LOAD THE SAME IN THE OWNER'S VEHICLES FOR REMOVAL WHERE ITEMS ARE CALLED FOR ON THE DRAWING TO BE REMOVED "BY OTHERS". THE REMOVAL OF SUCH ITEMS IS TO BE COORDINATED BY THE CONTRACTOR SO AS NOT TO INTERRUPT HIS OPERATIONS. ALL OTHER MATERIAL SHALL BECOME THE CONTRACTOR'S PROPERTY TO BE DISPOSED OF BY HIM IN A SATISFACTORY MANNER.
- WHERE ABANDONED WELLS ARE UNCOVERED IN THE CLEARING AND GRUBBING OPERATIONS, THE WELLS SHALL BE CUT OFF AT A DEPTH TO BE DETERMINED BY THE ENGINEER, AND PLUGGED IN ACCORDANCE WITH THE RULES OF THE STATE OF FLORIDA, ALSO REFER TO AND COMPLY WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION110-10.1.
- ONSITE BURNING SHALL BE DONE ONLY WITH PERMITS FROM ALL APPROPRIATE AGENCIES, INCLUDING THE DEPARTMENT OF FORESTRY & OSCEOLA COUNTY.

GENERAL CLEARING & EROSION CONTROL NOTES:

- THE CONTRACTOR IS TO CONSTRUCT TEMPORARY SILT FENCE ALONG THE PROPERTY BOUNDARY WHERE THE PROPERTY BOUNDARY RUNS ADJACENT TO OPEN WATER AREAS OR CONSERVATION AREAS. THE FENCING SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION OCCURRING AND SHALL REMAIN UNTIL EXCAVATION IS COMPLETE AND A VEGETATIVE COVER IS ESTABLISHED ON THE DISTURBED AREAS.
- THE CONTRACTOR SHALL CONTINUALLY MAINTAIN, AT HIS EXPENSE, ANY AND ALL EROSION PREVENTION SYSTEMS NEEDED TO INSURE THAT PROJECT CONSTRUCTION WILL NOT CAUSE ANY WATER QUALITY DEGRADATION OR VIOLATIONS TO ON-SITE OR OFF-SITE WATER BODIES, PONDS, LAKES OR WETLANDS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MEETING ALL WATER MANAGEMENT PERMIT CONDITIONS, THE EPA-NPDES GENERAL STORMWATER PERMIT CONDITIONS AND OSCEOLA COUNTY REGULATIONS.
- THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE OSCEOLA COUNTY ENGINEER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THE SURFACE AREA OF OPEN, RAW, ERODIBLE SOIL, EXPOSED BY CLEARING AND GRUBBING OPERATION OR EXCAVATION AND FILLING OPERATIONS, SHALL NOT EXCEED TEN ACRES UNLESS A DUST CONTROL PLAN IS SUBMITTED AND APPROVED BY THE COUNTY ENGINEER.
- ALL PROPOSED ROAD RIGHTS-OF-WAY SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH OSCEOLA COUNTY ROAD CONSTRUCTION SPECIFICATIONS, LATEST EDITION, UNLESS PLANS FOR SELECTIVE CLEARING AND GRUBBING ARE SUBMITTED AND APPROVED BY THE COUNTY ENGINEER.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
- WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCES APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL THEN BE USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL.
- AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING, DEBRIS AND/OR EXISTING FACILITIES FROM THE SITE UNLESS OTHERWISE NOTED.

EROSION CONTROL - EROSION CONTROL DURING CONSTRUCTION SHALL CONSIST OF:

- ALL EROSION AND TURBIDITY CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL EROSION CONTROL MEASURES SHALL BE IN FULL CONFORMANCE WITH ALL APPLICABLE SFWMD AND OSCEOLA COUNTY PERMITS AND REGULATIONS.
- ALL EROSION CONTROL DEVICES SHALL BE PER CURRENT F.D.O.T. STANDARD INDEX #102 AND #103.
- CONTRACTOR SHALL UTILIZE BALED HAY AND / OR STRAW BARRIERS AS APPROPRIATE AT ALL CONTROL STRUCTURE AND CULVERT INSTALLATIONS.
- THROUGHOUT THE CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TRANSPORT OF SEDIMENTS INTO PRESERVED WETLANDS AND DOWNSTREAM RECEIVING WATERS.
- ALL DISTURBED AREAS (LAKE BANKS, CHANNELS, ETC.) SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION. ALL SLOPES 4:1 OR GREATER (ABOVE WATER LEVEL) SHALL BE SODDED.
- UPON COMPLETION OF CONSTRUCTION AND SIGN OFF OF THE PROJECT THE CONTRACTOR WILL REMOVE ALL EROSION CONTROL DEVICES WITHIN 14 DAYS.
- IT WILL BE THE CONTRACTORS RESPONSIBILITY TO KEEP ALL HAUL ROADS CLEAR AND FREE FROM DEBRIS IT WILL BE THE CONTRACTORS RESPONSIBILITY TO KEEP HIS JOB SITE CLEAN, CLEAR AND FREE OF POTENTIAL HAZARDS.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ALL DISTURBED AREAS ON THIS SITE SHALL BE SODDED OR SEED AND MULCHED WITH A MINIMUM BUILD UP OF ONE THIRD THE TOTAL HEIGHT OF TREATED AREA, BEFORE FINAL ACCEPTANCE.

EROSION CONTROL PLAN COMPLIANCE

UPON EVIDENCE OF FAILURE TO COMPLY WITH THE EROSION CONTROL PLAN THE CONTRACTOR WILL BE RESPONSIBLE TO CORRECT THE DEFICIENCY IMMEDIATELY. ONCE THE EROSION CONTROL PLAN IS IN PLACE AND ACCEPTED BY THE ENGINEER OR ENGINEER'S REPRESENTATIVE, PERIODIC INSPECTIONS WILL TAKE PLACE. AT THE FIRST INDICATION OF EROSION CONTROL FAILURE THE CONTRACTOR WILL REPAIR SAID FAILURE IMMEDIATELY. FAILURES INCLUDE BUT ARE NOT LIMITED TO, SEDIMENT BUILD UP OF ONE THIRD THE TOTAL HEIGHT OF SILT FENCE, BREAK IN SILT FENCE PERIMETER, BROKEN OR UNEARTHED STAKES AND SILT FENCE PULLED AWAY FROM STAKE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING THE EROSION CONTROL DEVICES ON THE CONSTRUCTION SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR EMPLOYING THE ENGINEER OR ENGINEER'S REPRESENTATIVE FOR PERIODIC INSPECTIONS. INSPECTIONS SHOULD OCCUR AT LEAST ONCE A WEEK AND AFTER EVERY STORM EVENT WITH 0.5 INCHES OF RAINFALL OR MORE.

A REPORT WILL BE MADE AFTER EACH INSPECTION. ALL EROSION CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

RETAINING WALL NOTES:

- RETAINING WALLS SHOWN ON THESE DRAWINGS ARE FOR SITE PLAN AND SITE GRADING DESIGN ONLY. THE WALL INFORMATION SHOWN ON THE CIVIL ENGINEERING PLANS PROVIDES THE HORIZONTAL LAYOUT OF THE WALLS AND REQUIRED VERTICAL HEIGHTS OF THE WALLS BUT DOES NOT INCLUDE ANY STRUCTURAL ENGINEERING OR CONSTRUCTION DETAILS OF THE WALLS. ANY TYPICAL SECTIONS SHOWN ON THE CIVIL PLANS ARE PROVIDED TO CONVEY DESIGN INTENT OF THE PROJECT GRADING AND TO COMMUNICATE THE REQUIRED WALL DESIGN PARAMETERS TO THE OWNERS OR CONTRACTOR'S STRUCTURAL ENGINEER.
- ALL DESIGN, ENGINEERING, PERMITTING, SHOP DRAWING REVIEW, CONSTRUCTION PROGRESS REVIEW AND INSPECTIONS OF ALL RETAINING WALLS ARE TO BE PROVIDED BY THE CLIENTS OR CONTRACTOR'S STRUCTURAL ENGINEER.
- FOR ANY DESIGN-BUILD RETAINING WALLS, THE CONTRACTOR SHALL ENGAGE A FLORIDA REGISTERED PROFESSIONAL ENGINEER TO PROVIDE SIGNED AND SEALED DESIGN DRAWINGS AND ENGINEERING CALCULATIONS. CONTRACTOR'S ENGINEER SHALL COORDINATE ALL DESIGN, PERMITTING, SHOP DRAWING REVIEW, CONSTRUCTION PHASE INSPECTIONS, FINAL INSPECTIONS AND FINAL CERTIFICATIONS.

PAVING & DRAINAGE NOTES:

- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
- ALL MEDIANS AND ISLANDS TO BE FILLED WITH CLEAN SOIL.
- ALL PAVEMENT RETURN RADI AND DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
- DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH A CHAIN AND EYEBOLT.
- FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
- CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
- TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
- ALL FFE'S SHALL BE 24" ABOVE THE CENTERLINE OF THE ROADWAY. UNLESS OTHERWISE DEPICTED WITHIN THE PLAN SET
- ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX #280, SHEET 1 OF 4.
- ALL RCP SHALL BE CLASS III (UNLESS OTHERWISE NOTED ON PLANS) AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PAVING TO ALLOW HIM TIME TO MAKE RECOMMENDATIONS FOR CORRECTION.
- THE QUANTITIES AND LENGTHS OF MATERIALS SHOWN ON PLANS SHOULD BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCY BETWEEN CALLOUTS AND ACTUAL SHOWN IN PLAN VIEW MUST TO BE BROUGHT TO THE ENGINEER'S ATTENTION BY THE CONTRACTOR PRIOR TO BIDDING. IT IS THE ENGINEER'S INTENTION TO BUILD WHAT IS SHOWN ON THE CONSTRUCTION PLANS.
- THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.
- AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED SOILS ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
- COMPACT ALL UTILITY TRENCHES WITHIN THE TOP 24" OF THE ROADWAYS TO 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY, AND WITHIN OTHER AREAS TO 95%.
- ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND AND PLAN SET CALL-OUTS.
- WHEN THE SPECIFIED COMPACTED THICKNESS OF THE BASE IS GREATER THAN SIX INCHES, THE BASE SHALL BE CONSTRUCTED IN TWO COURSES. THE THICKNESS OF THE FIRST COURSE SHALL BE APPROXIMATELY ONE-HALF THE TOTAL THICKNESS OF THE FINISHED BASE, OR ENOUGH ADDITIONAL TO BEAR THE WEIGHT OF THE CONSTRUCTION EQUIPMENT WITHOUT DISTURBING THE SUBGRADE.

MISC. ENGINEER NOTIFICATIONS:

- THE CONTRACTOR SHALL PROVIDE THE ENGINEER 24 HOUR ADVANCE NOTIFICATION FOR THE FOLLOWING CONSTRUCTION, TESTING AND INSPECTION ACTIVITIES.
 - A. SANITARY SEWER LAMPING
 - B. CONNECTIONS TO EXISTING SYSTEMS
 - C. STORM DRAINAGE LAMPING
 - D. WATER, FORCE MAIN & REUSE WATER MAIN PRESSURE TESTS
 - E. BACTERIOLOGICAL SAMPLING
 - F. TESTING OF BASE
 - G. ASPHALT PLACEMENT
 - H. PRE-FINAL INSPECTION
 - I. FINAL INSPECTION
 - THE CONTRACTOR SHALL PREPARE AND MAKE AVAILABLE DAILY "RECORD DRAWINGS".
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER AND OWNER A PROJECT CONSTRUCTION SCHEDULE AND PROVIDE SCHEDULE UPDATES ON A MONTHLY BASIS OR AS MAJOR CHANGES IN THE SCHEDULE OCCUR.
 - THE CONTRACTOR SHALL COORDINATE ALL BACKFILL AND COMPACTION OPERATIONS WITH THE PROJECT'S GEOTECHNICAL ENGINEER AND SUBMIT TEST REPORTS TO THE ENGINEER PRIOR TO STARTING THE NEXT TASK OF WORK.
 - ANY DISCREPANCY BETWEEN THE DIMENSIONS AND MEASUREMENTS SHOWN ON THE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION. FAILURE TO CONTACT THE ENGINEER AN TO CONTINUE CONSTRUCTION SHALL MAKE THE CONTRACTOR COMPLETELY LIABLE FOR ANY ERRORS AND/OR COMPLICATIONS THAT MAY ARISE.
- AS-BUILT NOTE:
- THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
 - A. DRAWINGS SHALL BE TIED TO THE STATE PLANE COORDINATE SYSTEM.
 - B. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
 - C. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND WATER, REUSE, WASTEWATER, AND STORM WATER PIPING AND RELATED APPURTENANCES, ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
 - D. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
 - E. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTION FIELD ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
 - F. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
 - G. DIMENSIONS BETWEEN ALL INVERTS AND MANHOLES SHALL BE FIELD VERIFIED AS SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
 - H. FINAL DIRT GRADE FOR EACH LOT.
 - EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR AS BEING "AS-BUILTS" OR "RECORD DRAWINGS".

REUNION EAST SPINE ROAD GATES

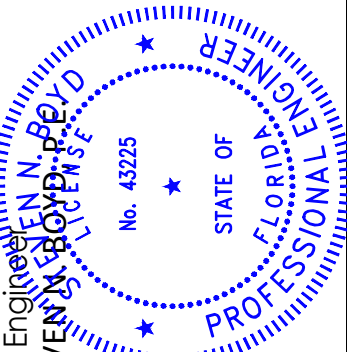
OSCEOLA COUNTY
PREPARED FOR: REUNION EAST CDD

GENERAL NOTES

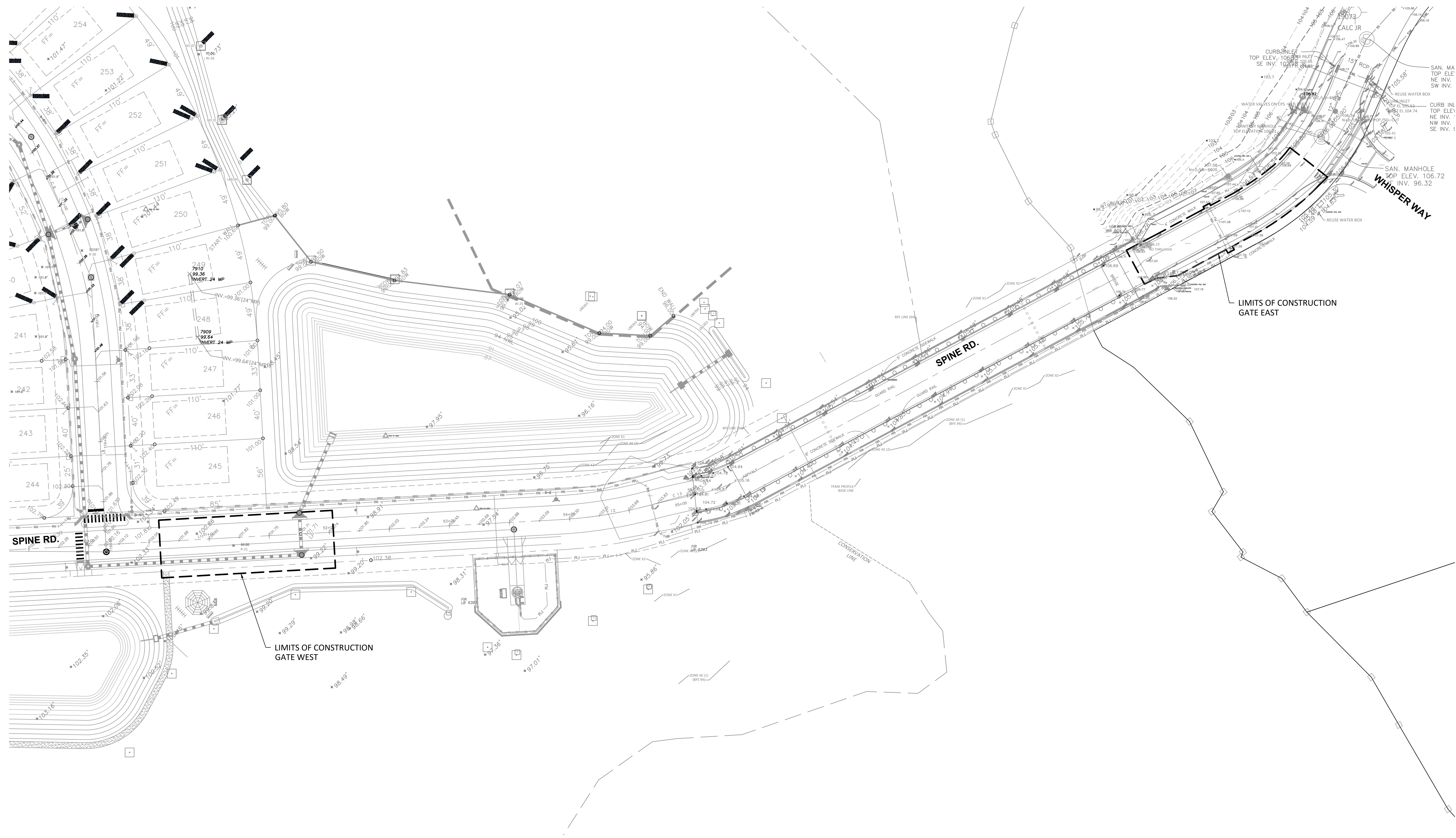
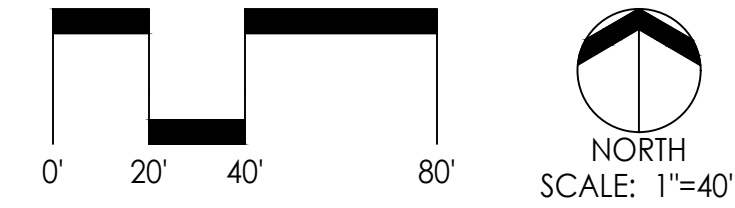
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Project No.: 1003.003
Drawn By: JH
Designed By: SNB
Checked By: SNB

SHEET NO.
1.01

SDP19-0136



Rev.	Date	Description	Chk By
1	7/17/2020	COUNTY COMMENTS #2	
2	4/29/2020	COUNTY COMMENTS	



EXISTING CONDITIONS

BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Civil Engineer
STEVEN N. BOYD
No. 43225
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By

REUNION EAST SPINE ROAD GATES
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: REUNION EAST CDD

EXISTING CONDITIONS

Date:
8/3/2022

Scale:
AS SHOWN

Project No.:
1003.003

Drawn By:
JH

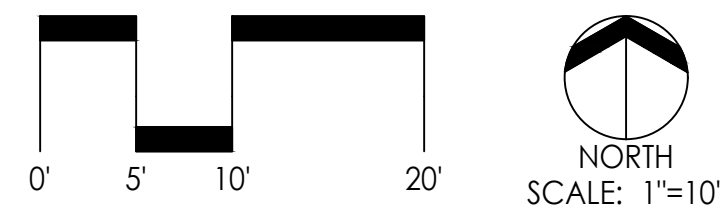
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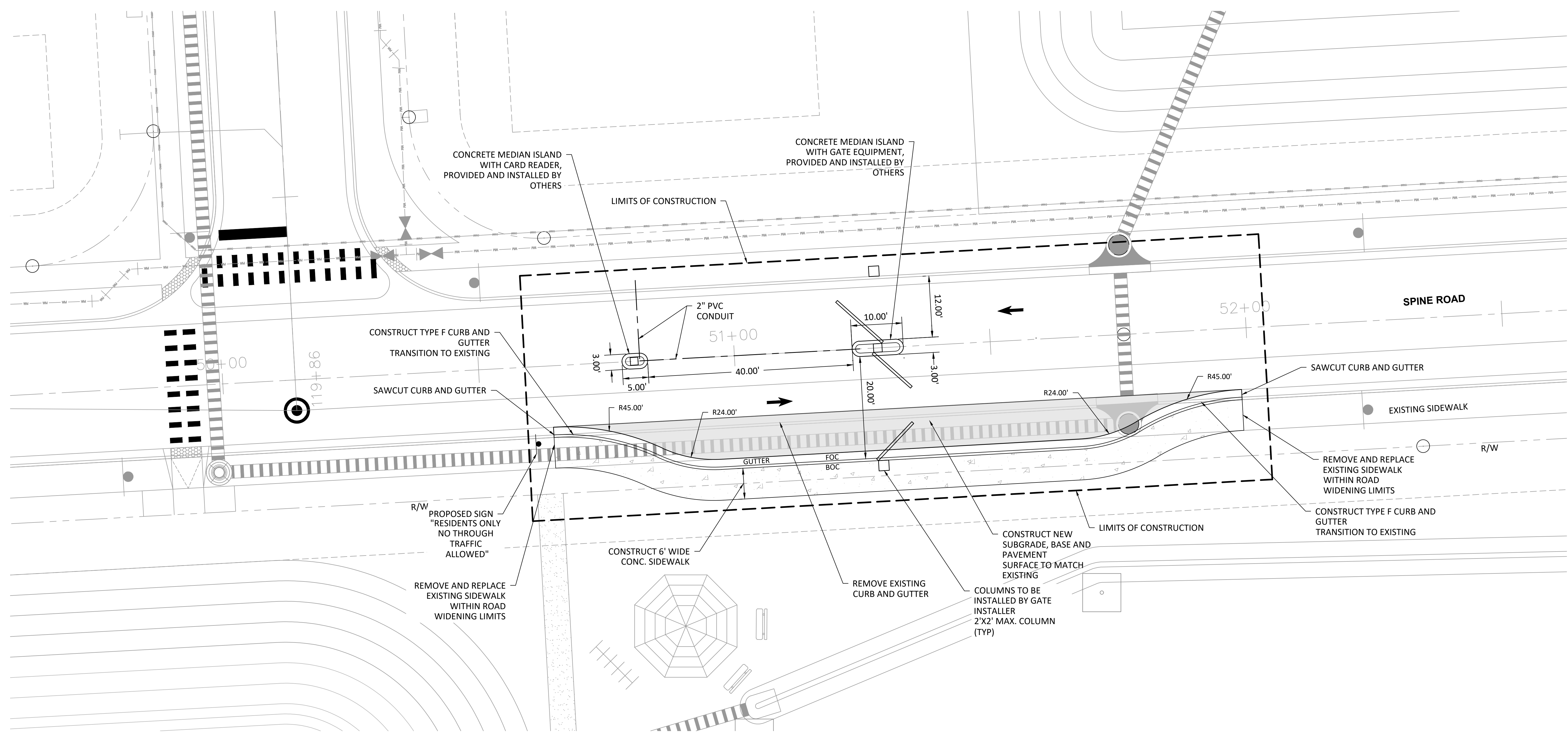
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LEGEND	
	PROJECT LIMITS
	PROPOSED PAVEMENT
	PROPOSED EOP
	PROPOSED BOC
	PROPOSED SIDEWALK

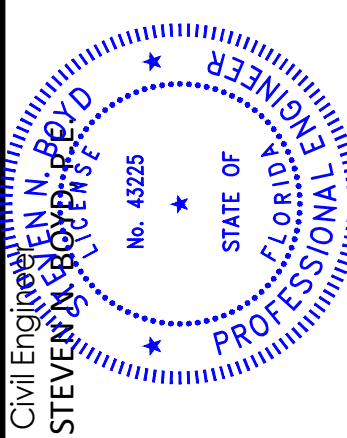


GATE WEST

BOYD CIVIL

ENGINEERING

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Rev.	Date	Description	Chk By

REUNION EAST SPINE ROAD GATES

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: REUNION EAST CDD

GATE WEST

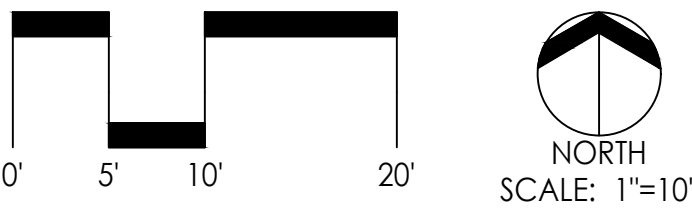
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Scale:	AS SHOWN
Project No.:	1003.003
Drawn By:	JH
Designed By:	SNB
Checked By:	SNB

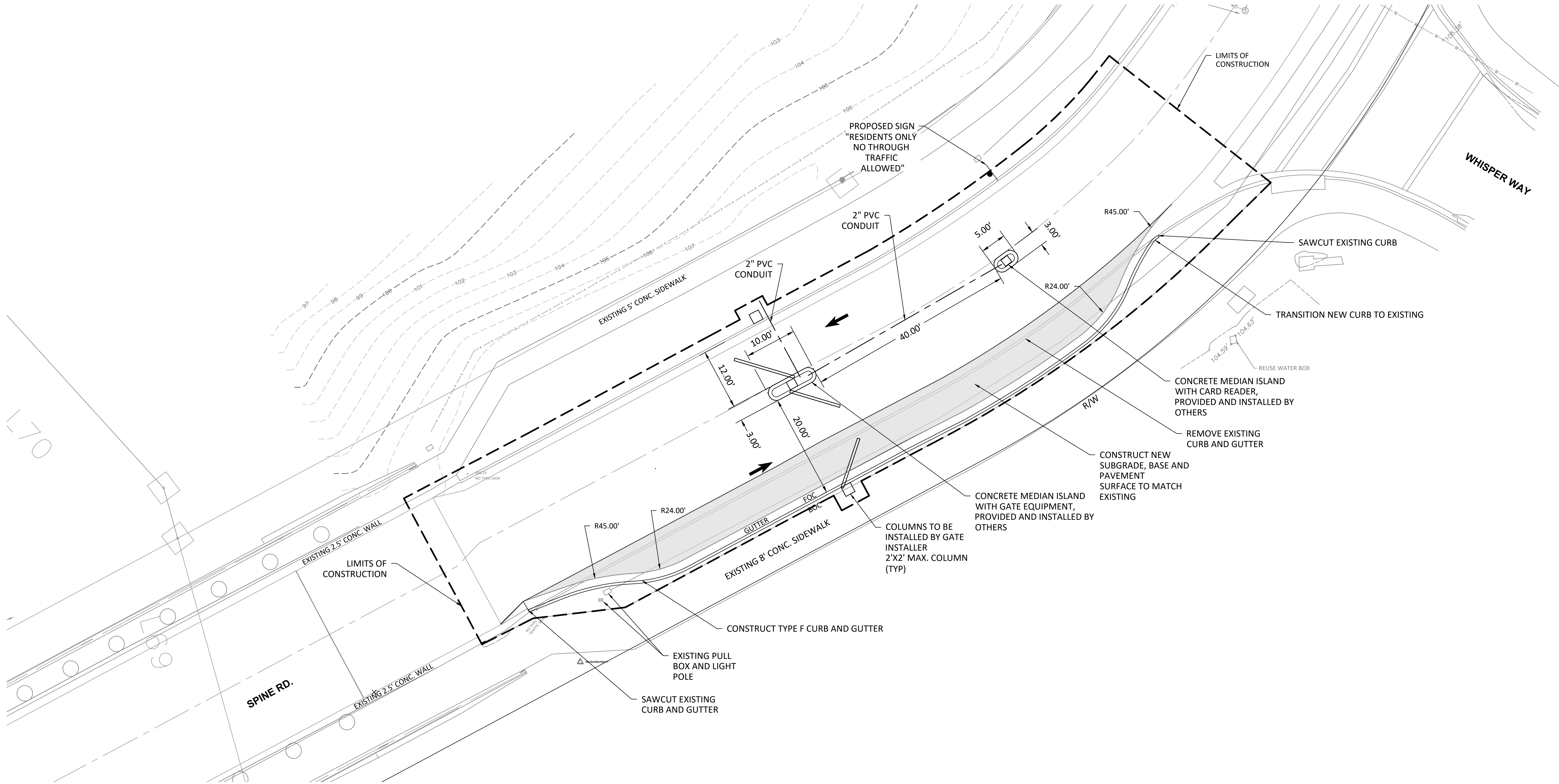
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LEGEND	
	PROJECT LIMITS
	PROPOSED PAVEMENT
	PROPOSED EOP
	PROPOSED BOC
	PROPOSED SIDEWALK

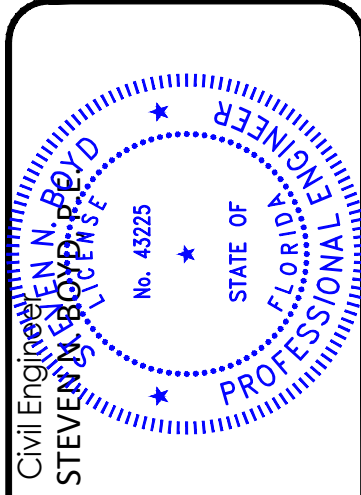


GATE EAST

BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791



Rev.	Date	Description	Chk By

REUNION EAST SPINE ROAD GATES

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: REUNION EAST CDD

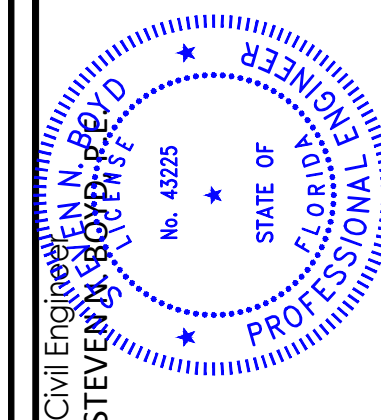
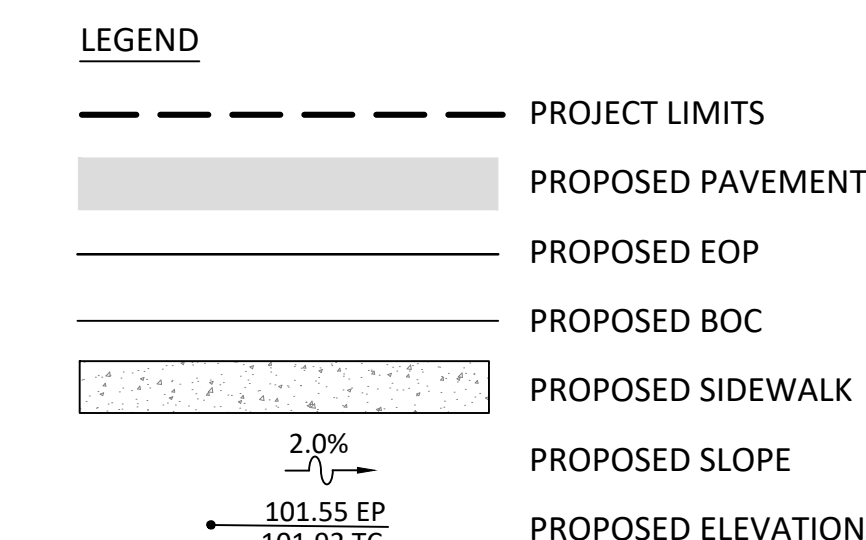
GATE EAST
SITE PLAN

Date:	8/3/2022
Scale:	AS SHOWN
Project No.:	1003.003
Drawn By:	JH
Designed By:	SNB
Checked By:	SNB

SHEET NO.

C2.02

Plotted: August 3, 2022, 2:24:58 PM
Z:\PROJECTS\1003.003 - Reunion Village Bridge - Gates\Final Design\Spine Rd Gates - PLANS.dwg

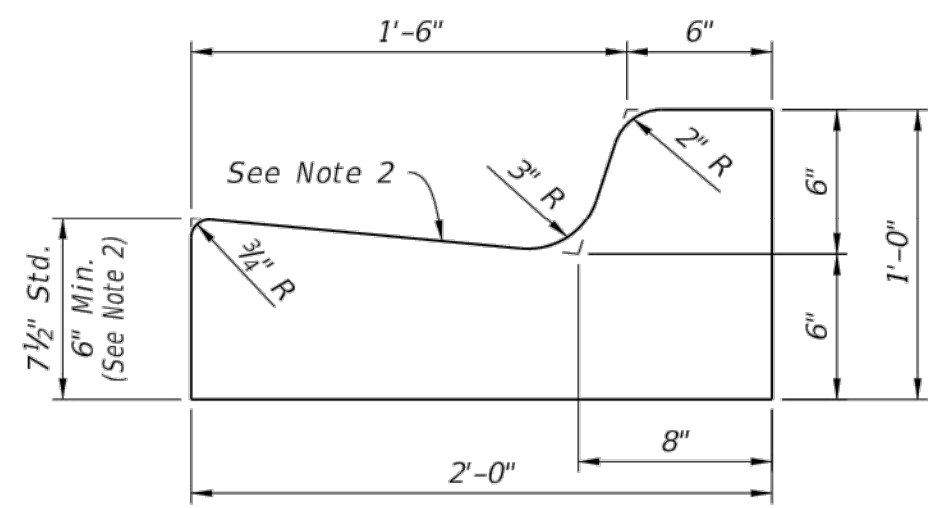
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REUNION EAST SPINE ROAD GATES

OSCEOLA COUNTY, FLORIDA
PREPARED FOR: REUNION EAST CDD

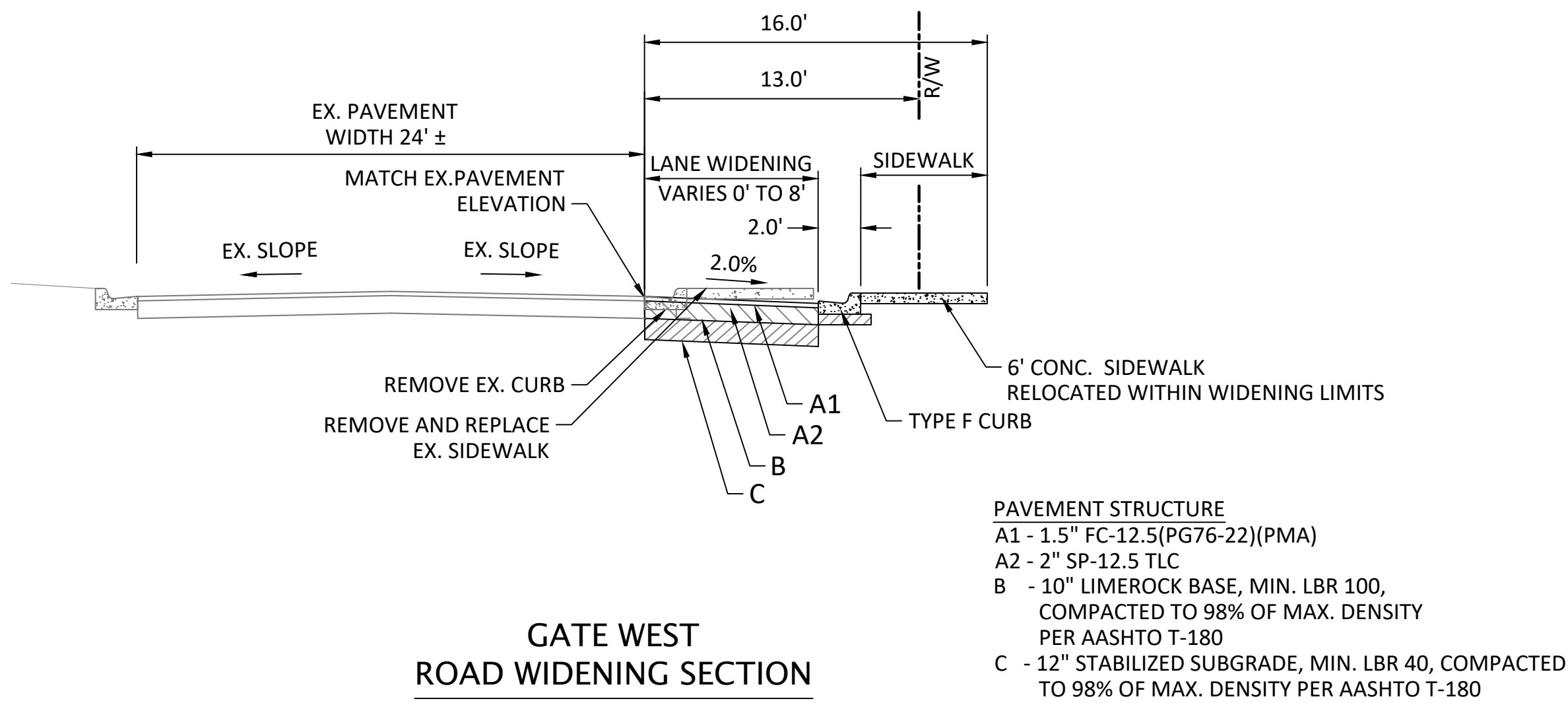
GATE EAST
GRADING PLAN

Date:	8/3/2022
Scale:	AS SHOWN
Project No.:	1003.003
Drawn By:	JH
Designed By:	SNB
Checked By:	SNB



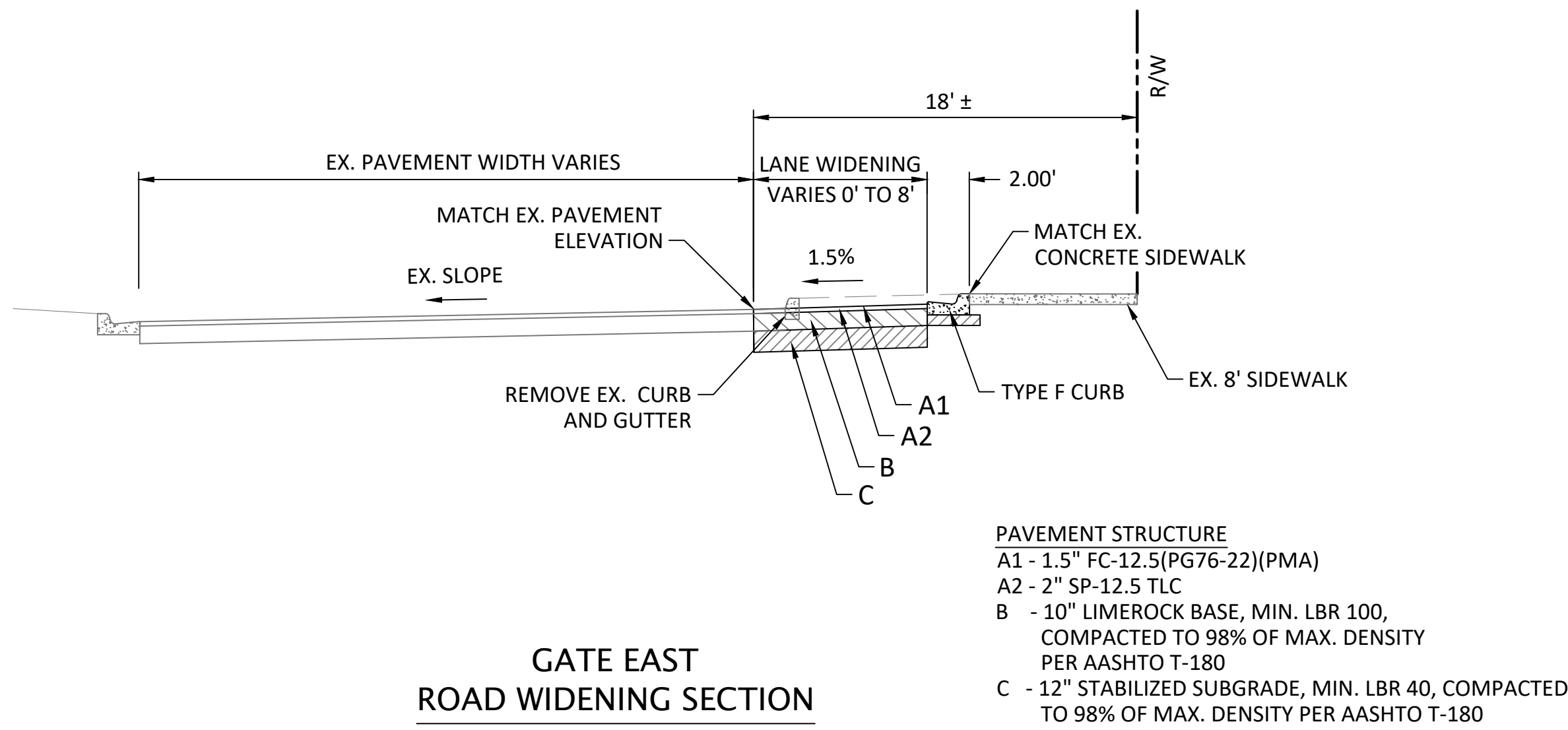
TYPE F
CURB AND GUTTER

FDOT FY 2022-23
INDEX 520-001
SHEET 2 OF 3



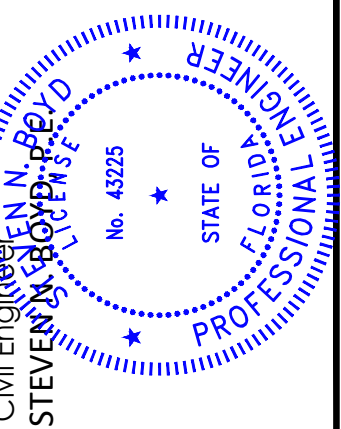
GATE WEST
ROAD WIDENING SECTION

SCALE: 1" = 6'



GATE EAST
ROAD WIDENING SECTION

SCALE: 1" = 6'



Rev.	Date	Description	Chk By

REUNION EAST SPINE ROAD GATES
OSCEOLA COUNTY
PREPARED FOR: REUNION EAST CDD






DETAILS - 1

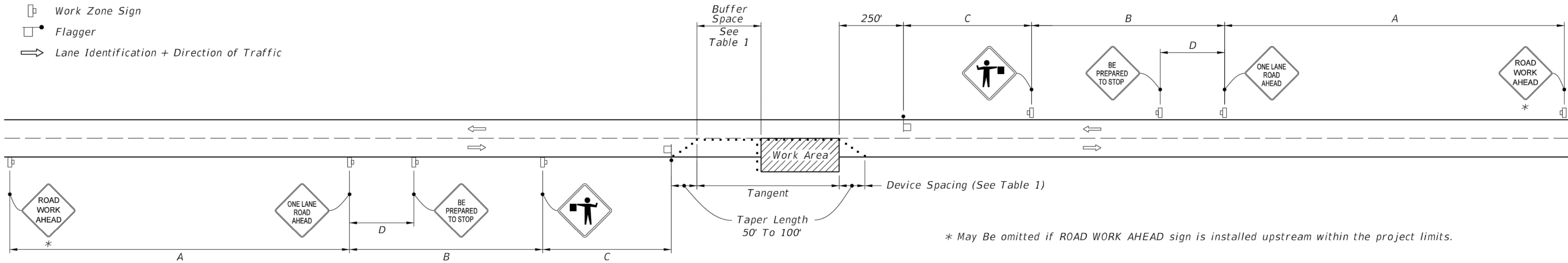
Date:	8/3/2022
Scale:	AS SHOWN
Project No.:	1003.003
Drawn By:	JH
Designed By:	SNB
Checked By:	SNB

SHEET NO.

C6.00

SYMBOLS:

-  Work Area
-  Channelizing Device (See Index 102-600)
-  Work Zone Sign
-  Flagger
-  Lane Identification + Direction of Traffic



WITHOUT TEMPORARY RAISED RUMBLE STRIPS

GENERAL NOTES:

- Special Conditions may be required in accordance with these notes and the following sheets:
 - Railroad Crossings:
 - If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 3.
 - If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
 - If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 3 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.
- Temporary Raised Rumble Strips:
 - Use when both of the following conditions are met concurrently:
 - Existing Posted Speed is 55 mph or greater;
 - Work duration is greater than 60 minutes.
 - Use a consistent Strip color throughout the work zone.
 - Place each Rumble Strip Set transversely across the lane at locations shown.
 - Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
- Additional one-way control may be provided by the following means:
 - Flag-carrying vehicle;
 - Official vehicle;
 - Pilot vehicles;
 - Traffic signals.

When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
- When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ Indexes.
- The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
- When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 200 ft, for posted speeds greater than 25 mph.
- ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
 - Work operations are 60 minutes or less.
 - Speed limit is 45 mph or less.
 - There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
 - Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
 - Volume and complexity of the roadway has been considered.
 - If a railroad crossing is present, vehicles will not queue across rail tracks.
 - AFADs are not in use.
- See Index 102-600 for general TCZ requirements and additional information.
- Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specifications Section 102, 990 and the APL vendor drawings.

TABLE 1									
Posted Speed	DEVICE SPACING				Distance Between Signs				Buffer Space
	Maximum Spacing of Cones or Tubular Markers		Maximum Spacing of Type I or Type II Barricades/Panels/Drums						
	On a Taper	On a Tangent	On a Taper	On a Tangent					
	A	B	C	D					
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	350'	350'	350'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	2640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	2640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	2640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	2640'	1500'	1000'	500'	730'

CONDITIONS
WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

2/26/2020 12:30:42 PM

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 3
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Rev.	Date	Description	Chk By

REUNION EAST SPINE ROAD GATES	OSCEOLA COUNTY PREPARED FOR: REUNION EAST CDD	DETAILS - 2
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Date:	8/3/2022
Scale:	AS SHOWN
Project No.:	1003.003
Drawn By:	JH
Designed By:	SNB
Checked By:	SNB

SHEET NO. C6.02

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. Project put on R&M List for FY2023
7/13/21	Functional Fitness Center/Seven Eagles	Adams/Scheerer	In Process	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 08.04.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022. Project delayed and put on FY2023 Project List.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Permit completed for Playground. 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.

1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Expansion Project	Adams	In Process	www.Osceola.org/Go/Sinclair Road Public Meeting scheduled August 9. Details sent to BOS and Residents 07.18.2022
	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroad.com . Intersection improvements at Pendant Court to be considered in tandem with road improvements. Presentation scheduled 09.08.2022 at 1 PM.
3/10/22	Traffic Calming		In Process	FY2023 R&M Project

SECTION 2

Reunion East

Community Development District

Summary of Check Register

July 1, 2022 to July 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	7/7/22	5397-5400	\$	79,925.51
	7/11/22	5401	\$	7,860.19
	7/13/22	5402-5407	\$	23,480.80
	7/14/22	5408	\$	928.22
	7/20/22	5409-5411	\$	63,725.56
	7/26/22	5412-5418	\$	5,873.30
			\$	181,793.58
Replacement & Maintenance	7/20/22	186	\$	2,418.87
	7/26/22	187-188	\$	90,180.44
			\$	92,599.31
Payroll	<u>July 2022</u>			
	John Dryburgh	50662	\$	184.70
	Mark Greenstein	50663	\$	184.70
	Steven Goldstein	50664	\$	184.70
	Thomas McKeon	50665	\$	184.70
	Trudy Hobbs	50666	\$	184.70
			\$	923.50
			\$	275,316.39

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/07/22	00129	6/27/22 5065	202206 320-53800-48100	HS-INST.ADA DRINKING FNT	*	946.05	
		6/27/22 5065	202206 300-13100-10100	HS-INST.ADA DRINKING FNT	*	838.95	
		6/28/22 5066	202206 320-53800-48100	HC A/B-INST.ADA DRINK FNT	*	1,892.10	
		6/28/22 5066	202206 300-13100-10100	HC A/B-INST.ADA DRINK FNT	*	1,677.90	
		6/28/22 5069	202206 320-53800-46200	RMV TREE ROOTS/RPR PAVERS	*	890.40	
		6/28/22 5069	202206 300-13100-10100	RMV TREE ROOTS/RPR PAVERS	*	789.60	
		6/28/22 5070	202206 330-53800-48100	SE-RMV INFO BRD/RPR WALL	*	336.55	
		6/28/22 5070	202206 300-13100-10100	SE-RMV INFO BRD/RPR WALL	*	298.45	
		6/28/22 5071	202206 320-53800-46200	HC B-INST.WTR FAUCET KNOB	*	98.05	
		6/28/22 5071	202206 300-13100-10100	HC B-INST.WTR FAUCET KNOB	*	86.95	
		6/28/22 5072	202206 330-53800-48100	SE-RPR DMG/PEALING WALL	*	193.45	
		6/28/22 5072	202206 300-13100-10100	SE-RPR DMG/PEALING WALL	*	171.55	
BERRY CONSTRUCTION INC.						8,220.00	005397
7/07/22	00144	6/28/22 61889090	202206 320-53800-57400	GATHRING DR-RPLC CAPACITR	*	173.76	
		6/28/22 61889090	202206 300-13100-10100	GATHRING DR-RPLC CAPACITR	*	154.09	
FRANK'S AIR CONDITIONING, INC.						327.85	005398
7/07/22	00054	7/01/22 2022JUL	202207 320-53800-34500	SECURITY SERVICES JUL22	*	6,183.33	
		7/01/22 2022JUL	202207 300-13100-10100	SECURITY SERVICES JUL22	*	5,483.33	
REUNION RESORT & CLUB MASTER ASSOC.						11,666.66	005399
7/07/22	00103	7/01/22 07012022	202207 300-20700-10800	FY22 EHOF II SERIES 2021	*	59,711.00	
REUNION EAST CDD C/O USBANK						59,711.00	005400
7/11/22	00049	7/01/22 557	202207 310-51300-34000	MANAGEMENT FEES JUL22	*	3,689.58	
		7/01/22 557	202207 310-51300-35200	WEBSITE ADMIN JUL22	*	66.67	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/01/22 557	202207 310-51300-35100		*	116.67	
			INFORMATION TECH JUL22				
		7/01/22 557	202207 310-51300-31300		*	833.33	
			DISSEMINATION FEE JUL22				
		7/01/22 557	202207 310-51300-51000		*	.78	
			OFFICE SUPPLIES				
		7/01/22 557	202207 310-51300-42000		*	20.94	
			POSTAGE				
		7/01/22 557	202207 310-51300-42500		*	4.05	
			COPIES				
		7/01/22 558	202207 320-53800-12000		*	3,128.17	
			FIELD MANAGEMENT JUL22				
			GOVERNMENTAL MANAGEMENT SERVICES				7,860.19 005401
7/13/22 00129		6/28/22 5073	202206 320-53800-46200		*	140.45	
			TER-RPLC 4 BRKN UMBRELLAS				
		6/28/22 5073	202206 300-13100-10100		*	124.55	
			TER-RPLC 4 BRKN UMBRELLAS				
		7/06/22 5074	202206 320-53800-57400		*	731.40	
			RPLC GUARDHOUSE LED/BULBS				
		7/06/22 5074	202206 300-13100-10100		*	648.60	
			RPLC GUARDHOUSE LED/BULBS				
		7/06/22 5075	202206 320-53800-46200		*	140.45	
			HC-INST.GFI WTR FOUNTAIN				
		7/06/22 5075	202206 300-13100-10100		*	124.55	
			HC-INST.GFI WTR FOUNTAIN				
			BERRY CONSTRUCTION INC.				1,910.00 005402
7/13/22 00134		7/08/22 3391	202206 310-51300-31100		*	2,807.98	
			SPINE RD GATE/MTG/2022CRT				
		7/08/22 3392	202206 310-51300-31100		*	3,300.00	
			STORMWATER NEEDS/ANALYSIS				
			BOYD CIVIL ENGINEERING				6,107.98 005403
7/13/22 00010		7/05/22 7-810-04	202206 310-51300-42000		*	61.75	
			DELIVERY 06/30/22				
			FEDEX				61.75 005404
7/13/22 00119		7/12/22 104805	202206 310-51300-31500		*	3,385.08	
			TER POOL GATE/MTG/IRG AGR				
			LATHAM,LUNA,EDEN & BEAUDINE,LLP				3,385.08 005405
7/13/22 00175		7/01/22 7490	202207 320-53800-46200		*	3,816.00	
			POOL MAINTENANCE JUL22				
		7/01/22 7490	202207 300-13100-10100		*	3,384.00	
			POOL MAINTENANCE JUL22				
			REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/20/22	00092	6/30/22 184	202206 320-53800-12100	MANAGEMENT SERVICE JUN22	*	2,153.13	
		6/30/22 184	202206 300-13100-10100	MANAGEMENT SERVICE JUN22	*	1,909.37	
		6/30/22 185	202206 320-53800-46200	POOL CLEANING JUN22	*	1,749.00	
		6/30/22 185	202206 300-13100-10100	POOL CLEANING JUN22	*	1,551.00	
		6/30/22 186	202206 330-53800-43300	SE CONTRACT CLEAN JUN22	*	2,234.48	
		6/30/22 186	202206 300-13100-10100	SE CONTRACT CLEAN JUN22	*	1,981.52	
		6/30/22 186	202206 330-53800-43300	SE CLEANING SUPPLY JUN22	*	538.89	
		6/30/22 186	202206 300-13100-10100	SE CLEANING SUPPLY JUN22	*	477.88	
		6/30/22 208	202206 330-53800-43000	DUKEENERGY#9100 8323 9862	*	368.36	
		6/30/22 209	202206 320-53800-43000	DUKEENERGY#9100 8324 0433	*	1,015.66	
		6/30/22 210	202206 320-53800-43100	TOHO METER#62644093 JUN22	*	317.27	
REUNION RESORT						14,296.56	005410
7/20/22	00030	7/01/22 OS 39056	202207 320-53800-47300	MTHLY LANDSCAPE MNT JUL22	*	25,392.30	
		7/01/22 OS 39056	202207 300-13100-10100	MTHLY LANDSCAPE MNT JUL22	*	22,517.70	
		7/01/22 OS 39056	202207 330-53800-47300	SEVEN EAGLES ADD. JUL22	*	532.65	
		7/01/22 OS 39056	202207 300-13100-10100	SEVEN EAGLES ADD. JUL22	*	472.35	
YELLOWSTONE LANDSCAPE						48,915.00	005411
7/26/22	00095	7/19/22 S237151	202207 320-53800-57400	RPLC BARRIER ARM/LOOP DET	*	643.14	
		7/19/22 S237151	202207 300-13100-10100	RPLC BARRIER ARM/LOOP DET	*	570.33	
ACCESS CONTROL TECHNOLOGIES, INC.						1,213.47	005412
7/26/22	00129	7/18/22 5079	202207 320-53800-48100	CP-INSP.FURNITRE/RPLC TBL	*	145.75	
		7/18/22 5079	202207 300-13100-10100	CP-INSP.FURNITRE/RPLC TBL	*	129.25	
		7/21/22 5080	202207 330-53800-48100	SE-RESET PAVERS POOL PAV	*	384.25	

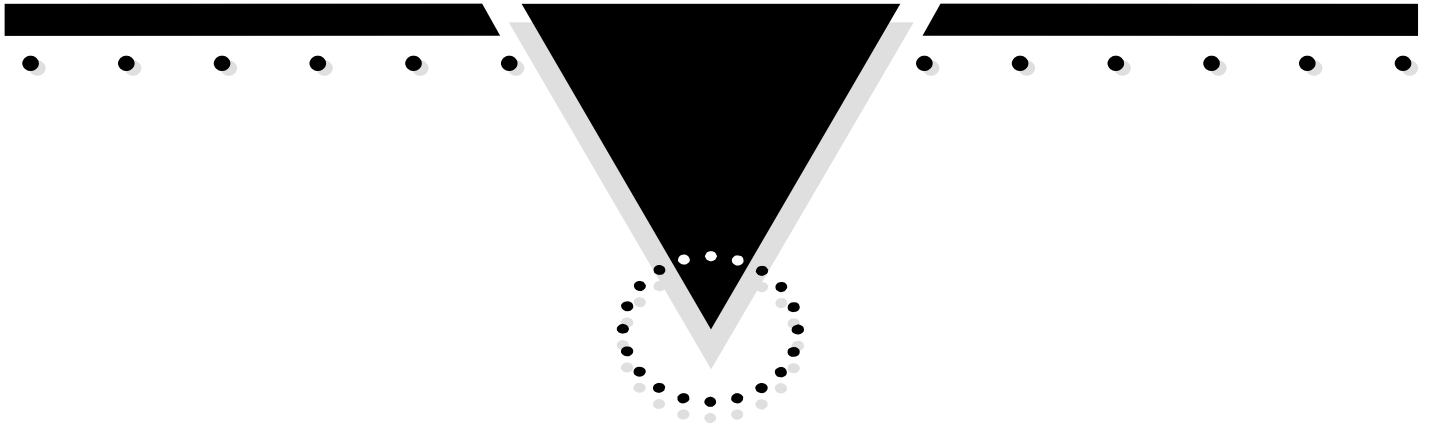
REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/21/22 5080	202207 300-13100-10100		*	340.75	
		SE-RESET PAVERS POOL PAV					
		7/21/22 5081	202207 330-53800-48100		*	736.70	
		SE-RPLC PLATE/LGHT/TOILET					
		7/21/22 5081	202207 300-13100-10100		*	653.30	
		SE-RPLC PLATE/LGHT/TOILET					
				BERRY CONSTRUCTION INC.			2,390.00 005413
7/26/22 00010		7/19/22 7-823-54	202207 310-51300-42000		*	33.70	
		DELIVERY 07/11/22					
				FEDEX			33.70 005414
7/26/22 00144		7/14/22 63348161	202207 320-53800-57400		*	53.00	
		SVC CALL-DIAGNOSTIC/COMPR					
		7/14/22 63348161	202207 300-13100-10100		*	47.00	
		SVC CALL-DIAGNOSTIC/COMPR					
		7/19/22 63732416	202207 320-53800-57400		*	110.84	
		SVC CALL-CLEAN DRAIN/TEST					
		7/19/22 63732416	202207 300-13100-10100		*	98.29	
		SVC CALL-CLEAN DRAIN/TEST					
				FRANK'S AIR CONDITIONING, INC.			309.13 005415
7/26/22 00176		7/05/22 25522	202206 330-53800-48200		*	145.75	
		SE-PREVENTATIVE MNT JUN22					
		7/05/22 25522	202206 300-13100-10100		*	129.25	
		SE-PREVENTATIVE MNT JUN22					
				FITNESS SERVICES OF FLORIDA INC			275.00 005416
7/26/22 00075		7/08/22 66000545	202206 320-53800-47000		*	584.06	
		PESTICIDE/HERBICIDE/MERPH					
		7/08/22 66000545	202206 300-13100-10100		*	517.94	
		PESTICIDE/HERBICIDE/MERPH					
				TEST AMERICA LABORATORIES, INC.			1,102.00 005417
7/26/22 00030		6/28/22 OS 39058	202206 320-53800-47400		*	291.50	
		RPLC 1PALLET SOD-DOG PARK					
		6/28/22 OS 39058	202206 300-13100-10100		*	258.50	
		RPLC 1PALLET SOD-DOG PARK					
				YELLOWSTONE LANDSCAPE			550.00 005418
				TOTAL FOR BANK A		181,793.58	
				TOTAL FOR REGISTER		181,793.58	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/20/22	00033	4/18/22 7046385	202204 330-53800-60000 STORAGE RACK/MAT/BELLS		*	1,368.19	
		4/18/22 7046385	202204 300-13100-10100 STORAGE RACK/MAT/BELLS		*	1,213.30	
		4/18/22 7046385	202204 330-53800-60000 BOSU BALL STORAGE REJECT		*	86.19-	
		4/18/22 7046385	202204 300-13100-10100 BOSU BALL STORAGE REJECT		*	76.43-	
LUMOS HOLDINGS US ACQUISITION CO.							2,418.87 000186
7/26/22	00006	6/13/22 386524	202206 320-53800-64000 HC B-RESURFACE TILE/LGHTS		*	20,496.16	
		6/13/22 386524	202206 300-13100-10100 HC B-RESURFACE TILE/LGHTS		*	18,175.84	
		6/20/22 386580	202206 330-53800-64000 SE-RESRFCE 2FNT/WTRFROOF		*	8,263.76	
		6/20/22 386580	202206 300-13100-10100 SE-RESRFCE 2FNT/WTRFROOF		*	7,328.24	
SPIES POOL, LLC							54,264.00 000187
7/26/22	00007	5/27/22 OS 37373	202205 320-53800-47300 INST.28PALM TREE/IRG.BBLR		*	19,035.71	
		5/27/22 OS 37373	202205 300-13100-10100 INST.28PALM TREE/IRG.BBLR		*	16,880.73	
YELLOWSTONE LANDSCAPE							35,916.44 000188
TOTAL FOR BANK C						92,599.31	
TOTAL FOR REGISTER						92,599.31	

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

June 30, 2022



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
ASSETS:					
CASH	\$740,701	\$267,807	---	---	\$1,008,508
CUSTODY ACCOUNT	\$463,301	---	---	---	\$463,301
STATE BOARD OF ADMINISTRATION	\$1,505,205	\$3,349,742	---	---	\$4,854,947
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$151,221	\$67,521	---	---	\$218,742
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,950	---	\$100,950
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$194,389	---	\$194,389
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$937,711	---	\$937,711
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	---	---	\$286,588	---	\$286,588
Construction	---	---	---	\$8,777,225	\$8,777,225
TOTAL ASSETS	\$2,860,428	\$3,685,070	\$2,815,799	\$8,777,235	\$18,138,532
LIABILITIES:					
ACCOUNTS PAYABLE	\$39,594	\$92,599	---	---	\$132,194
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$48,326	\$5,369	---	---	\$53,695
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	\$3,587,102	---	---	\$3,829,854
UNASSIGNED	\$2,523,433	---	---	---	\$2,523,433
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,179)	---	(\$6,643,179)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,170,601)	---	(\$6,170,601)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,117,711	---	\$1,117,711
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	---	---	\$1,402,743	---	\$1,402,743
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$8,777,225	\$8,777,225
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,860,428	\$3,685,070	\$2,815,799	\$8,777,235	\$18,138,532

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,435,176	\$1,435,176	\$1,487,289	\$52,113
Special Assessments - Direct	\$583,672	\$583,672	\$532,718	(\$50,954)
Interest	\$750	\$563	\$4,240	\$3,678
Miscellaneous Income	\$0	\$0	\$976	\$976
Transfer In	\$0	\$0	\$61	\$61
Rental Income	\$0	\$0	\$10,070	\$10,070
TOTAL REVENUES	\$2,019,598	\$2,019,411	\$2,035,355	\$15,944
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$9,000	\$9,000	\$0
FICA	\$918	\$689	\$689	\$0
Engineering	\$15,000	\$11,250	\$26,370	(\$15,120)
Attorney	\$35,000	\$26,250	\$27,183	(\$933)
Trustee Fees	\$8,620	\$0	\$0	\$0
Arbitrage	\$2,400	\$600	\$600	\$0
Collection Agent	\$5,000	\$3,750	\$5,000	(\$1,250)
Dissemination	\$10,000	\$7,500	\$7,500	\$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	\$33,206	\$33,206	\$0
Information Technology	\$1,400	\$1,050	\$1,050	(\$0)
Website Maintenance	\$800	\$600	\$600	(\$0)
Telephone	\$300	\$225	\$0	\$225
Postage	\$1,500	\$1,125	\$393	\$732
Printing & Binding	\$1,500	\$1,125	\$606	\$519
Insurance	\$15,950	\$15,950	\$14,986	\$964
Legal Advertising	\$5,000	\$3,750	\$777	\$2,973
Other Current Charges	\$600	\$450	\$35	\$415
Office Supplies	\$500	\$375	\$68	\$306
Travel Per Diem	\$250	\$188	\$0	\$188
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$168,288	\$124,357	\$136,781	(\$12,424)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$37,538	\$28,154	\$28,154	(\$0)
Management Services Agreement	\$21,430	\$16,073	\$19,378	(\$3,306)
Facility Lease Agreement	\$3,593	\$2,695	\$3,610	(\$915)
Telephone	\$6,858	\$5,144	\$5,237	(\$93)
Electric	\$355,535	\$266,651	\$225,857	\$40,795
Water & Sewer	\$42,200	\$31,650	\$23,314	\$8,336
Gas	\$40,618	\$30,464	\$30,048	\$416
Pool & Fountain Maintenance	\$118,688	\$89,016	\$88,100	\$916
Environmental	\$12,054	\$9,041	\$5,157	\$3,884
Property Insurance	\$29,013	\$29,013	\$32,692	(\$3,679)
Irrigation Repairs	\$8,572	\$6,429	\$4,145	\$2,283
Landscape Contract	\$503,702	\$377,777	\$377,546	\$231
Landscape Contingency	\$26,375	\$19,781	\$4,974	\$14,806
Gate and Gatehouse Expenses	\$16,880	\$12,660	\$19,154	(\$6,494)
Roadways/Sidewalks	\$26,375	\$19,781	\$7,068	\$12,714
Lighting	\$5,275	\$3,956	\$56	\$3,901
MSA Building Repairs	\$13,188	\$9,891	\$12	\$9,878
Pressure Washing	\$18,463	\$13,847	\$16,722	(\$2,875)
Repairs & Maintenance	\$10,550	\$7,912	\$8,705	(\$793)
Signage	\$13,188	\$9,891	\$321	\$9,570
Security	\$73,850	\$55,388	\$61,612	(\$6,225)
Parking Violation Tags	\$264	\$198	\$0	\$198
SEVEN EAGLES:				
Electric	\$14,559	\$10,919	\$9,702	\$1,217
Water & Sewer	\$6,881	\$5,161	\$4,200	\$960
Gas	\$8,546	\$6,410	\$8,141	(\$1,732)
Telephone/Emergency Pool Phone	\$185	\$139	\$0	\$139
Contract Cleaning	\$27,118	\$20,339	\$24,600	(\$4,261)
Landscape Contract	\$9,495	\$7,121	\$7,942	(\$821)
Landscape Contingency	\$2,638	\$1,978	\$0	\$1,978
Pool Maintenance	\$18,357	\$13,768	\$21,831	(\$8,063)
Lighting	\$791	\$593	\$0	\$593
Fitness Center Repairs & Maintenance	\$791	\$593	\$1,527	(\$934)
Operating Supplies	\$6,594	\$4,945	\$0	\$4,945
Pest Control	\$222	\$167	\$0	\$167
Repairs & Maintenance	\$3,165	\$2,373	\$5,418	(\$3,044)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$75,000	\$0	\$75,000
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$267,764	\$267,764	\$267,764	\$0
TOTAL MAINTENANCE	\$1,851,311	\$1,462,677	\$1,312,985	\$149,692
TOTAL EXPENDITURES	\$2,019,598	\$1,587,034	\$1,449,766	\$137,268
EXCESS REVENUES (EXPENDITURES)	\$0		\$585,588	
FUND BALANCE - Beginning	\$0		\$2,180,597	
FUND BALANCE - Ending	\$0		\$2,766,185	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

REVENUES:

Transfer In	\$267,764	\$267,764	\$267,764	\$0
Interest	\$4,500	\$3,375	\$9,608	\$6,233

TOTAL REVENUES

\$272,264	\$271,139	\$277,372	\$6,233
-----------	-----------	-----------	---------

EXPENDITURES:

Contingency	\$100	\$75	\$325	(\$250)
Building Improvements	\$127,391	\$95,543	\$16,070	\$79,473
Fountain Improvements	\$5,275	\$3,956	\$0	\$3,956
Gate/Gatehouse Improvements	\$51,695	\$38,771	\$10,198	\$28,573
Landscape Improvements	\$26,375	\$19,781	\$19,036	\$746
Irrigation Improvements	\$13,188	\$9,891	\$0	\$9,891
Lighting Improvements	\$2,638	\$1,978	\$0	\$1,978
Monument Improvements	\$5,275	\$3,956	\$0	\$3,956
Pool Furniture	\$13,188	\$9,891	\$6,854	\$3,037
Pool Repair & Replacements	\$27,430	\$20,573	\$27,383	(\$6,811)
Roadways/Sidewalks Improvement	\$26,375	\$19,781	\$38,682	(\$18,901)
Signage	\$34,288	\$25,716	\$34,100	(\$8,385)
Stormwater Improvement	\$0	\$0	\$1,590	(\$1,590)
Capital Outlay	\$131,875	\$98,906	\$41,276	\$57,631

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,638	\$1,979	\$0	\$1,979
Landscape Improvements	\$2,638	\$1,979	\$0	\$1,979
Pool Furniture	\$7,913	\$5,935	\$0	\$5,935
Pool Repair & Replacements	\$0	\$0	\$11,334	(\$11,334)
Capital Outlay	\$0	\$0	\$22,176	(\$22,176)

TOTAL EXPENDITURES

\$478,280	\$358,710	\$229,024	\$129,686
-----------	-----------	-----------	-----------

EXCESS REVENUES (EXPENDITURES)

(\$206,016)	\$48,348
-------------	----------

FUND BALANCE - Beginning

\$3,570,146	\$3,538,754
-------------	-------------

FUND BALANCE - Ending

\$3,364,131	\$3,587,102
-------------	-------------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$9	\$9
TOTAL REVENUES	\$0	\$0	\$9	\$9
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$9	
FUND BALANCE - Beginning	\$0		(\$6,643,188)	
FUND BALANCE - Ending	\$0		(\$6,643,179)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$17	\$17
TOTAL REVENUES	\$0	\$0	\$17	\$17
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Other Debt Service Costs	\$0	\$0	(\$4,068)	(\$4,068)
TOTAL OTHER	\$0	\$0	(\$4,068)	(\$4,068)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$4,051)	
FUND BALANCE - Beginning	\$0		(\$6,166,550)	
FUND BALANCE - Ending	\$0		(\$6,170,601)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

REVENUES:

Special Assessments	\$2,568,595	\$2,568,595	\$2,597,283	\$28,688
Interest	\$50	\$38	\$287	\$250

TOTAL REVENUES

\$2,568,645	\$2,568,633	\$2,597,570	\$28,937
-------------	-------------	-------------	----------

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
-------------	-------------	-------------	-----

EXCESS REVENUES (EXPENDITURES)

(\$41,605)	(\$12,680)
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FUND BALANCE - Beginning

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

FUND BALANCE - Ending

\$894,794	\$1,117,711
-----------	-------------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/22	ACTUAL THRU 6/30/22	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		(\$9)	
FUND BALANCE - Beginning	\$0		\$9	
FUND BALANCE - Ending	\$0		\$0	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/22	ACTUAL THRU 6/30/22	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 June 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/22	ACTUAL THRU 6/30/22	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 June 30, 2022

REVENUES:

Special Assessments	\$1,116,155	\$1,116,155	\$1,058,707	(\$57,448)
Interest	\$100	\$75	\$359	\$284

TOTAL REVENUES

\$1,116,255	\$1,116,230	\$1,059,066	(\$57,164)
-------------	-------------	-------------	------------

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
-----------	-----------	-----------	-----

EXCESS REVENUES (EXPENDITURES)

\$202,851	\$145,662
-----------	-----------

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

\$343,774	\$1,402,743
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Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED THRU 6/30/22	ACTUAL THRU 6/30/22	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 June 30, 2022

	ADOPTED BUDGET	PRORATED THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$2,564	\$2,564
TOTAL REVENUES	\$0	\$0	\$2,564	\$2,564
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$6,512	\$6,512
TOTAL EXPENDITURES	\$0	\$0	\$6,512	\$6,512
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,948)	
FUND BALANCE - Beginning	\$0		\$8,781,173	
FUND BALANCE - Ending	\$0		\$8,777,225	

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	\$131,522	\$0	\$0	\$0	\$1,487,289
Special Assessments - Direct	\$8,184	\$0	\$113,330	\$207,043	\$0	\$0	\$88,556	\$105,789	\$9,816	\$0	\$0	\$0	\$532,718
Interest	\$82	\$86	\$142	\$185	\$180	\$375	\$561	\$1,083	\$1,546	\$0	\$0	\$0	\$4,240
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$583	\$0	\$393	\$0	\$0	\$0	\$976
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	\$1,988	\$0	\$0	\$0	\$10,070
Total Revenues	\$8,266	\$227,694	\$948,314	\$300,032	\$52,499	\$51,277	\$154,283	\$147,726	\$145,264	\$0	\$0	\$0	\$2,035,355
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$9,000
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$689
Engineering	\$395	\$2,284	\$2,862	\$0	\$2,138	\$329	\$7,987	\$4,267	\$6,108	\$0	\$0	\$0	\$26,370
Attorney	\$5,604	\$1,673	\$1,249	\$2,830	\$2,526	\$4,819	\$2,606	\$2,491	\$3,385	\$0	\$0	\$0	\$27,183
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	\$833	\$0	\$0	\$0	\$7,500
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	\$3,690	\$0	\$0	\$0	\$33,206
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$1,050
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$600
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$20	\$22	\$8	\$46	\$30	\$36	\$100	\$21	\$111	\$0	\$0	\$0	\$393
Printing & Binding	\$138	\$156	\$191	\$87	\$18	\$0	\$10	\$1	\$6	\$0	\$0	\$0	\$606
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	\$1	\$0	\$0	\$0	\$68
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	\$15,394	\$0	\$0	\$0	\$136,781

**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	\$3,128	\$0	\$0	\$0	\$28,154
Management Services Agreement	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$0	\$0	\$0	\$19,378
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	\$551	\$0	\$0	\$0	\$5,237
Electric	\$26,675	\$23,843	\$15,788	\$27,477	\$27,830	\$20,476	\$19,650	\$36,564	\$27,554	\$0	\$0	\$0	\$225,857
Water & Sewer	\$2,959	\$2,161	\$2,480	\$2,846	\$1,640	\$4,025	\$1,949	\$2,299	\$2,955	\$0	\$0	\$0	\$23,314
Gas	\$1,060	\$1,702	\$3,042	\$4,530	\$4,476	\$5,960	\$4,068	\$3,005	\$2,206	\$0	\$0	\$0	\$30,048
Pool & Fountain Maintenance	\$16,252	\$9,406	\$9,157	\$8,397	\$7,111	\$7,445	\$11,475	\$11,165	\$7,692	\$0	\$0	\$0	\$88,100
Environmental	\$793	\$138	\$345	\$446	\$1,068	\$446	\$446	\$446	\$1,030	\$0	\$0	\$0	\$5,157
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	\$274	\$0	\$0	\$0	\$4,145
Landscape Contract	\$34,605	\$68,297	\$48,047	\$34,605	\$34,605	\$43,937	\$33,196	\$33,398	\$46,855	\$0	\$0	\$0	\$377,546
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,307	\$0	\$832	\$2,544	\$292	\$0	\$0	\$0	\$4,974
Gatehouse and Gatehouse Expenses	\$4,490	\$1,322	\$2,530	\$1,036	\$1,659	\$1,072	\$2,368	\$1,756	\$2,921	\$0	\$0	\$0	\$19,154
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	\$2,838	\$0	\$0	\$0	\$8,705
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	\$6,183	\$0	\$0	\$0	\$61,612
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	\$1,488	\$0	\$0	\$0	\$9,702
Water & Sewer	\$336	\$387	\$324	\$403	\$356	\$328	\$738	\$282	\$1,046	\$0	\$0	\$0	\$4,200
Gas	\$294	\$267	\$416	\$1,413	\$1,220	\$1,606	\$1,162	\$960	\$802	\$0	\$0	\$0	\$8,141
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	\$2,773	\$0	\$0	\$0	\$24,600
Landscape Contract	\$533	\$2,053	\$1,129	\$533	\$533	\$750	\$750	\$533	\$1,129	\$0	\$0	\$0	\$7,942
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	\$1,694	\$0	\$0	\$0	\$21,831
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	\$146	\$0	\$0	\$0	\$1,527
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	\$530	\$0	\$0	\$0	\$5,418
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	\$115,615	\$116,242	\$0	\$0	\$0	\$1,312,985
Total Expenditures	\$174,892	\$151,643	\$385,334	\$115,320	\$116,725	\$128,898	\$116,944	\$128,374	\$131,636	\$0	\$0	\$0	\$1,449,766
Excess Revenues (Expenditures)	(\$166,626)	\$76,050	\$562,980	\$184,712	(\$64,226)	(\$77,621)	\$37,339	\$19,351	\$13,629	\$0	\$0	\$0	\$585,588

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

**NOTICE OF MEETING DATES
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2023** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 13, 2022
November 10, 2022
December 8, 2022
January 12, 2023
February 9, 2023
March 9, 2023
April 13, 2023
May 11, 2023
June 8, 2023
July 13, 2023
August 10, 2023
September 14, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams
Governmental Management Services – Central Florida, LLC
District Manager