

*Reunion East Community
Development District*

Agenda

October 13, 2022

AGENDA

Reunion East

Community Development District

REVISED Meeting Agenda

Thursday
October 13, 2022
1:00 PM

Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, Florida

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

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 8, 2022 Meeting
4. Consideration of Management Services Agreement Renewal for Heritage Crossings Community Center
5. Consideration of Resolution 2023-01 Approving the Conveyance of Real Property and Improvement from EHOFF Acquisitions II Borrower, LLC
6. Consideration of License Agreement with Kingwood for Use of Heritage Crossings Community Center
7. Consideration of Audit Engagement Letter from Grau & Associates
8. Consideration of Series 2021 Requisition #5
9. **Consideration of Gate Construction Proposal from Meyer Paving & Construction - ADDED**
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - D. Security Report
11. Other Business
12. Supervisor's Requests
13. Next Meeting Date November 10th, 2022
14. Adjournment

MINUTES

**MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **September 8, 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
Steven Goldstein
Trudy Hobbs
John Dryburgh

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd *by Zoom*
Alan Scheerer
Victor Vargas
Garrett Huegel
David Dangel
Robert Denney
Graham Staley
Residents

District Manager
District Counsel
District Engineer
Field Manager
Reunion Security
Yellowstone Landscape
Inwood Consulting Engineers/Osceola Cty
HNTB/Osceola County
Reunion West CDD Board Member

The following is a summary of the discussions and actions taken at the September 8, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll. All Supervisors were present in person. Mr. Greenstein announced the untimely passing of Dr. Tom McKeon. Mr. Greenstein personally knew Dr. McKeon for 18 years and recognized his service to the Board and to the community.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Christopher Martin of Watson Court questioned what was planned with the wetland forest area at the end of Watson Court. There was discussion about having a freeway connecting to I-429, timeshare of condos. Mr. Greenstein stated this area was not CDD property. It was within property owned by the resort. The routing of the Poinciana Parkway connector was still under consideration. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Presentation on Old Lake Wilson Road
Project**

Ms. Adams stated that Osceola County was considering the widening of Old Lake Wilson Road and introduced Mr. David Dangel, Inwood Consulting Engineer representing Osceola County who provided the following slide presentation:

- A Project Development and Environment (PD&E) Study was prepared to widen Old Lake Wilson Road from two to four lanes and adding bicycle and pedestrian lanes from County Road (CR) 532 to Sinclair Road, to address future capacity needs and improve safety, since this project was Federally funded.
- There were two alternatives; Alternative 1 would expand from a two to a four-lane road with a 37.5-foot median, to match what was north of Sinclair Road. There would be two travel lanes in each direction and 5-foot bicycle lane. On the left side, there would be a 10-foot-wide sidewalk. The bridge over I-4 would be converted to two northbound lanes, a raised sidewalk on the right side and an 8.4-foot shoulder. There would be a new bridge going southbound, which would be at the elevation and length of I-4. When the I-4 project was completed, the existing bridge would be torn down. The new bridge would be wide enough to handle four lanes of traffic.
- The cost for the proposed southbound bridge was significant, but less expensive than what was being presented today. A cost estimate would be provided at a public hearing in a month or two.

- Alternative 2: Same as Alternative 1, but instead of 5-foot bicycle lanes, there would be 7-foot buffer bicycle lanes and white striping to provide separation from the traffic lanes. The bridges would have an 8-foot sidewalk on the west side.
- The State was currently looking at the I-4 Beyond the Ultimate (BTU) plan and how the right-of-way (ROW) fit into it and the interchange with 429. They may change ramps under the I-4 bridge.
- After the February public hearing, there were additional discussions with the county and a third alternative was presented, as the county felt that more people would use the sidewalk than riding their bicycles.
- As part of their widening to the south, the county was looking at additional turn lanes. Excitement Drive would have a U-turn lane going south on Old Lake Wilson Road and a proposed ROW on the west side of the road. Spine Road would have a traffic signal to provide separation. Because of the road elevation and the drop in the road by the golf course, there would either need to be a retaining wall or slope with sod. There would be a median on Assembly Court. Traffic signs were being planned for Marker Avenue and Fairfax Drive. A dual right turn lane would be installed at Sinclair Road.
- Reunion ponds were designed for the four-lane expansion of Old Lake Wilson Road. There were no environmental issues impeding the expansion.
- The total cost for the preferred alternative was \$96 million; however, \$70 million would be considered at the public hearing, which includes the roadway design, purchase of the ROW, wetland mitigation and construction. The county would be advertising for the design at the beginning of 2023. It was an eight-to-ten-year process depending on the availability of funding; however, with the study phase, six to eight years was more reasonable.
- There would be a potential noise wall on Old Lake Wilson Road in front of Heritage Crossing. It would be 14 feet high and 360 feet long. The determination for a noise wall was based on existing conditions, expected traffic and number of people benefiting from the addition of the noise wall. It must be less than \$41,000 per person.

- Once the public hearing was held, it would go before the Board of County Commissioners, possibly March of 2023. This presentation and other documentation would be posted to their website; Improveoldlakewilsonroad.com.

Discussion ensued and the Board addressed the following:

- Mr. Dryburgh questioned how tall the bridge would be. Mr. Dangel would verify, but believed it would be 30 to 40 feet tall.
- Mr. Goldstein noted existing traffic volume going from Osceola Polk Line Road to Walmart and even with the proposed expanded highway, there would still be backups. Mr. Dangel explained that the Traffic Study showed with the additional lanes, more traffic would be able to go through the intersection. Mr. Dryburgh voiced concern that there would be 1,000 more cars before the extension of 429 was completed, due to the additional apartments.
- Mr. Greenstein asked if a signal would be considered for the turnaround, as it would be difficult to make a left turn off of Excitement Drive and a traffic signal would slow traffic down. Mr. Dangel stated that signals were considered, but did not operate as well as not having a signal. A Traffic Consultant would speak at the public hearing and answer questions.
- Mr. Dryburgh asked if noise walls would be installed on both sides for privacy for the golf course and condos and who would maintain them. Mr. Dangel assumed if the county had to purchase the ROW from Reunion, the county would maintain it. Mr. Dryburgh asked if there would be noise barriers for Marker Avenue and Fairfax Drive, due to the large amount of residents. Mr. Dangel did not know and would verify.
- Ms. Hobbs asked if purchasing some CDD ROW was being considered. Mr. Dangel replied affirmatively.

Ms. Adams opened the floor for audience comments. Resident Christopher Martin of Watson Court asked if there was access to the presentation. Mr. Adams stated in addition to the Osceola County website, the presentation was in the agenda package for this meeting. Mr. Dryburgh suggested sending an e-blast to the residents with the project website. Ms. Adams could isolate the information and re-send to residents.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the August 11,
2022 Meeting**

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the Minutes of the August 11, 2022 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Amendment to Interlocal
Agreement with Osceola County**

Ms. Adams presented the Amendment to the Interlocal Agreement with Osceola County, which the Board was working on for many months, in order for the District to be relieved of maintenance responsibilities on the south side of CR 532. Ms. Trucco stated Yellowstone performed a walk-through to restore the property to county standards and ensure that their equipment was removed. It was now ready to go before the Board of County Commissioners to relieve the District of this obligation.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Amendment to the Interlocal Agreement with Osceola County to relieve the District of maintenance responsibilities on the south side of County Road 532 was approved.

Mr. Greenstein questioned the savings for not maintaining this area. Ms. Adams would circulate this information to the Board but believed that it was more than \$10,000 in savings annually. The budget was adopted without this expense, although there may have been some materials cost with Yellowstone for the restoration. Mr. Dryburgh did not want the District to maintain the center or side strips. Ms. Trucco would be working with the county on maintenance obligations before the plans were finalized.

SIXTH ORDER OF BUSINESS

**Consideration of Heritage Crossing
Community Center Agreement Renewal**

Ms. Adams recalled that in July, the Board approved the concept for Reunion Result to use half of the Heritage Crossings Community Center as a Fitness Center. This matter was placed on hold for several months, but Kingwood was now ready to proceed. Mr. Dryburgh asked if it would be a permanent change. Ms. Adams confirmed that it was temporary while their new fitness facility was under construction and all Reunion residents and guests would have access to it. The current

Management Service Agreement with Reunion Resort expired on September 30th and requested the Board approve a month-to-month extension to provide protection for the District until the new agreement was presented to the Board. Ms. Trucco stated that the new agreement included, at the Board's request, a potential lease agreement for Reunion Resort to store their fitness equipment at the Heritage Crossing Community Center, as well as a waiver releasing the District from any indemnification. She would provide the agreement to Bond Counsel for review, since it dealt with the District entering into an agreement with a private entity for private use of an area open to the public and constructed with public funds.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Heritage Crossing Community Center Agreement Renewal on a month-to-month basis was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Release of Interests in the Spectrum at Reunion Plat

Ms. Trucco recalled that the Board approved a Temporary Construction Access Easement with the developer, EHOF II – Spectrum, LLC (EHOF II), which was finalized. The purpose was to install water pipes under a road owned by the District for residences at Spectrum at Reunion. Tohopekaliga Water Authority (Toho) requested that the District be a party to a Developer Service Agreement (DSA), but Ms. Trucco was against the District signing the agreement because of provisions that the District did not normally enter into. Since the last Board meeting, it was learned that the area was being replatted due to land dedicated to the District in an older plat. In order for the District to not have to sign the DSA agreement, the District would release their interest in the older plat and once the new plat was recorded, the developer would deed the tracts that the District had an interest in. When the new plat was completed, the older tracts that would have been conveyed to the District were now residences. Mr. Dryburgh agreed as it was giving Reunion Resort what they needed while the CDD retained the land. Ms. Trucco stated the District must release their interest anyway since it was private land and the remaining portion would be deeded to the District through the conveyance process. Mr. Greenstein pointed out this was mainly a housekeeping matter that was complex because the area was under development. Mr. Dryburgh questioned what would be developed. Ms. Trucco would confirm this with EHOF's attorney.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the Release of Interests in the Spectrum at Reunion Plat was approve in substantial final form, subject to review and approval by the District Engineer and District Counsel.

EIGHTH ORDER OF BUSINESS

**Consideration of Aquatic Maintenance
Services Agreement Renewal**

Ms. Adams stated that the current Aquatic Maintenance Service Agreement with Applied Aquatic expired and the Field Manager was working with the contractor regarding the terms for the renewal. Mr. Scheerer recommended approval as Applied Aquatic requested a small increase of \$4 per month and there was funding available in the next fiscal year budget to accommodate the \$48 increase per year.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Aquatic Maintenance Services Agreement Renewal with Applied Aquatic was approved.

NINTH ORDER OF BUSINESS

**Consideration of Series 2015A Arbitrage
Rebate Calculation Report**

Ms. Adams presented the Arbitrage Rebate Calculation Report for the Series 2015A bonds, which was prepared by Grau & Associates. The Internal Revenue Service (IRS) regulates Government issued tax exempt bonds and required that the District not earn more interest than what it was paying. The calculation was performed to ensure there was no arbitrage issue and the District was in good shape.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Series 2015A Arbitrage Rebate Calculation Report was accepted.

TENTH ORDER OF BUSINESS

**Consideration of Landscape Service
Agreement Renewal with Yellowstone -
ADDED**

Ms. Adams reported that Mr. Scheerer was working with the current service provider regarding terms for renewing the multi-year agreement. Yellowstone agreed to renew for an additional 12-month period at no additional expense to the District and this would be an extension

to that agreement. Ms. Scheerer stated that Yellowstone was willing to mow the grass without an increase for the next fiscal year. Mr. Dryburgh apologized to Yellowstone representatives for accusing them of not servicing the area in front of homes between the sidewalk and the street as it was being performed by Reunion.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Landscape Service Agreement Renewal with Yellowstone was approved.

ELEVENTH ORDER OF BUSINESS

**Consideration of Environmental
Consulting Services Proposal Tasks #1 and
Task #2**

Ms. Adams reported that the District recently received a letter from the South Florida Water Management District (SFWMD) regarding non-compliance with the permit due to evasives and non-desirable species in conservation areas. A proposal from was included in the agenda package AECOM with the following tasks:

- Task #1: Initial Site Visit & Response – \$1,550 - Completed
- Task #2: Preparation of Formal Response & Management Plan, Including Development of Scope, Communication with SFWMD – 14 hours - \$2,500
- Task #3: Coordination of Bidding & Completion of Physical Portion of Project, Including Spraying and/or Removal – 17 hours - \$2,700

Mr. Boyd explained when the original development of the property was permitted through SFWMD, the wetlands were placed into a conservation area and the CDD was deemed the maintenance entity. Up until this point, there were no compliance issues, but during a recent site visit with the SFWMD, exotics were observed growing in a portion of the wetland and the letter was issued; however, the letter did not provide details on where and how much they observed. AECOM, the original Environmental Consultant who was familiar with the conservation areas, recommended that the Board approve all tasks or Task #1 followed by Tasks #2 and #3 in a not-to-exceed or wait until next month to execute Tasks #2 and #3. Ms. Adams recommended that the District Manager and District Engineer perform Task #3 for cost savings. Mr. Scheerer note that GMS had vendors that dealt with exotic removal. Mr. Dryburgh requested a quote.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the environmental consulting services proposal with AECOM for Tasks #1 and #2 as stated above was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that Kingwood reviewed the Irrigation Agreement and provided comments, which she received yesterday. She hoped to have it in substantially final form on the next agenda. The amendment to the Interlocal Agreement with Osceola County would be finalized.

B. Engineer

Mr. Boyd reported that the Reunion Village gates were in permitting with Osceola County and was expecting feedback within the next week and a half to two weeks. Two contractors, Meyer and Tiger, were asked to provide bids no later than the end of this month, which would be provided to the Board at next month's meeting. He was working with Geotech firms to provide proposals for the Pavement Management Plan at the next meeting. They were more comfortable performing an inventory versus an overall plan. Mr. Boyd was finalizing the list of maintenance items needed for the stormwater and a map identifying all ponds by number.

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 pool access gates would be installed in The Terraces tomorrow. They look good.

Mr. Greenstein asked if the access gate cards were issued with an expiration date. Mr. Vargas confirmed the cards must be re-activated once a year. Mr. Greenstein wanted to remind residents through Artemis regarding the one-year expiration. Mr. Dryburgh asked if the wristbands could be used. Ms. Adams stated they did not work at any CDD amenity and were only for the waterpark. In response to a question, Mr. Vargas explained that any guest staying at a Reunion property received a keycard providing access to the pool, which expired when they checked out. Regarding the security improvements at Carriage Point, Mr. Scheerer met with Envera on August 18 regarding the pre-construction work. They did the directional boring for all controls in the median and the control box was moved away from the gate because barrier arms would be installed

to prevent tailgating. ACT was preparing the island before the gates for the proximity card reader and transporter system. Ms. Adams contacted Mr. Scheerer recently regarding the timing of releasing information to residents to get their access cards. Mr. Greenstein asked if the changes the resort were making to their access system would affect their system. Ms. Adams stated per the terms of their agreement, they had the ability to engage contractors, but under no circumstance should any modifications or equipment be installed on CDD property without prior knowledge. Mr. Vargas was helping the HOA management team understand the CDD public roads. Mr. Greenstein reported that the Carriage Point improvements were proceeding with Reunion East and West, with the exception of Encore.

Mr. Goldstein asked if the construction gate on the bridge in Reunion Village was being locked as it was convenient for residents as a cut through. Mr. Vargas stated they lock the gate at 7:00 p.m. Ms. Trucco recommended checking with the insurance carrier on the signage. Mr. Greenstein felt that having about cut throughs defeated the purpose of having access controls. After further discussion, there was Board consensus to not take any action.

ii. Approval of Check Register

Ms. Adams presented the August Check Register, which was included in the agenda package.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through July 31, 2022, which were included in the agenda package.

D. Security Report

Ms. Adams presented the August Security Report from Mr. Victor Vargas, Director of Reunion Security, which was emailed to the Board. Ms. Hobbs received complaints from residents about stolen golf carts. Mr. Vargas reported that security was working with the Sheriff's Department and there was a person of interest who used to be a resident.

THIRTEENTH ORDER OF BUSINESS

Other Business

Ms. Adams stated with the unfortunate passing of Dr. McKeon, there was a vacancy on the Board. The Board had the option of filling the vacancy by appointment now and having someone serve until seat expired in November of 2022 or leaving the seat vacant until the November meeting and appointing someone to serve the four-year term. In the past, the Board directed staff to send information to residents to see if anyone was interested to serve until the term expired. Mr. Greenstein preferred soliciting applications in October.

FOURTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Next Meeting Date – October 13th, 2022

Ms. Adams stated that the next meeting was on October 13, 2022 at 1:00 p.m.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

EXTENSION TO THE MANAGEMENT SERVICES AGREEMENT
(Reunion East Community Development District and Kingwood Orlando Reunion Resort, LLC)

This **EXTENSION TO THE MANAGEMENT SERVICES AGREEMENT**, effective October 13, 2022 (“Extension”), is made by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose principal address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and (the “District”), and **KINGWOOD ORLANDO REUNION RESORT, LLC**, a Georgia limited liability company, whose principal address is 400 Curie Drive, Alpharetta, Georgia 30005 (“Kingwood”).

WHEREAS, the District and Kingwood are parties to that certain Management Services Agreement, dated September 12, 2019, and the First Extension and Amendment to the Management Services Agreement, dated September 12, 2022 (collectively, the “Agreement”).

WHEREAS, the District and Kingwood desire to extend the Agreement for a five (5) year period, commencing on October 12, 2022 and ending on October 12, 2027, in accordance with the terms specified herein.

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

1. The foregoing recitals are true and correct; and are hereby incorporated by reference as terms.
2. The District and Kingwood acknowledge and agree that the Agreement is in full force and effect.
3. The District and Kingwood agree to extend the length of the Agreement for a five (5) year period, commencing October 12, 2022 and ending on October 12, 2027 (the “Term”).
4. The District and Kingwood agree that the Base Compensation, as defined in Paragraph 4 of the Agreement, shall be \$16,250 per year for the Term of this Extension.
5. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
6. The District and Kingwood agree to revise the notice block for the District, as set forth in Paragraph 13 of the Agreement, to the following:

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

Telephone: (407) 841-5524, Extension 138
With a copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.
Telephone: (407) 481-5872

7. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Extension.

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

[Signatures are provided on the following page.]

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

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

By: _____

Print: _____

Title: _____

Date: _____

**KINGWOOD ORLANDO REUNION
RESORT, LLC** a Georgia limited liability
company

By: _____

Print: _____

Title: _____

Date: _____

SECTION V

RESOLUTION 2023-01

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

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

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

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

WHEREAS, EHO OF Acquisitions II Borrower, LLC, a Delaware limited liability company (hereinafter “EHO OF”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from EHO OF to the District; and

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

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

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner’s Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

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

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2022 by **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company (the “Grantor”), whose principal address is One Town Center Road, Suite 600, Boca Raton, Florida 33486, to **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

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

(Signature)

(Print Name)

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

(Signature)

(Print Name)

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

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

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2022, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHO ACQUISITIONS II, LLC, a Delaware limited liability company, sole member of EHO ACQUISITIONS II Borrower, LLC, a Delaware limited liability company. He/she [] is personally known to me, or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

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BILL OF SALE ABSOLUTE AND AGREEMENT

Reunion East Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of October, 2022, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company (hereinafter referred to as “Developer”) whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486, and

RECITALS

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

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

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

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

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

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

Signed, sealed and delivered
in the presence of:

(Signature)

(Print Name)

(Signature)

(Print Name)

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

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

By: Encore Housing Opportunity Fund

II General Partner, LLC, a Delaware
limited liability company, its Manager

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

Executive Managing Member

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2022, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHO ACQUISITIONS II, LLC, a Delaware limited liability company, sole member of EHO ACQUISITIONS II Borrower, LLC, a Delaware limited liability company. He/she [] is personally known to me, or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Reunion East Community Development District

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Mark Greenstein

Title: 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 October, 2022, by Mark Greenstein, as Chairman of the Board of Supervisors of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Parks, Recreation
5. Professional Design, County, Legal & Bond Fees

The Improvements were completed in accordance with the following, as applicable: (1) Osceola County Site Development Plan No. SDP20-0076; and (2) Osceola County Final Subdivision Plan No. FS20-00050.

The foregoing Improvements are located on the following real property tracts:

Tract RW-5, according to the REUNION VILLAGE PHASE 4 & 5 plat, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

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OWNER'S AFFIDAVIT

Reunion East Community Development District

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Arthur J. Falcone ("Affiant"), as President of EHOAcquisitions II Borrower, LLC, a Delaware limited liability company, authorized to do business in Florida, whose principal address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Reunion Village Phase 4 & 5 Plat, as recorded in Plat Book 31, Page 75 and the Reunion Village Phase 3 Replat, as recorded in Plat Book 29, Page 171, of the Official Records of Osceola County, Florida (collectively, the "Plat").

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

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

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

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

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

8. That this Affidavit is given for the purposes of inducing the Reunion East Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

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

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 84-3641210; (v) has a mailing address of One Town Center Road, Suite 600, Boca Raton, Florida 33486. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2022**

Signed, sealed and delivered in our presence:

“GRANTOR”

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

(Signature)

(Print Name)

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

(Signature)

(Print Name)

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

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

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2022, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He/she [] is personally known to me, or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Parks, Recreation
5. Professional Design, County, Legal & Bond Fees

The Improvements were completed in accordance with the following, as applicable: (1) Osceola County Site Development Plan No. SDP20-0076; and (2) Osceola County Final Subdivision Plan No. FS20-00050.

AGREEMENT REGARDING TAXES
Reunion East Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of _____, 2022, by and between **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the “Developer”), and the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2021 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2022.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2022, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion East Community Development District

WITNESSES:

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

X _____

By: _____

Print: _____

Print: Arthur J. Falcone

X _____

Title: 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 the sole member of EHOF
Acquisitions II Borrower, LLC, a Delaware limited
liability company

Print: _____

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Mark Greenstein

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract RW-5, according to the REUNION VILLAGE PHASE 4 & 5 plat, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract OS-9, according to the REUNION VILLAGE PHASE 4 & 5 plat, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

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IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Parks, Recreation
5. Professional Design, County, Legal & Bond Fees

The Improvements were completed in accordance with the following, as applicable: (1) Osceola County Site Development Plan No. SDP20-0076; and (2) Osceola County Final Subdivision Plan No. FS20-00050.

CERTIFICATE OF DISTRICT ENGINEER
Reunion East Community Development District

I, **Steve Boyd, P.E. of Boyd Civil Engineering, Inc.**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 43225, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 (“Boyd”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

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

2. That the District proposes to accept from **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

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

4. The approximate value of the Property and Improvements is _____.

5. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

6. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Boyd are being held by Boyd as records of the District on its behalf.

7. That the District shall pay no more than the actual cost incurred for the Improvements built or constructed by or at the direction of the Developer, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signatures provided on the following page.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Reunion East Community Development District – Reunion Village

DATED: October ___, 2022

Witness: _____

Print: _____

Steve Boyd, P.E.

State of Florida License No.: **43225**

on behalf of the company,

Boyd Civil Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of October, 2022 by **STEVE BOYD** of Boyd Civil Engineering, Inc., a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

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1. Mass Grading
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5. Professional Design, County, Legal & Bond Fees

The Improvements were completed in accordance with the following, as applicable: (1) Osceola County Site Development Plan No. SDP20-0076; and (2) Osceola County Final Subdivision Plan No. FS20-00050.

SECTION VI

TEMPORARY LICENSE AND INDEMNIFICATION AGREEMENT FOR
USE OF THE HERITAGE CROSSING COMMUNITY CENTER
(Reunion East Community Development District and Kingwood Orlando Reunion Resort, LLC)

This **TEMPORARY LICENSE AND INDEMNIFICATION AGREEMENT FOR USE OF THE HERITAGE CROSSING COMMUNITY CENTER** (the “Agreement”) is made on this ____ day of October, 2022 (the “Effective Date”), by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”), and **KINGWOOD ORLANDO REUNION RESORT, LLC**, Georgia limited liability company, whose principal address is 400 Curie Drive, Alpharetta, Georgia 30005 (the “Licensee”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended;

WHEREAS, the District is the owner of a recreational amenity commonly referred to as the “Heritage Crossing Community Center,” as described in **Exhibit “A”** attached hereto (hereinafter, the “Community Center”);

WHEREAS, the Licensee desires to temporarily store fitness equipment in a portion of the Community Center, as described in **Exhibit “B”** attached hereto (hereinafter, the “License Area”), for a period of _____ months (the “Term”) while the Licensee’s facility undergoes construction/rehabilitation, and Licensee seeks access to the License Area during the Term in order to perform routine maintenance on the fitness equipment; and

WHEREAS, the District and Licensee agree to enter into this Agreement regarding the License Area.

NOW THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibits attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

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

2. Description and Use of License Area.

A. In the event of any alteration, modification and/or relocation of the

the License Area (or portions thereof), the District and the Licensee shall execute an amendment to this Agreement which sets forth the new location of the License Area.

B. Subject to the terms and conditions of this Agreement, the District hereby grants to Licensee the non-exclusive right and license to use the License Area during the Term (as defined herein) for the purpose of Licensee storing and maintaining Licensee's fitness equipment until the construction/rehabilitation of the Licensee's facility is completed.

3. Term of Use of the License Area. Licensee shall be entitled to use of the License Area, in accordance with the terms and conditions of this Agreement, for the Term or until either the District or Licensee terminate this Agreement in accordance with the provisions of this Agreement.

4. Nonexclusive Use of License Area. The license granted to Licensee shall not be deemed to give to Licensee the exclusive right to use the License Area and shall not preclude District from granting a license or licenses to others; provided, however, the rights of other licensees shall be exercised without causing unreasonable interference with the activities being carried on by Licensee in accordance with this Agreement. Similarly, the rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by other licensees in accordance with their respective licenses.

5. Indemnification. Licensee agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by District arising from, growing out of, or resulting from this Agreement, Licensee's fitness equipment and/or Licensee's, or its agents', use of the License Area, or any other adjacent areas where Licensee's equipment may be located, including costs, attorney's fees, and other expenses incurred by District in defending any such claim unless such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

6. Obligation.

A. Notwithstanding anything contained herein, Licensee's, or its agents', guests', employees', invitees', representatives' or designees', access and utilization of the License Area shall not cause damage to or materially interfere with the use, operation or maintenance of any part of the License Area (or any of District's improvements located thereon) or with any of the District's other operations or activities or those of the general public.

B. Licensee shall promptly reimburse the District for the costs of repair of any damage to the License Area, or any improvements located thereon, directly or indirectly caused Licensee's use of the License Area.

7. Termination or Cessation of Agreement. The District or the Licensee may terminate this Agreement at any time by providing thirty (30) days advance written notice to the other party of its intent to so terminate this Agreement. Upon termination or cessation of the Agreement, Licensee shall restore the License Area to its original condition at Licensee's sole expense.

8. Insurance. Licensee shall maintain comprehensive general liability insurance, at the Licensee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry. The policy shall include the District as an additional insured. Licensee shall ensure that any contractors using the License Area shall be properly licensed and insured, sufficient to protect the interests of the District, and Licensee shall ensure all such contractors include the District as an additional insured. Licensee shall provide the District with proof of insurance upon request.

9. Waiver. Licensee waives and releases all claims against District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to person or damage to property, including the Licensee's fitness equipment, sustained by Licensee or by any occupant of the License Area, resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area or any part of it or from equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of any of the District's officers, directors, agents, employees, contractors and servants.

10. Governing Law and Construction of Agreement.

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Licensee shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the License Area.

11. Sovereign Immunity and Public Records.

A. Nothing contained herein, or in the Agreement, shall cause or be construed as a waiver of the District'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.

B. Licensee understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensee agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

13. Notice.

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: 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
Telephone: (407) 841-5524

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

If to Licensee: Kingwood Orlando Reunion Resort, LLC
1200 South Pine Island Road
Plantation, Florida 33324
Attention: _____
Telephone: _____

A. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

14. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

15. Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

16. Interpretation. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

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

[Signatures provided on following page.]

EXHIBIT “A”

“Community Center”

[See attached.]

EXHIBIT “B”

“License Area”

[See attached.]

SECTION VII



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

October 6, 2022

Board of Supervisors
Reunion East Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Reunion East Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion East Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

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

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

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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$7,800 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2022 must be provided to us no later than January 1, 2023, in order for us to complete the engagement by March 31, 2023.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2023 for the District's review, and a final draft audit report by March 31, 2023 for the District's review and approval.

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

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

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

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

We appreciate the opportunity to be of service to Reunion East Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



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



Peer Review
Program

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

February 20, 2020

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

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

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VIII

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

<u>Invoice #</u>	<u>Accounting Date</u>	<u>Invoice Description</u>	<u>Amount</u>	<u>CDD Allocation %</u>	<u>CDD Allocation</u>	<u>Vendor</u>
5794	4/30/2021	reun vill resi 4/5/load & rem	\$ 8,000.00	100%	\$ 8,000.00	Boykin Construction, Inc
72	4/30/2021	reun vill comm/drone video	\$ 275.00	100%	\$ 275.00	Vertex Visuals, LLC
Reunresi4/5-1	4/30/2021	Reunion Vill Resi 4/5 payout 1	\$ 168,352.00	100%	\$ 168,352.00	PaverScape, Inc
124992	4/30/2021	reun vill resi 4/5/sketch & le	\$ 1,450.00	100%	\$ 1,450.00	KPM Franklin
00498614	4/30/2021	reun vill resi 4/5/serv thru 4	\$ 2,882.00	100%	\$ 2,882.00	Universal Engineering
75	5/1/2021	reun vill comm/drone video	\$ 275.00	100%	\$ 275.00	Vertex Visuals, LLC
21-0584	5/30/2021	reun vill resi 4/5/April 2021	\$ 500.00	100%	\$ 500.00	Amerifactors
019032.000-21	5/30/2021	reun vill resi 4/5/serv th 4.3	\$ 3,223.86	100%	\$ 3,223.86	Madden, Moorhead & Stokes,LLC
5/31/21RV4A	5/31/2021	Reunion Vill Resi 4A pay app 1	\$ 53,000.00	100%	\$ 53,000.00	Meyer Paving & Construction Co
5/31/21RV4A	5/31/2021	Reunion Vill Resi 4A pay app 1	\$ 448,868.51	100%	\$ 448,868.51	Meyer Paving & Construction Co
5/31/21RV4A	5/31/2021	Reunion Vill Resi 4A pay app 1	\$ 204,228.99	100%	\$ 204,228.99	Meyer Paving & Construction Co
5/31/21RV4A	5/31/2021	Reunion Vill Resi 4A pay app 1	\$ 474,446.10	100%	\$ 474,446.10	Meyer Paving & Construction Co
5/31/21RV4B	5/31/2021	Reunion Vill Resi 4B pay app 1	\$ 6,500.00	100%	\$ 6,500.00	Meyer Paving & Construction Co
5/31/21RV4B	5/31/2021	Reunion Vill Resi 4B pay app 1	\$ 67,207.38	100%	\$ 67,207.38	Meyer Paving & Construction Co
00507358	5/31/2021	reun vill resi 4/5/serv thru 5	\$ 1,760.00	100%	\$ 1,760.00	Universal Engineering
Reunresi4/5-2	5/31/2021	Reunion Vill Resi 4/5 payout 2	\$ 241,047.00	100%	\$ 241,047.00	PaverScape, Inc
5860	5/31/2021	reun vill resi 4/5/master irri	\$ 30,832.75	100%	\$ 30,832.75	Meyer Paving & Construction Co
28777	5/31/2021	reun vill resi 4/5/pressure wa	\$ 3,285.00	100%	\$ 3,285.00	Lawnmasters Landscaping of
121120 PH 4/5	5/31/2021	reun vill resi 4/5/reser fees	\$ 242,811.00	100%	\$ 242,811.00	TOHO Water Authority
125162	6/1/2021	reun vill resi 4/5/revisions	\$ 560.00	100%	\$ 560.00	KPM Franklin
125163	6/1/2021	reun vill resi 4/5/1 wall topo	\$ 2,280.00	100%	\$ 2,280.00	KPM Franklin
125164	6/1/2021	reun vill resi 4/5/plat prep	\$ 5,000.00	100%	\$ 5,000.00	KPM Franklin
019032.000-22	6/1/2021	reun vill resi 4/5/const admin	\$ 3,096.90	100%	\$ 3,096.90	Madden, Moorhead & Stokes,LLC
84	6/24/2021	reun vill resi 3/4/5/drone	\$ 275.00	100%	\$ 275.00	Vertex Visuals, LLC
6/30/21RV4A	6/30/2021	Reunion Vill Resi 4A pay app 2	\$ 42,500.00	100%	\$ 42,500.00	Meyer Paving & Construction Co
6/30/21RV4A	6/30/2021	Reunion Vill Resi 4A pay app 2	\$ 134,474.34	100%	\$ 134,474.34	Meyer Paving & Construction Co
6/30/21RV4A	6/30/2021	Reunion Vill Resi 4A pay app 2	\$ 312,999.13	100%	\$ 312,999.13	Meyer Paving & Construction Co
6/30/21RV4A	6/30/2021	Reunion Vill Resi 4A pay app 2	\$ 87,832.75	100%	\$ 87,832.75	Meyer Paving & Construction Co
6/30/21RV4B	6/30/2021	Reunion Vill Resi 4B pay app 2	\$ 8,250.00	100%	\$ 8,250.00	Meyer Paving & Construction Co
6/30/21RV4B	6/30/2021	Reunion Vill Resi 4B pay app 2	\$ 68,487.25	100%	\$ 68,487.25	Meyer Paving & Construction Co
6/30/21RV4B	6/30/2021	Reunion Vill Resi 4B pay app 2	\$ 14,531.50	100%	\$ 14,531.50	Meyer Paving & Construction Co
21-0705	6/30/2021	reun vill resi 4/5/May 2021	\$ 500.00	100%	\$ 500.00	Amerifactors
019032.000-23	7/22/2021	reun vill resi 4/5/serv 6.26	\$ 860.63	100%	\$ 860.63	Madden, Moorhead & Stokes,LLC
98	7/28/2021	reun vill comm/drone photo/vid	\$ 275.00	100%	\$ 275.00	Vertex Visuals, LLC
124993	7/28/2021	reun vill resi 4/5/con stakeou	\$ 16,480.00	100%	\$ 16,480.00	KPM Franklin
200071	8/1/2021	reun vill resi 4/5/pre constru	\$ 8,700.00	100%	\$ 8,700.00	TOHO Water Authority
125457	8/4/2021	reun vill resi 4/5/ALTA survey	\$ 4,752.00	100%	\$ 4,752.00	KPM Franklin
00515625	8/4/2021	reun vill resi 4/5/serv thru 6	\$ 4,630.00	100%	\$ 4,630.00	Universal Engineering
019032.000-24	8/9/2021	reun vill resi 4/5/serv 7.24	\$ 1,791.12	100%	\$ 1,791.12	Madden, Moorhead & Stokes,LLC
8/5/21	8/10/2021	reun vill resi 4/5/plat bond	\$ 800.00	100%	\$ 800.00	Osceola County Board of
8/10/21	8/10/2021	reun vill resi 4/5/plan revisi	\$ 600.00	100%	\$ 600.00	Osceola County Board of
7/31/21RV4A	8/25/2021	Reunion Vill Resi 4A pay app 3	\$ 16,750.00	100%	\$ 16,750.00	Meyer Paving & Construction Co
7/31/21RV4A	8/25/2021	Reunion Vill Resi 4A pay app 3	\$ 33,825.00	100%	\$ 33,825.00	Meyer Paving & Construction Co
7/31/21RV4A	8/25/2021	Reunion Vill Resi 4A pay app 3	\$ 39,248.00	100%	\$ 39,248.00	Meyer Paving & Construction Co
7/31/21RV4A	8/25/2021	Reunion Vill Resi 4A pay app 3	\$ 172,079.80	100%	\$ 172,079.80	Meyer Paving & Construction Co
7/31/21RV4A	8/25/2021	Reunion Vill Resi 4A pay app 3	\$ 109,331.74	100%	\$ 109,331.74	Meyer Paving & Construction Co
7/31/21RV4A	8/25/2021	Reunion Vill Resi 4A pay app 3	\$ 162,157.33	100%	\$ 162,157.33	Meyer Paving & Construction Co
7/31/21RV4B	8/19/2021	Reunion Vill Resi 4B pay app 3	\$ 13,500.00	100%	\$ 13,500.00	Meyer Paving & Construction Co
7/31/21RV4B	8/19/2021	Reunion Vill Resi 4B pay app 3	\$ 12,386.40	100%	\$ 12,386.40	Meyer Paving & Construction Co
7/31/21RV4B	8/19/2021	Reunion Vill Resi 4B pay app 3	\$ 68,020.25	100%	\$ 68,020.25	Meyer Paving & Construction Co
7/31/21RV4B	8/19/2021	Reunion Vill Resi 4B pay app 3	\$ 2,818.80	100%	\$ 2,818.80	Meyer Paving & Construction Co
7/31/21RV4B	8/19/2021	Reunion Vill Resi 4B pay app 3	\$ 29,830.77	100%	\$ 29,830.77	Meyer Paving & Construction Co
109	8/25/2021	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
Reunresi4/5-3	8/25/2021	Reunion Vill Resi 4/5 payapp 3	\$ 8,106.00	100%	\$ 8,106.00	PaverScape, Inc
21-0870	8/25/2021	reun vill resi 4/5/NPDES June	\$ 500.00	100%	\$ 500.00	Amerifactors
21-0946	8/25/2021	reun vill resi 4/5/NPDES July	\$ 500.00	100%	\$ 500.00	Amerifactors
135510027125	8/25/2021	reun vill resi 4/5/comm bond	\$ 39,024.00	100%	\$ 39,024.00	Marsh USA, Inc.
21-1079	9/8/2021	reun vill resi 4/5/NPDES Aug	\$ 500.00	100%	\$ 500.00	Amerifactors
019032.000-25	9/8/2021	reun vill resi 4/5/serv 8.21	\$ 1,562.52	100%	\$ 1,562.52	Madden, Moorhead & Stokes,LLC
125645	9/9/2021	reun vill lot 3/ALTA Survey	\$ 16,000.00	100%	\$ 16,000.00	KPM Franklin

8/31/21RV4A	9/15/2021	Reunion Vill Resi 4A pay app 4	\$ 16,750.00	100%	\$ 16,750.00	Meyer Paving & Construction Co
8/31/21RV4A	9/15/2021	Reunion Vill Resi 4A pay app 4	\$ 78,965.50	100%	\$ 78,965.50	Meyer Paving & Construction Co
8/31/21RV4A	9/15/2021	Reunion Vill Resi 4A pay app 4	\$ 39,248.00	100%	\$ 39,248.00	Meyer Paving & Construction Co
8/31/21RV4A	9/15/2021	Reunion Vill Resi 4A pay app 4	\$ 190,576.25	100%	\$ 190,576.25	Meyer Paving & Construction Co
8/31/21RV4A	9/15/2021	Reunion Vill Resi 4A pay app 4	\$ 55,257.60	100%	\$ 55,257.60	Meyer Paving & Construction Co
8/31/21RV4A	9/15/2021	Reunion Vill Resi 4A pay app 4	\$ 24,130.50	100%	\$ 24,130.50	Meyer Paving & Construction Co
8/31/21RV4B	9/15/2021	Reunion Vill Resi 4B pay app 4	\$ 4,750.00	100%	\$ 4,750.00	Meyer Paving & Construction Co
8/31/21RV4B	9/15/2021	Reunion Vill Resi 4B pay app 4	\$ 18,579.60	100%	\$ 18,579.60	Meyer Paving & Construction Co
8/31/21RV4B	9/15/2021	Reunion Vill Resi 4B pay app 4	\$ 72,857.75	100%	\$ 72,857.75	Meyer Paving & Construction Co
8/31/21RV4B	9/15/2021	Reunion Vill Resi 4B pay app 4	\$ 4,228.20	100%	\$ 4,228.20	Meyer Paving & Construction Co
Reunresi4/5-4	9/15/2021	Reunion Vill Resi 4/5 payapp 4	\$ 136,405.00	100%	\$ 136,405.00	PaverScape, Inc
964561	9/23/2021	reun/legal svc for Aug 2021	\$ 9,597.64	100%	\$ 9,597.64	Lowndes, Drosdick, Doster
122	9/27/2021	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
	9/30/2021	Nelson-1971274-RCfr1050	\$ 2,058.00	100%	\$ 2,058.00	Nelson Mullins Riley &
	9/30/2021	Nelson-2136276-RCfr1051	\$ 5,812.00	100%	\$ 5,812.00	Nelson Mullins Riley &
	9/30/2021	Nelson-2159118-RCfr1052	\$ 2,637.62	100%	\$ 2,637.62	Nelson Mullins Riley &
	9/30/2021	Nelson-2201228-RCfr1053	\$ 984.36	100%	\$ 984.36	Nelson Mullins Riley &
	9/30/2021	Nelson-2168699-RCfr1054	\$ 1,339.00	100%	\$ 1,339.00	Nelson Mullins Riley &
	9/30/2021	Nelson-2147058-RCfr1055	\$ 2,884.00	100%	\$ 2,884.00	Nelson Mullins Riley &
	9/30/2021	Nelson-2103407-RCfr1056	\$ 103.00	100%	\$ 103.00	Nelson Mullins Riley &
	9/30/2021	Nelson-2232008-RCfr1057	\$ 1,144.09	100%	\$ 1,144.09	Nelson Mullins Riley &
	9/30/2021	Nelson-2221451-RCfr1058	\$ 5,778.00	100%	\$ 5,778.00	Nelson Mullins Riley &
	9/30/2021	Nelson-2264832-RCfr1059	\$ 1,135.42	100%	\$ 1,135.42	Nelson Mullins Riley &
9/30/21RV4A	9/30/2021	Reunion Vill Resi 4A pay app 5	\$ 12,659.59	100%	\$ 12,659.59	Meyer Paving & Construction Co
9/30/21RV4A	9/30/2021	Reunion Vill Resi 4A pay app 5	\$ 173,106.85	100%	\$ 173,106.85	Meyer Paving & Construction Co
9/30/21RV4A	9/30/2021	Reunion Vill Resi 4A pay app 5	\$ (13,280.00)	100%	\$ (13,280.00)	Meyer Paving & Construction Co
9/30/21RV4A	9/30/2021	Reunion Vill Resi 4A pay app 5	\$ 21,190.00	100%	\$ 21,190.00	Meyer Paving & Construction Co
9/30/21RV4B	9/30/2021	Reunion Vill Resi 4B pay app 5	\$ 2,125.00	100%	\$ 2,125.00	Meyer Paving & Construction Co
9/30/21RV4B	9/30/2021	Reunion Vill Resi 4B pay app 5	\$ 64,949.50	100%	\$ 64,949.50	Meyer Paving & Construction Co
9/30/21RV4B	9/30/2021	Reunion Vill Resi 4B pay app 5	\$ 7,600.00	100%	\$ 7,600.00	Meyer Paving & Construction Co
9/30/21RV4B	9/30/2021	Reunion Vill Resi 4B pay app 5	\$ 3,000.00	100%	\$ 3,000.00	Meyer Paving & Construction Co
21-1213	9/30/2021	reun vill resi 4/5/NPDES Sep	\$ 500.00	100%	\$ 500.00	Amerifactors
125785	9/30/2021	reun vill resi 4/5/plat prep	\$ 5,000.00	100%	\$ 5,000.00	KPM Franklin
019032.000-26	9/30/2021	reun vill resi 4/5/serv 9.18	\$ 2,096.92	100%	\$ 2,096.92	Madden, Moorhead & Stokes,LLC
9/27/21	10/4/2021	reun vill resi 4/5/FEMA MT-S	\$ 1,600.00	100%	\$ 1,600.00	Osceola County Board of
120787	10/7/2021	reun vill resi 4/5/bridge eval	\$ 898.75	100%	\$ 898.75	Avcon, Inc
2276387	10/20/2021	reun vill comm/serv thru 9.30	\$ 311.44	100%	\$ 311.44	Nelson Mullins Riley &
126	10/20/2021	reun vill rest 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
001-21-306103C	10/27/2021	reun vill resi 4/5/street sign	\$ 11,996.04	100%	\$ 11,996.04	Onsight Industries, LLC
001-21-306486C	10/27/2021	reun vill resi 4/5/street sign	\$ 3,837.32	100%	\$ 3,837.32	Onsight Industries, LLC
10/31/21RV4A	11/16/2021	Reunion Vill Resi 4A pay app 6	\$ 10,000.00	100%	\$ 10,000.00	Meyer Paving & Construction Co
10/31/21RV4A	11/16/2021	Reunion Vill Resi 4A pay app 6	\$ 12,705.24	100%	\$ 12,705.24	Meyer Paving & Construction Co
10/31/21RV4A	11/16/2021	Reunion Vill Resi 4A pay app 6	\$ 119,407.62	100%	\$ 119,407.62	Meyer Paving & Construction Co
10/31/21RV4A	11/16/2021	Reunion Vill Resi 4A pay app 6	\$ 32,369.65	100%	\$ 32,369.65	Meyer Paving & Construction Co
10/31/21RV4A	11/16/2021	Reunion Vill Resi 4A pay app 6	\$ 27,720.00	100%	\$ 27,720.00	Meyer Paving & Construction Co
10/31/21RV4B	11/16/2021	Reunion Vill Resi 4B pay app 6	\$ 39,894.25	100%	\$ 39,894.25	Meyer Paving & Construction Co
10/31/21RV4B	11/16/2021	Reunion Vill Resi 4B pay app 6	\$ 875.00	100%	\$ 875.00	Meyer Paving & Construction Co
019032.000-27	11/19/2021	reun vill resi 4/5/serv 10.31	\$ 6,054.18	100%	\$ 6,054.18	Madden, Moorhead & Stokes,LLC
11/29/21	11/29/2021	reun vill resi 4/5/FP21-00814	\$ 400.00	100%	\$ 400.00	Osceola County Board of
131	11/29/2021	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
11/30/21RV4A	12/8/2021	Reunion Vill Resi 4A pay app 7	\$ 13,500.00	100%	\$ 13,500.00	Meyer Paving & Construction Co
11/30/21RV4A	12/8/2021	Reunion Vill Resi 4A pay app 7	\$ 74,838.81	100%	\$ 74,838.81	Meyer Paving & Construction Co
11/30/21RV4A	12/8/2021	Reunion Vill Resi 4A pay app 7	\$ 65,509.00	100%	\$ 65,509.00	Meyer Paving & Construction Co
11302021RV4B	12/8/2021	Reunion Vill Resi 4B pay app 7	\$ 5,250.00	100%	\$ 5,250.00	Meyer Paving & Construction Co
11302021RV4B	12/8/2021	Reunion Vill Resi 4B pay app 7	\$ 36,042.87	100%	\$ 36,042.87	Meyer Paving & Construction Co
2299747	12/9/2021	reun vill comm/sale of RE prop	\$ 4,695.64	100%	\$ 4,695.64	Nelson Mullins Riley &
ReunionRes4/5-	12/9/2021	Reunion Vill Resi 4/5 payapp 5	\$ 32,609.00	100%	\$ 32,609.00	PaverScape, Inc
5890	12/16/2021	reun vill resi 4/5/irrigation	\$ 25,000.00	100%	\$ 25,000.00	Meyer Paving & Construction Co
5890	12/16/2021	reun vill resi 4/5/irrigation	\$ 34,625.89	100%	\$ 34,625.89	Meyer Paving & Construction Co
019032.000-28	12/16/2021	reun vill resi 4/5/serv 11.27	\$ 578.34	100%	\$ 578.34	Madden, Moorhead & Stokes,LLC
2242459	12/31/2021	reun vill comm/sale of RE prop	\$ 3,444.96	100%	\$ 3,444.96	Nelson Mullins Riley &
21-1442NF	12/31/2021	reun vill resi 4/5/Oct 2021	\$ 500.00	100%	\$ 500.00	WBE Environmental, Inc
21-1653NF	12/31/2021	reun vill resi 4/5/Dec 2021	\$ 500.00	100%	\$ 500.00	WBE Environmental, Inc
F3798316002	12/31/2021	reun e/Phase 4A underground	\$ 17,191.35	100%	\$ 17,191.35	Duke Energy

F3798321401	12/31/2021	reun e/Phase 4A streetlights	\$ 19,471.74	100%	\$ 19,471.74	Duke Energy
F3803005201	12/31/2021	reun e/Phase 4B streetlights	\$ 13,156.17	100%	\$ 13,156.17	Duke Energy
F3803005801	12/31/2021	reun e/Phase 5 underground	\$ 20,942.05	100%	\$ 20,942.05	Duke Energy
F3803006101	12/31/2021	reun e/Phase 5 street lights	\$ 13,065.45	100%	\$ 13,065.45	Duke Energy
F4334478801	12/31/2021	reun e/performance guarantee	\$ 263,734.05	100%	\$ 263,734.05	Duke Energy
12/31/21RV4A	1/17/2022	Reunion Vill Resi 4A pay app 8	\$ 16,500.00	100%	\$ 16,500.00	Meyer Paving & Construction Co
12/31/21RV4A	1/17/2022	Reunion Vill Resi 4A pay app 8	\$ 51,359.88	100%	\$ 51,359.88	Meyer Paving & Construction Co
12/31/21RV4A	1/17/2022	Reunion Vill Resi 4A pay app 8	\$ 219,690.63	100%	\$ 219,690.63	Meyer Paving & Construction Co
12/31/21RV4B	1/17/2022	Reunion Vill Resi 4B pay app 8	\$ 4,500.00	100%	\$ 4,500.00	Meyer Paving & Construction Co
12/31/21RV4B	1/17/2022	Reunion Vill Resi 4B pay app 8	\$ 7,915.31	100%	\$ 7,915.31	Meyer Paving & Construction Co
12/31/21RV4B	1/17/2022	Reunion Vill Resi 4B pay app 8	\$ 1,250.00	100%	\$ 1,250.00	Meyer Paving & Construction Co
12/31/21RV4B	1/17/2022	Reunion Vill Resi 4B pay app 8	\$ 7,500.00	100%	\$ 7,500.00	Meyer Paving & Construction Co
132	1/17/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
001-21-306486-	1/17/2022	reun vill resi 4/5/street sign	\$ 2,889.17	100%	\$ 2,889.17	Onsight Industries, LLC
5897	1/17/2022	reun vill resi 4/5/electrical	\$ 220,535.00	100%	\$ 220,535.00	Meyer Paving & Construction Co
128	1/17/2022	reun vill resi 4/5/sheet pile	\$ 67,888.00	100%	\$ 67,888.00	Fender Marine Construction
019032.000-29	1/17/2022	reun vill resi 4/5/serv 12.25	\$ 1,289.76	100%	\$ 1,289.76	Madden, Moorhead & Stokes,LLC
1/31/22RV4A	1/31/2022	Reunion Vill Resi 4A pay app 9	\$ 13,750.00	100%	\$ 13,750.00	Meyer Paving & Construction Co
1/31/22RV4A	1/31/2022	Reunion Vill Resi 4A pay app 9	\$ 66,476.84	100%	\$ 66,476.84	Meyer Paving & Construction Co
1/31/22RV4A	1/31/2022	Reunion Vill Resi 4A pay app 9	\$ 49,594.21	100%	\$ 49,594.21	Meyer Paving & Construction Co
1/31/22RV4A	1/31/2022	Reunion Vill Resi 4A pay app 9	\$ 51,713.38	100%	\$ 51,713.38	Meyer Paving & Construction Co
1/31/22RV4B	1/31/2022	Reunion Vill Resi 4B pay app 9	\$ 3,000.00	100%	\$ 3,000.00	Meyer Paving & Construction Co
1/31/22RV4B	1/31/2022	Reunion Vill Resi 4B pay app 9	\$ 15,328.05	100%	\$ 15,328.05	Meyer Paving & Construction Co
22-0134	1/31/2022	reun vill resi 4/5/Jan 2022	\$ 500.00	100%	\$ 500.00	WBE Environmental, Inc
2319441	2/3/2022	reun vill resi 4/5/sale of RE	\$ 2,068.75	100%	\$ 2,068.75	Nelson Mullins Riley &
28883	2/3/2022	reun vill resi 4/5/debris remo	\$ 2,500.00	100%	\$ 2,500.00	Lawnmasters Landscaping of
135	2/3/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
5903	2/3/2022	reun vill resi 4/5/electrical	\$ 176,171.50	100%	\$ 176,171.50	Meyer Paving & Construction Co
121504	2/3/2022	reun vill resi 4/5/bridge eval	\$ 2,362.50	100%	\$ 2,362.50	Avcon, Inc
019032.000-30	2/3/2022	reun vill resi 4/5/serv 1.22.	\$ 4,514.68	100%	\$ 4,514.68	Madden, Moorhead & Stokes,LLC
28896	2/3/2022	reun vill resi 4/5/lawn maint	\$ 6,275.00	100%	\$ 6,275.00	Lawnmasters Landscaping of
44149-2/4/22	2/9/2022	reun vill resi 4/5/water meter	\$ 1,025.00	100%	\$ 1,025.00	TOHO Water Authority
RV-GD15	2/10/2022	reun vill comm/February 2022	\$ 600.00	100%	\$ 600.00	Gilbert Development
11519-2/23/22	2/24/2022	002676140-033311519/reun	\$ 1,025.00	100%	\$ 1,025.00	TOHO Water Authority
139	2/25/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
5909	2/25/2022	reun vill resi 4/5/electrical	\$ 177,263.50	100%	\$ 177,263.50	Meyer Paving & Construction Co
126097	2/25/2022	reun vill resi 4/5/survey	\$ 884.00	100%	\$ 884.00	KPM Franklin
RV-GD16	2/28/2022	reun vill comm/March 2022	\$ 20.00	100%	\$ 20.00	Gilbert Development
164333	2/28/2022	reun vill resi 4/5/gen coord	\$ 492.50	100%	\$ 492.50	Biotech Consulting, Inc
21-1516NF	3/1/2022	reun vill resi 4/5/Nov 2021	\$ 500.00	100%	\$ 500.00	WBE Environmental, Inc
019032.000-31	3/1/2022	reun vill resi 4/5/serv 2.19	\$ 4,557.06	100%	\$ 4,557.06	Madden, Moorhead & Stokes,LLC
2/28/22RV4A	3/14/2022	Reunion Vill Resi 4A payapp 10	\$ 4,500.00	100%	\$ 4,500.00	Meyer Paving & Construction Co
2/28/22RV4A	3/14/2022	Reunion Vill Resi 4A payapp 10	\$ 221,767.23	100%	\$ 221,767.23	Meyer Paving & Construction Co
2/28/22RV4A	3/14/2022	Reunion Vill Resi 4A payapp 10	\$ 122,200.00	100%	\$ 122,200.00	Meyer Paving & Construction Co
2/28/22RV4B	3/14/2022	Reunion Vill Resi 4B payapp 10	\$ 3,000.00	100%	\$ 3,000.00	Meyer Paving & Construction Co
2/28/22RV4B	3/14/2022	Reunion Vill Resi 4B payapp 10	\$ 73,683.69	100%	\$ 73,683.69	Meyer Paving & Construction Co
126679	3/14/2022	reun vill resi 4/5/survey	\$ 3,000.00	100%	\$ 3,000.00	KPM Franklin
22-0289	3/23/2022	reun vill resi 4/5/Feb 2022	\$ 500.00	100%	\$ 500.00	WBE Environmental, Inc
3/31/22RV4A	3/31/2022	Reunion Vill Resi 4A payapp 11	\$ 5,750.00	100%	\$ 5,750.00	Meyer Paving & Construction Co
3/31/22RV4A	3/31/2022	Reunion Vill Resi 4A payapp 11	\$ 12,750.00	100%	\$ 12,750.00	Meyer Paving & Construction Co
3/31/22RV4A	3/31/2022	Reunion Vill Resi 4A payapp 11	\$ 16,377.25	100%	\$ 16,377.25	Meyer Paving & Construction Co
001-21-306103-	3/31/2022	reun vill resi 4/5/street sign	\$ 11,996.03	100%	\$ 11,996.03	Onsight Industries, LLC
001-21-306486-	3/31/2022	reun vill resi 4/5/street sign	\$ 882.00	100%	\$ 882.00	Onsight Industries, LLC
143	3/31/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
22-0424	3/31/2022	reun vill resi 4/5/Mar 2022	\$ 500.00	100%	\$ 500.00	WBE Environmental, Inc
019032.000-32	3/31/2022	reun vill resi 4/5/serv 3.19	\$ 5,765.12	100%	\$ 5,765.12	Madden, Moorhead & Stokes,LLC
126835	4/1/2022	reun vill resi 4/5/survey	\$ 1,705.00	100%	\$ 1,705.00	KPM Franklin
RV-GD17	4/20/2022	reun vill comm/April 2022	\$ 600.00	100%	\$ 600.00	Gilbert Development
2341107	4/26/2022	reun vill resi 4/5/sale of RE	\$ 5,159.00	100%	\$ 5,159.00	Nelson Mullins Riley &
149	4/30/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$ 400.00	Vertex Visuals, LLC
5917	4/30/2022	reun vill resi 4/5/electric in	\$ 97,870.00	100%	\$ 97,870.00	Meyer Paving & Construction Co
4/29/22 PH5 5	5/23/2022	reun vill resi PH 5/pay app 1	\$21,410.00	100%	\$ 21,410.00	Meyer Paving & Construction Co
4/29/22 PH5 5	5/23/2022	reun vill resi PH 5/pay app 1	\$15,700.00	100%	\$ 15,700.00	Meyer Paving & Construction Co
4/29/22 PH5 5	5/23/2022	reun vill resi PH 5/pay app 1	\$ 112,725.15	100%	\$ 112,725.15	Meyer Paving & Construction Co

4/29/22 PH5 5	5/23/2022	reun vill resi PH 5/pay app 1	\$ 126,080.95	100%	\$	126,080.95	Meyer Paving & Construction Co
4/29/22 PH5 5	5/23/2022	reun vill resi PH 5/pay app 1	\$ 110,545.50	100%	\$	110,545.50	Meyer Paving & Construction Co
5/31/22 PH 5	5/31/2022	reun vill resi PH 5/pay app 2	\$ 59,650.00	100%	\$	59,650.00	Meyer Paving & Construction Co
5/31/22 PH 5	5/31/2022	reun vill resi PH 5/pay app 2	\$ 7,625.00	100%	\$	7,625.00	Meyer Paving & Construction Co
5/31/22 PH 5	5/31/2022	reun vill resi PH 5/pay app 2	\$ 10,278.00	100%	\$	10,278.00	Meyer Paving & Construction Co
5/31/22 PH 5	5/31/2022	reun vill resi PH 5/pay app 2	\$ 2,250.00	100%	\$	2,250.00	Meyer Paving & Construction Co
ReunionVllg	5/25/2022	reun vill 4/5/add retain wall	\$ 18,902.00	100%	\$	18,902.00	PaverScape, Inc
150	5/31/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$	400.00	Vertex Visuals, LLC
22-0727	5/31/2022	reun vill resi 4/5/May 2022	\$ 500.00	100%	\$	500.00	WBE Environmental, Inc
127178	6/16/2022	reun vill resi 4/5/prep sketch	\$ 2,160.00	100%	\$	2,160.00	KPM Franklin
127180	6/16/2022	reun vill resi 4/5/set & certi	\$ 2,760.00	100%	\$	2,760.00	KPM Franklin
019032.000-34	6/16/2022	reun vill resi 4/5/serv 5.28	\$ 7,187.78	100%	\$	7,187.78	Madden, Moorhead & Stokes,LLC
154	6/29/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$	400.00	Vertex Visuals, LLC
22-0849	6/29/2022	reun vill resi 4/5/Jun 2022	\$ 500.00	100%	\$	500.00	WBE Environmental, Inc
122560	6/29/2022	reun vill resi 4/5/bridge eval	\$ 37.50	100%	\$	37.50	Avcon, Inc
6/30/22 PH 5	6/30/2022	reun vill resi PH 5/pay app 3	\$ 66,051.70	100%	\$	66,051.70	Meyer Paving & Construction Co
6/30/22 PH 5	6/30/2022	reun vill resi PH 5/pay app 3	\$ 5,800.00	100%	\$	5,800.00	Meyer Paving & Construction Co
6/30/22 PH 5	6/30/2022	reun vill resi PH 5/pay app 3	\$ 6,700.00	100%	\$	6,700.00	Meyer Paving & Construction Co
22-0583	6/30/2022	reun vill resi 4/5/Apr 2022	\$ 500.00	100%	\$	500.00	WBE Environmental, Inc
11519-7/7/22	7/11/2022	002676140-033311519/meter	\$ 1,025.00	100%	\$	1,025.00	TOHO Water Authority
127413	7/13/2022	reun vill resi 4/5/legal & ske	\$ 1,620.00	100%	\$	1,620.00	KPM Franklin
60924-6/10/22	7/13/2022	9101 2366 0924/reun vill resi	\$ 548.92	100%	\$	548.92	Duke Energy
2376353	7/22/2022	reun vill/sale of RE property	\$ 1,680.00	100%	\$	1,680.00	Nelson Mullins Riley &
44149-6/22/22	7/26/2022	002576140-033344149/reun vill	\$ 39.54	100%	\$	39.54	TOHO Water Authority
RV PH4A	7/29/2022	Inspection Fees PH4	\$ 29,311.64	100%	\$	29,311.64	TOHO Water Authority
RV PH4B	7/29/2022	Inspection Fees PH4	\$ 5,081.95	100%	\$	5,081.95	TOHO Water Authority
44149-7/22/22	8/3/2022	002676140-033344149/reun vill	\$ 76.60	100%	\$	76.60	TOHO Water Authority
135517864461	8/8/2022	reun vill resi 4/5/commercial	\$ 39,024.00	100%	\$	39,024.00	Marsh USA, Inc.
019032.000-35	8/8/2022	reun vill resi 4/5/serv 6.25	\$ 2,922.19	100%	\$	2,922.19	Madden, Moorhead & Stokes,LLC
60924-7/13/22	8/8/2022	9101 2366 0924/reun vill resi	\$ 252.37	100%	\$	252.37	Duke Energy
2387324	8/12/2022	reun vill resi 4/5/sale of RE	\$ 2,229.00	100%	\$	2,229.00	Nelson Mullins Riley &
7/31/22 PH 5	8/12/2022	reun vill resi PH 5/pay app 4	\$ 69,527.50	100%	\$	69,527.50	Meyer Paving & Construction Co
7/31/22 PH 5	8/12/2022	reun vill resi PH 5/pay app 4	\$ 5,375.00	100%	\$	5,375.00	Meyer Paving & Construction Co
156	8/12/2022	reun vill resi 3/4/5/drone	\$ 400.00	100%	\$	400.00	Vertex Visuals, LLC
019032.000-36	8/12/2022	reun vill resi 4/5/serv 7.23	\$ 1,913.30	100%	\$	1,913.30	Madden, Moorhead & Stokes,LLC
60924-8/11/22	8/12/2022	9101 2366 0924/reun vill resi	\$ 260.87	100%	\$	260.87	Duke Energy
Total			\$ 7,784,651.52		\$	7,784,651.52	Revised 8.30.22

SECTION IX

Reunion East CDD
Reunion East Spine Road Gates
10/10/2022

Meyer Paving & Construction Corp.
P.O. Box 2489
Winter Park, FL. 32790
407-374-2446

Village Gates

East Gate:	Bid Amount
General Conditions:	7,000.00
Demolition and Erosion Control:	4,250.00
Roadway and Sidewalks	48,398.00
Conduit- Directional Bore	8,500.00
Other / Misc.	0.00

West Gate	Bid Amount
General Conditions:	8,000.00
Demolition and Erosion Control:	6,850.00
Roadway and Sidewalks	50,190.00
Drainage Pipe and Structure Modifications	13,625.00
Conduit	8,500.00
Other / Misc.	0.00

Total	\$155,313.00
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Plans: Reunion East Spine Road Gates consisting of 10 sheets prepared by Boyd Civil Engineering. Dated August 3,2022

Exclusions: Permits, Gates, Columns, Card Readers, Relocating Light Pole, Pull Box, Lighting Conduit and Air Release Valve.

The Bid is Subject to Change in 30 Days.

SECTION X

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	Proposals to be brought back to for BOS consideration ASAP (no contractor was responsive as of 10.06.2022). Alan Scheerer working with ACT to provide proposal for Access Control system.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan			FY2023 R&M Project
9/9/21	Security Improvements at Carriage Pointe	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
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11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Equipment installation completed. Sidewalks, concrete work, landscape design/installation, shade for outdoor Fitness Center 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 Extension Project	Adams	In Process	www.Osceola.org/go/sinclairroad

	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroad.com . Intersection improvements at Pendant Court to be considered in tandem with road improvements.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan			FY2023 R&M Project

SECTION 2

Reunion East

Community Development District

Summary of Check Register

September 1, 2022 to September 30, 2022

Fund	Date	Check No.'s		Amount
General Fund	9/1/22	5439-5443	\$	92,213.19
	9/7/22	5444-5453	\$	28,295.41
	9/13/22	5454	\$	7,891.11
	9/15/22	5455-5462	\$	33,957.57
	9/22/22	5463-5468	\$	75,872.95
	9/30/22	5469-5471	\$	2,070.99
			\$	240,301.22
Replacement & Maintenance	9/7/22	191-192	\$	30,704.74
	9/22/22	193	\$	17,858.75
			\$	48,563.49
Payroll	<u>September 2022</u>			
	John Dryburgh	50667	\$	184.70
	Mark Greenstein	50668	\$	184.70
	Steven Goldstein	50669	\$	184.70
	Trudy Hobbs	50671	\$	184.70
			\$	738.80
			\$	289,603.51

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/06/22	PAGE 1
*** CHECK DATES 09/01/2022 - 09/30/2022 ***	GENERAL FUND						
	BANK A REUNION EAST CDD						
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/01/22	00129	8/25/22 5096	202208 320-53800-48100		*	1,272.00	
			HC-INST.3UMBRELLA/STORE 7				
		8/25/22 5096	202208 300-13100-10100		*	1,128.00	
			HC-INST.3UMBRELLA/STORE 7				
				BERRY CONSTRUCTION INC.			2,400.00 005439
9/01/22	00113	8/31/22 16500	202209 300-15500-10000		*	16,110.00	
			FY23 GEN.LIAB/PUBLIC OFFC				
		8/31/22 16500	202209 300-15500-10000		*	34,143.20	
			FY23 PROPERTY INSURANCE				
		8/31/22 16500	202209 300-13100-10100		*	26,826.80	
			FY23 PROPERTY INSURANCE				
				EGIS INSURANCE ADVISORS, LLC.			77,080.00 005440
9/01/22	00144	8/26/22 66192070	202208 320-53800-57400		*	53.00	
			SVC CALL-PULL FILTERS/CLN				
		8/26/22 66192070	202208 300-13100-10100		*	47.00	
			SVC CALL-PULL FILTERS/CLN				
				FRANK'S AIR CONDITIONING, INC.			100.00 005441
9/01/22	00054	9/01/22 2022SEP	202209 320-53800-34500		*	6,183.33	
			SECURITY SERVICES SEP22				
		9/01/22 2022SEP	202209 300-13100-10100		*	5,483.33	
			SECURITY SERVICES SEP22				
				REUNION RESORT & CLUB MASTER ASSOC.			11,666.66 005442
9/01/22	00030	8/22/22 OS 41688	202208 320-53800-46500		*	512.26	
			RPR RAINBIRD VALVE/PVC/SF				
		8/22/22 OS 41688	202208 300-13100-10100		*	454.27	
			RPR RAINBIRD VALVE/PVC/SF				
				YELLOWSTONE LANDSCAPE			966.53 005443
9/07/22	00074	8/31/22 205399	202208 320-53800-47000		*	68.37	
			AQUATIC PLANT MGMT AUG22				
		8/31/22 205399	202208 300-13100-10100		*	60.63	
			AQUATIC PLANT MGMT AUG22				
				APPLIED AQUATIC MANAGEMENT, INC.			129.00 005444
9/07/22	00095	8/29/22 S237548	202208 320-53800-57400		*	143.63	
			RESET EMERGE PNL/PWR WIRE				
		8/29/22 S237548	202208 300-13100-10100		*	127.37	
			RESET EMERGE PNL/PWR WIRE				
		8/29/22 S237634	202208 320-53800-57400		*	103.88	
			SVC CALL-INSPECT BARRIER				
		8/29/22 S237634	202208 300-13100-10100		*	92.12	
			SVC CALL-INSPECT BARRIER				
				ACCESS CONTROL SYSTEMS, LLC			467.00 005445
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/07/22	00134	9/02/22 3437	202208 310-51300-31100		*	2,513.75	
			MTG/CONSRV AREA LTR/GATES				
				BOYD CIVIL ENGINEERING			2,513.75 005446
9/07/22	00106	6/09/22 332-5232	202206 320-53800-53200		*	128.30	
			COMMUNITY GRILL RULE/GOLF				
		6/09/22 332-5232	202206 300-13100-10100		*	113.78	
			COMMUNITY GRILL RULE/GOLF				
				FASTSIGNS SOUTH ORLANDO			242.08 005447
9/07/22	00176	8/24/22 25786	202208 330-53800-48200		*	145.75	
			SE-PREVENTATIVE MNT AUG22				
		8/24/22 25786	202208 300-13100-10100		*	129.25	
			SE-PREVENTATIVE MNT AUG22				
				FITNESS SERVICES OF FLORIDA INC			275.00 005448
9/07/22	00158	6/17/22 001-22-3	202206 320-53800-53200		*	2,307.62	
			PARK DIRECTIONAL SGN/FACE				
		6/17/22 001-22-3	202206 300-13100-10100		*	2,046.38	
			PARK DIRECTIONAL SGN/FACE				
				ONSIGHT, INC.			4,354.00 005449
9/07/22	00175	9/01/22 7621	202209 320-53800-46200		*	5,618.00	
			POOL MAINTENANCE SEP22				
		9/01/22 7621	202209 300-13100-10100		*	4,982.00	
			POOL MAINTENANCE SEP22				
		9/01/22 7621	202209 330-53800-46200		*	2,597.00	
			POOL MNT SEVEN EAG SEP22				
		9/01/22 7621	202209 300-13100-10100		*	2,303.00	
			POOL MNT SEVEN EAG SEP22				
				ROBERTS POOL SERVICE AND REPAIR INC			15,500.00 005450
9/07/22	00060	8/15/22 389300	202208 320-53800-46200		*	113.95	
			HC A-RMV WIRE/RPR LEAK LN				
		8/15/22 389300	202208 300-13100-10100		*	101.05	
			HC A-RMV WIRE/RPR LEAK LN				
		8/15/22 389301	202208 320-53800-46200		*	845.35	
			HCA-INST.PLM200 FLTR POOL				
		8/15/22 389301	202208 300-13100-10100		*	749.65	
			HCA-INST.PLM200 FLTR POOL				
		8/15/22 389305	202208 320-53800-46200		*	120.31	
			TER-RPR SUCTION LK/RESTR				
		8/15/22 389305	202208 300-13100-10100		*	106.69	
			TER-RPR SUCTION LK/RESTR				
		8/15/22 389306	202208 330-53800-46200		*	113.95	
			SE-RMV DEBRIS FNT RTRN LN				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/15/22	389306 202208 300-13100-10100 SE-RMV DEBRIS FNT RTRN LN		*	101.05	
		8/15/22	389307 202208 330-53800-46200 SE-RPLC DRAIN PLUG PUMP		*	146.81	
		8/15/22	389307 202208 300-13100-10100 SE-RPLC DRAIN PLUG PUMP		*	130.19	
		8/19/22	389377 202208 320-53800-46200 HS-QTRLY INSP/RPLC GUTTER		*	118.16	
		8/19/22	389377 202208 300-13100-10100 HS-QTRLY INSP/RPLC GUTTER		*	104.79	
		8/19/22	389378 202208 320-53800-46200 TER-QTRLY INSP/RPLC GRATE		*	126.75	
		8/19/22	389378 202208 300-13100-10100 TER-QTRLY INSP/RPLC GRATE		*	112.40	
		8/19/22	389379 202208 320-53800-46200 CP-QTRLY INSP/REINST.TILE		*	122.43	
		8/19/22	389379 202208 300-13100-10100 CP-QTRLY INSP/REINST.TILE		*	108.57	
		8/23/22	389417 202208 330-53800-46200 SE-RPLC MOTOR/SHAFT SEAL		*	449.97	
		8/23/22	389417 202208 300-13100-10100 SE-RPLC MOTOR/SHAFT SEAL		*	399.03	
		8/23/22	389418 202208 320-53800-46200 HS-RPLC BRKN FLOOR GRATE		*	87.42	
		8/23/22	389418 202208 300-13100-10100 HS-RPLC BRKN FLOOR GRATE		*	77.53	
		8/25/22	389441 202208 320-53800-46200 HCA-QTRLY INSP/ESCTCH.PLT		*	158.60	
		8/25/22	389441 202208 300-13100-10100 HCA-QTRLY INSP/ESCTCH.PLT		*	140.65	
				SPIES POOL LLC			4,535.30 005452
9/07/22	00030	8/30/22	OS 41951 202208 320-53800-47400 INST.BIREBUSH/PODOCARPUS		*	148.02	
		8/30/22	OS 41951 202208 300-13100-10100 INST.BIREBUSH/PODOCARPUS		*	131.26	
				YELLOWSTONE LANDSCAPE			279.28 005453
9/13/22	00049	9/01/22	562 202209 310-51300-34000 MANAGEMENT FEES SEP22		*	3,689.58	
		9/01/22	562 202209 310-51300-35200 WEBSITE ADMIN SEP22		*	66.67	
		9/01/22	562 202209 310-51300-35100 INFORMATION TECH SEP22		*	116.67	
		9/01/22	562 202209 310-51300-31300 DISSEMINATION FEE SEP22		*	833.33	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/22 562	202209 310-51300-51000		*	1.56	
		OFFICE SUPPLIES					
		9/01/22 562	202209 310-51300-42000		*	42.68	
		POSTAGE					
		9/01/22 562	202209 310-51300-42500		*	12.45	
		COPIES					
		9/01/22 563	202209 320-53800-12000		*	3,128.17	
		FIELD MANAGEMENT SEP22					
				GOVERNMENTAL MANAGEMENT SERVICES			7,891.11 005454
9/15/22 00049		9/15/22 564	202209 300-15500-10000		*	5,000.00	
		FY23 ASSESSMENT ROLL CERT					
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 005455
9/15/22 00129		9/08/22 5102	202208 330-53800-48100		*	124.55	
		SE-RPR DBL DOOR SYSTM FIT					
		9/08/22 5102	202208 300-13100-10100		*	110.45	
		SE-RPR DBL DOOR SYSTM FIT					
		9/08/22 5103	202208 320-53800-48100		*	1,378.00	
		CHK BATH/RPR PAVER/UMBRLA					
		9/08/22 5103	202208 300-13100-10100		*	1,222.00	
		CHK BATH/RPR PAVER/UMBRLA					
		9/08/22 5103	202208 330-53800-48100		*	336.55	
		SE-RPLC BATH LGHT/RPR PVR					
		9/08/22 5103	202208 300-13100-10100		*	298.45	
		SE-RPLC BATH LGHT/RPR PVR					
				BERRY CONSTRUCTION INC.			3,470.00 005456
9/15/22 00106		6/09/22 332-5232	202206 320-53800-53200		*	128.30	
		2-DANGER-GOLF BALL SIGNS					
		6/09/22 332-5232	202206 300-13100-10100		*	113.78	
		2-DANGER-GOLF BALL SIGNS					
				FASTSIGNS SOUTH ORLANDO			242.08 005457
9/15/22 00119		9/12/22 105778	202208 310-51300-31500		*	3,230.29	
		MTG/ROBERT POOL AGR/TOHO					
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			3,230.29 005458
9/15/22 00092		8/31/22 294	202208 330-53800-43300		*	2,234.48	
		SE CONTRACT CLEAN AUG22					
		8/31/22 294	202208 300-13100-10100		*	1,981.52	
		SE CONTRACT CLEAN AUG22					
		8/31/22 294	202208 330-53800-43300		*	538.89	
		SE CLEANING SUPPLY AUG22					
		8/31/22 294	202208 300-13100-10100		*	477.88	
		SE CLEANING SUPPLY AUG22					

REUE REUNION EAST TVISCARRA

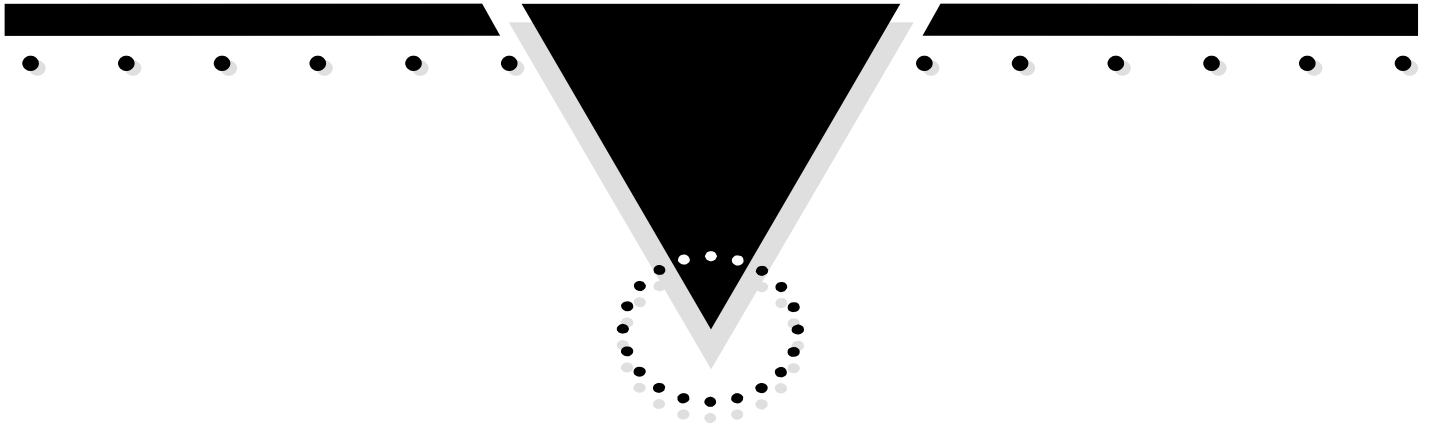
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/31/22	295 202208 320-53800-46200 POOL CLEANING SRVC AUG22		*	1,749.00	
		8/31/22	295 202208 300-13100-10100 POOL CLEANING SRVC AUG22		*	1,551.00	
		8/31/22	296 202208 320-53800-12100 MANAGEMENT FEES AUG22		*	2,153.13	
		8/31/22	296 202208 300-13100-10100 MANAGEMENT FEES AUG22		*	1,909.37	
		8/31/22	311 202208 320-53800-43100 TOHO METER#62644093 AUG22		*	256.94	
		8/31/22	315 202208 330-53800-43000 DUKEENERGY#9100 8323 9862		*	220.72	
		8/31/22	316 202208 320-53800-43000 DUKEENERGY#9100 8324 0443		*	930.47	
				REUNION RESORT			14,003.40 005459
9/15/22	00060	8/27/22	389571 202208 320-53800-46200 HS-FLSH SPA LN/RMV DEBRIS		*	145.75	
		8/27/22	389571 202208 300-13100-10100 HS-FLSH SPA LN/RMV DEBRIS		*	129.25	
		8/27/22	389681 202208 320-53800-46200 TER-REPLMB LEAK FIT/RSTRT		*	356.88	
		8/27/22	389681 202208 300-13100-10100 TER-REPLMB LEAK FIT/RSTRT		*	316.47	
		8/31/22	389630 202208 320-53800-46200 TER-RPLC VALVE/ADJ.WATER		*	120.31	
		8/31/22	389630 202208 300-13100-10100 TER-RPLC VALVE/ADJ.WATER		*	106.69	
				SPIES POOL LLC			1,175.35 005460
9/15/22	00117	8/29/22	6643445 202208 310-51300-32300 TRUSTEE FEE SER.2015A		*	4,000.00	
		8/29/22	6643445 202208 310-51300-32300 INCIDENTAL EXP SER.2015A		*	310.00	
				USBANK			4,310.00 005461
9/15/22	00030	9/06/22	OS 42587 202208 320-53800-47400 INST.MAPLE TREE-EXCITEMNT		*	916.90	
		9/06/22	OS 42587 202208 300-13100-10100 INST.MAPLE TREE-EXCITEMNT		*	813.10	
		9/06/22	OS 42587 202208 320-53800-47400 BAHIA SOD RPLCMNT 8/25/22		*	422.12	
		9/06/22	OS 42587 202208 300-13100-10100 BAHIA SOD RPLCMNT 8/25/22		*	374.33	
				YELLOWSTONE LANDSCAPE			2,526.45 005462
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
9/22/22	00074	8/31/22	205247	202208	320	53800	47000			*	204.05		
			AQUATIC	MGMT	2	POND	AUG22						
		8/31/22	205247	202208	300	13100	10100			*	180.95		
			AQUATIC	MGMT	2	POND	AUG22						
									APPLIED AQUATIC MANAGEMENT, INC.			385.00	005463
9/22/22	00095	9/13/22	S238089	202209	320	53800	48100			*	119.78		
			CHECK/RPR	HC	B	POOL	LATCH						
		9/13/22	S238089	202209	300	13100	10100			*	106.22		
			CHECK/RPR	HC	B	POOL	LATCH						
		9/13/22	S238132	202209	320	53800	57400			*	859.10		
			RPLC	TOGGLE	SWTCH	CTRL	BD						
		9/13/22	S238132	202209	300	13100	10100			*	761.85		
			RPLC	TOGGLE	SWTCH	CTRL	BD						
		9/14/22	S238185	202209	320	53800	57400			*	79.50		
			RESET	STICKER	CARD	READER							
		9/14/22	S238185	202209	300	13100	10100			*	70.50		
			RESET	STICKER	CARD	READER							
									ACCESS CONTROL SYSTEMS, LLC			1,996.95	005464
9/22/22	00129	9/10/22	5104	202209	320	53800	48100			*	98.05		
			CP-INSP/RESET	LGHT	TIMER								
		9/10/22	5104	202209	300	13100	10100			*	86.95		
			CP-INSP/RESET	LGHT	TIMER								
		9/10/22	5105	202209	330	53800	48100			*	352.45		
			SE-INST.	HANDICAP	WTR	FAUC							
		9/10/22	5105	202209	300	13100	10100			*	312.55		
			SE-INST.	HANDICAP	WTR	FAUC							
		9/15/22	5107	202209	320	53800	53000			*	365.70		
			TER-GRND	23	SECT.	SIDEWALK							
		9/15/22	5107	202209	300	13100	10100			*	324.30		
			TER-GRND	23	SECT.	SIDEWALK							
									BERRY CONSTRUCTION INC.			1,540.00	005465
9/22/22	00180	9/13/22	16093	202209	320	53800	46200			*	214.65		
			INST.3-500	WATT	120V	LAMP							
		9/13/22	16093	202209	300	13100	10100			*	190.35		
			INST.3-500	WATT	120V	LAMP							
									LAKE FOUNTAINS & AERATION, INC.			405.00	005466
9/22/22	00163	7/12/22	1802	202207	320	53800	47500			*	583.00		
			PRS.WSH-CP	ENT/TER	WALL								
		7/12/22	1802	202207	300	13100	10100			*	517.00		
			PRS.WSH-CP	ENT/TER	WALL								
									PRESSURE WASH THIS			1,100.00	005467
									REUE REUNION EAST				
									TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/07/22	00015	8/29/22 S235959	202208 320-53800-64000	INST.5FT PED.GATE-HS/HC	*	13,221.77	
		8/29/22 S235959	202208 300-13100-10100	INST.5FT PED.GATE-HS/HC	*	11,724.97	
ACCESS CONTROL TECHNOLOGIES, INC.							24,946.74 000191
9/07/22	00033	8/15/22 7150297	202208 330-53800-60000	SE-SHOULDER PRESS/WEIGHTS	*	3,051.74	
		8/15/22 7150297	202208 300-13100-10100	SE-SHOULDER PRESS/WEIGHTS	*	2,706.26	
LUMOS HOLDINGS US ACQUISITION CO.							5,758.00 000192
9/22/22	00035	8/31/22 565	202208 320-53800-66000	PRS.WSH/RPR STUCCO/PAINT	*	9,465.14	
		8/31/22 565	202208 300-13100-10100	PRS.WSH/RPR STUCCO/PAINT	*	8,393.61	
GOVERNMENTAL MANAGEMENT SERVICES							17,858.75 000193
TOTAL FOR BANK C						48,563.49	
TOTAL FOR REGISTER						48,563.49	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

August 31, 2022



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2	General Fund Income Statement
3	Replacement & Maintenance Income Statement
4	Debt Service Series 2002A-2 Income Statement
5	Debt Service Series 2005 Income Statement
6	Debt Service Series 2015A Income Statement
7	Debt Service Series 2015-1 Income Statement
8	Debt Service Series 2015-2 Income Statement
9	Debt Service Series 2015-3 Income Statement
10	Debt Service Series 2021 Income Statement
11	Capital Projects Series 2005 Income Statement
12	Capital Projects Series 2021 Income Statement
13-14	Month to Month
15	Long Term Debt
16-17	FY22 Assessment Receipt Schedule

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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
ASSETS:					
CASH	\$550,568	\$201,975	---	---	\$752,543
CUSTODY ACCOUNT	\$463,305	---	---	---	\$463,305
STATE BOARD OF ADMINISTRATION	\$1,510,408	\$3,361,323	---	---	\$4,871,732
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$135,645	\$39,422	---	---	\$175,067
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$101,023	---	\$101,023
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$194,530	---	\$194,530
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$939,300	---	\$939,300
Prepayment	---	---	\$9,298	---	\$9,298
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	---	---	\$348,384	---	\$348,384
Construction	---	---	---	\$8,790,236	\$8,790,236
TOTAL ASSETS	\$2,659,927	\$3,602,720	\$2,888,697	\$8,790,246	\$17,941,590
LIABILITIES:					
ACCOUNTS PAYABLE	\$48,950	\$48,563	---	---	\$97,514
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$43,890	\$11,078	---	---	\$54,967
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	\$3,543,079	---	---	\$3,785,831
UNASSIGNED	\$2,318,013	---	---	---	\$2,318,013
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,106)	---	(\$6,643,106)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,170,460)	---	(\$6,170,460)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,128,598	---	\$1,128,598
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	---	---	\$1,464,539	---	\$1,464,539
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$8,790,236	\$8,790,236
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,659,927	\$3,602,720	\$2,888,697	\$8,790,246	\$17,941,590

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Roll	\$1,435,176	\$1,435,176	\$1,487,289	\$52,113
Special Assessments - Direct	\$583,672	\$583,672	\$557,770	(\$25,902)
Interest	\$750	\$688	\$9,448	\$8,760
Miscellaneous Income	\$0	\$0	\$976	\$976
Transfer In	\$0	\$0	\$61	\$61
Rental Income	\$0	\$0	\$10,335	\$10,335
TOTAL REVENUES	\$2,019,598	\$2,019,536	\$2,065,879	\$46,344
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$11,000	\$11,000	\$0
FICA	\$918	\$842	\$842	\$0
Engineering	\$15,000	\$13,750	\$32,346	(\$18,596)
Attorney	\$35,000	\$32,083	\$34,197	(\$2,114)
Trustee Fees	\$8,620	\$8,620	\$4,310	\$4,310
Arbitrage	\$2,400	\$1,200	\$1,200	\$0
Collection Agent	\$5,000	\$4,583	\$5,000	(\$417)
Dissemination	\$10,000	\$9,167	\$9,167	\$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	\$40,585	\$40,585	\$0
Information Technology	\$1,400	\$1,283	\$1,283	(\$0)
Website Maintenance	\$800	\$733	\$733	(\$0)
Telephone	\$300	\$275	\$0	\$275
Postage	\$1,500	\$1,375	\$468	\$907
Printing & Binding	\$1,500	\$1,375	\$615	\$760
Insurance	\$15,950	\$15,950	\$14,986	\$964
Legal Advertising	\$5,000	\$4,583	\$1,382	\$3,201
Other Current Charges	\$600	\$550	\$70	\$480
Office Supplies	\$500	\$458	\$70	\$388
Travel Per Diem	\$250	\$229	\$0	\$229
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$168,288	\$155,917	\$166,973	(\$11,055)
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$37,538	\$34,410	\$34,410	(\$0)
Management Services Agreement	\$21,430	\$19,644	\$23,684	(\$4,040)
Facility Lease Agreement	\$3,593	\$3,294	\$3,610	(\$316)
Telephone	\$6,858	\$6,287	\$6,348	(\$62)
Electric	\$355,535	\$325,907	\$280,961	\$44,946
Water & Sewer	\$42,200	\$38,683	\$27,393	\$11,290
Gas	\$40,618	\$37,233	\$31,991	\$5,242
Pool & Fountain Maintenance	\$118,688	\$108,797	\$102,394	\$6,403
Environmental	\$12,054	\$11,050	\$6,624	\$4,426
Property Insurance	\$29,013	\$29,013	\$32,847	(\$3,834)
Irrigation Repairs	\$8,572	\$7,857	\$5,434	\$2,423
Landscape Contract	\$503,702	\$461,727	\$444,372	\$17,355
Landscape Contingency	\$26,375	\$24,177	\$7,204	\$16,973
Gate and Gatehouse Expenses	\$16,880	\$15,473	\$22,244	(\$6,771)
Roadways/Sidewalks	\$26,375	\$24,177	\$7,576	\$16,601
Lighting	\$5,275	\$4,835	\$233	\$4,602
MSA Building Repairs	\$13,188	\$12,089	\$12	\$12,076
Pressure Washing	\$18,463	\$16,924	\$17,305	(\$381)
Repairs & Maintenance	\$10,550	\$9,670	\$12,637	(\$2,967)
Signage	\$13,188	\$12,089	\$3,526	\$8,563
Security	\$73,850	\$67,696	\$77,597	(\$9,902)
Parking Violation Tags	\$264	\$242	\$0	\$242
<u>SEVEN EAGLES:</u>				
Electric	\$14,559	\$13,346	\$12,771	\$575
Water & Sewer	\$6,881	\$6,308	\$5,765	\$542
Gas	\$8,546	\$7,834	\$9,001	(\$1,167)
Telephone/Emergency Pool Phone	\$185	\$170	\$0	\$170
Contract Cleaning	\$27,118	\$24,858	\$30,147	(\$5,289)
Landscape Contract	\$9,495	\$8,704	\$9,007	(\$304)
Landscape Contingency	\$2,638	\$2,418	\$0	\$2,418
Pool Maintenance	\$18,357	\$16,827	\$26,296	(\$9,469)
Lighting	\$791	\$725	\$0	\$725
Fitness Center Repairs & Maintenance	\$791	\$725	\$1,970	(\$1,245)
Operating Supplies	\$6,594	\$6,044	\$0	\$6,044
Pest Control	\$222	\$204	\$0	\$204
Repairs & Maintenance	\$3,165	\$2,901	\$7,615	(\$4,714)
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$100,000	\$91,667	\$0	\$91,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$267,764	\$267,764	\$267,764	\$0
TOTAL MAINTENANCE	\$1,851,311	\$1,721,766	\$1,518,738	\$203,028
TOTAL EXPENDITURES	\$2,019,598	\$1,877,683	\$1,685,711	\$191,972
EXCESS REVENUES (EXPENDITURES)	\$0		\$380,168	
FUND BALANCE - Beginning	\$0		\$2,180,597	
FUND BALANCE - Ending	\$0		\$2,560,765	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

Transfer In	\$267,764	\$267,764	\$267,764	\$0
Interest	\$4,500	\$4,125	\$21,193	\$17,068

TOTAL REVENUES

\$272,264	\$271,889	\$288,957	\$17,068
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EXPENDITURES:

Contingency	\$100	\$92	\$402	(\$310)
Building Improvements	\$127,391	\$116,775	\$16,070	\$100,705
Fountain Improvements	\$5,275	\$4,835	\$0	\$4,835
Gate/Gatehouse Improvements	\$51,695	\$47,387	\$19,663	\$27,724
Landscape Improvements	\$26,375	\$24,177	\$34,660	(\$10,483)
Irrigation Improvements	\$13,188	\$12,089	\$0	\$12,089
Lighting Improvements	\$2,638	\$2,418	\$0	\$2,418
Monument Improvements	\$5,275	\$4,835	\$0	\$4,835
Pool Furniture	\$13,188	\$12,089	\$6,854	\$5,235
Pool Repair & Replacements	\$27,430	\$25,144	\$40,605	(\$15,461)
Roadways/Sidewalks Improvement	\$26,375	\$24,177	\$38,682	(\$14,505)
Signage	\$34,288	\$31,430	\$34,100	(\$2,670)
Stormwater Improvement	\$0	\$0	\$1,590	(\$1,590)
Capital Outlay	\$131,875	\$120,885	\$55,445	\$65,440

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,638	\$2,418	\$0	\$2,418
Landscape Improvements	\$2,638	\$2,418	\$0	\$2,418
Pool Furniture	\$7,913	\$7,254	\$0	\$7,254
Pool Repair & Replacements	\$0	\$0	\$11,334	(\$11,334)
Capital Outlay	\$0	\$0	\$25,228	(\$25,228)

TOTAL EXPENDITURES

\$478,280	\$438,423	\$284,632	\$153,790
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EXCESS REVENUES (EXPENDITURES)

(\$206,016)	\$4,325
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FUND BALANCE - Beginning

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

\$3,364,131	\$3,543,079
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

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

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$82	\$82
TOTAL REVENUES	\$0	\$0	\$82	\$82
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		\$82	
FUND BALANCE - Beginning	\$0		(\$6,643,188)	
FUND BALANCE - Ending	\$0		(\$6,643,106)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

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

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$158	\$158
TOTAL REVENUES	\$0	\$0	\$158	\$158
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		(\$3,910)	
FUND BALANCE - Beginning	\$0		(\$6,166,550)	
FUND BALANCE - Ending	\$0		(\$6,170,460)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
Special Assessments	\$2,568,595	\$2,568,595	\$2,597,283	\$28,688
Prepayment Assessments	\$0	\$0	\$9,290	\$9,290
Interest	\$50	\$46	\$1,884	\$1,838

TOTAL REVENUES

\$2,568,645	\$2,568,641	\$2,608,457	\$39,816
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EXPENDITURES:

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

TOTAL EXPENDITURES

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

(\$41,605)	(\$1,793)
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FUND BALANCE - Beginning

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

\$894,794	\$1,128,598
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
Interest	\$0	\$0	\$5	\$5
TOTAL REVENUES	\$0	\$0	\$5	\$5

EXPENDITURES:

Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	(\$14)	(\$14)
TOTAL OTHER	\$0	\$0	(\$14)	(\$14)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$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 August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
Interest	\$0	\$0	\$14	\$14
TOTAL REVENUES	\$0	\$0	\$14	\$14

EXPENDITURES:

Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

OTHER FINANCING SOURCES (USES)

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

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
Interest	\$0	\$0	\$7	\$7

TOTAL REVENUES

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

EXPENDITURES:

Other Debt Service Costs	\$0	\$0	\$0	\$0
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TOTAL EXPENDITURES

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

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	(\$15)	(\$15)
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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 August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
Special Assessments	\$1,116,155	\$1,116,155	\$1,118,418	\$2,263
Interest	\$100	\$92	\$2,445	\$2,353

TOTAL REVENUES

\$1,116,255	\$1,116,247	\$1,120,862	\$4,616
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EXPENDITURES:

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

TOTAL EXPENDITURES

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

\$202,851	\$207,458
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FUND BALANCE - Beginning

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

\$343,774	\$1,464,539
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Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

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

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021

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

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$15,575	\$15,575
TOTAL REVENUES	\$0	\$0	\$15,575	\$15,575
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$6,512	\$6,512
TOTAL EXPENDITURES	\$0	\$0	\$6,512	\$6,512
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,063	
FUND BALANCE - Beginning	\$0		\$8,781,173	
FUND BALANCE - Ending	\$0		\$8,790,236	

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	\$25,052	\$0	\$0	\$557,770
Interest	\$82	\$86	\$142	\$185	\$180	\$375	\$561	\$1,083	\$1,546	\$2,308	\$2,900	\$0	\$9,448
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	\$265	\$0	\$0	\$10,335
Total Revenues	\$8,266	\$227,694	\$948,314	\$300,032	\$52,499	\$51,277	\$154,283	\$147,726	\$145,264	\$27,625	\$2,900	\$0	\$2,065,879
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$11,000
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$842
Engineering	\$395	\$2,284	\$2,862	\$0	\$2,138	\$329	\$7,987	\$4,267	\$6,108	\$3,463	\$2,514	\$0	\$32,346
Attorney	\$5,604	\$1,673	\$1,249	\$2,830	\$2,526	\$4,819	\$2,606	\$2,491	\$3,385	\$3,785	\$3,230	\$0	\$34,197
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310	\$0	\$4,310
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$600	\$0	\$1,200
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	\$833	\$833	\$0	\$9,167
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	\$3,690	\$3,690	\$0	\$40,585
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$1,283
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$733
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$20	\$22	\$8	\$46	\$30	\$36	\$100	\$21	\$111	\$55	\$20	\$0	\$468
Printing & Binding	\$138	\$156	\$191	\$87	\$18	\$0	\$10	\$1	\$6	\$4	\$5	\$0	\$615
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	\$605	\$0	\$0	\$1,382
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$35	\$0	\$0	\$70
Office Supplies	\$16	\$16	\$15	\$16	\$2	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$70
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	\$13,729	\$16,463	\$0	\$166,973

**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	\$3,128	\$3,128	\$0	\$34,410
Management Services Agreement	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$0	\$23,684
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	\$553	\$558	\$0	\$6,348
Electric	\$26,675	\$23,843	\$15,788	\$27,477	\$27,830	\$20,476	\$19,650	\$36,564	\$27,554	\$27,077	\$28,027	\$0	\$280,961
Water & Sewer	\$2,959	\$2,161	\$2,480	\$2,846	\$1,640	\$4,025	\$1,949	\$2,299	\$2,955	\$1,339	\$2,739	\$0	\$27,393
Gas	\$1,060	\$1,702	\$3,042	\$4,530	\$4,476	\$5,960	\$4,068	\$3,005	\$2,206	\$1,348	\$595	\$0	\$31,991
Pool & Fountain Maintenance	\$16,252	\$9,406	\$9,157	\$8,397	\$7,111	\$7,445	\$11,475	\$11,165	\$7,692	\$6,414	\$7,881	\$0	\$102,394
Environmental	\$793	\$138	\$345	\$446	\$1,068	\$446	\$446	\$446	\$1,030	\$446	\$1,021	\$0	\$6,624
Property Insurance	\$32,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155	\$0	\$0	\$32,847
Irrigation	\$736	\$0	\$0	\$1,245	\$115	\$0	\$519	\$1,257	\$274	\$373	\$915	\$0	\$5,434
Landscape Contract	\$34,605	\$68,297	\$48,047	\$34,605	\$34,605	\$43,937	\$33,196	\$33,398	\$46,855	\$33,413	\$33,413	\$0	\$444,372
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,307	\$0	\$832	\$2,544	\$292	\$0	\$2,229	\$0	\$7,204
Gatehouse and Gatehouse Expenses	\$4,490	\$1,322	\$2,530	\$1,036	\$1,659	\$1,072	\$2,368	\$1,756	\$2,921	\$1,625	\$1,465	\$0	\$22,244
Roadways/Sidewalks	\$0	\$3,821	\$0	\$0	\$3,246	\$0	\$0	\$0	\$0	\$509	\$0	\$0	\$7,576
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$56	\$0	\$0	\$178	\$0	\$0	\$233
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	\$583	\$0	\$0	\$17,305
Repairs & Maintenance	\$0	\$2,491	\$0	\$530	\$0	\$1,590	\$530	\$726	\$2,838	\$536	\$3,396	\$0	\$12,637
Signage	\$0	\$98	\$0	\$223	\$0	\$0	\$0	\$0	\$2,564	\$225	\$416	\$0	\$3,526
Security	\$6,183	\$6,183	\$6,183	\$7,376	\$7,376	\$7,376	\$7,376	\$7,376	\$7,389	\$7,389	\$7,389	\$0	\$77,597
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	\$1,636	\$1,433	\$0	\$12,771
Water & Sewer	\$336	\$387	\$324	\$403	\$356	\$328	\$738	\$282	\$1,046	\$1,041	\$524	\$0	\$5,765
Gas	\$294	\$267	\$416	\$1,413	\$1,220	\$1,606	\$1,162	\$960	\$802	\$592	\$268	\$0	\$9,001
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	\$2,773	\$2,773	\$0	\$30,147
Landscape Contract	\$533	\$2,053	\$1,129	\$533	\$533	\$750	\$750	\$533	\$1,129	\$533	\$533	\$0	\$9,007
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	\$2,217	\$2,248	\$0	\$26,296
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	\$297	\$146	\$0	\$1,970
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	\$1,736	\$461	\$0	\$7,615
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	\$120,012	\$98,269	\$103,713	\$0	\$1,518,738
Total Expenditures	\$174,892	\$151,643	\$385,334	\$115,320	\$116,725	\$128,898	\$116,944	\$128,374	\$135,406	\$111,998	\$120,176	\$0	\$1,685,711
Excess Revenues (Expenditures)	(\$166,626)	\$76,050	\$562,980	\$184,712	(\$64,226)	(\$77,621)	\$37,339	\$19,351	\$9,859	(\$84,374)	(\$117,276)	\$0	\$380,168

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	\$ -