# *Reunion East Community Development District*

## *Agenda*

## *November 10, 2022*

# AGENDA

# *Reunion East*
## *Community Development District*

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

November 3, 2022

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, November 10, 2022 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

**Zoom Information for Members of the Public:**
Link: https://us06web.zoom.us/j/81019901423
Dial-in Number: (646) 876-9923
Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Review of Resumes and Letters of Interest to Fill Board Vacancy
    B. Appointment of Individual to Fulfill Board Vacancy
4. Approval of Minutes of the October 13, 2022 Meeting
5. Consideration of License Agreement with Kingwood for Use of Heritage Crossings Community Center
6. Consideration of Research to Designate Handicapped Parking Space on Public Roadway
7. Consideration of Conservation Area Maintenance Proposal
8. Consideration of Security Services Agreement Renewal
9. Consideration of Recreational Facility Policies
10. Consideration of Proposal for Stormwater System Repairs
11. 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

12. Other Business
13. Supervisor's Requests
14. Next Meeting Date December 8th, 2022
15. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

# SECTION III

# SECTION A

# **DIANE E. DAVIS** MBA, RN, BSN

## (CCRN, CAPA, CPAN) Previous Certifications


- 1540 Corolla Ct • Reunion, FL • 34747 317.374.4432 • dianeedavis@live.com


**OBJECTIVE**: Seeking a Board of Supervisors position dedicated to utilizing my education, experience and abilities leading and managing excellence in Reunion East Community Development District.

| **Profile**: | |
|---|---|
| Quotes: Managers, employee, co-workers.<br><br>*"I am so blessed to have you as a coworker and friend", Holly Huffman, RN, IU Health.* | ▪ Self-guided, confident, energetic, positive outlook, task-oriented professional.<br>▪ Known for quality work and teaming approach<br>▪ Working knowledge of medical supplies, pharmaceuticals<br>▪ Solid nursing credentials and diverse background. Nursing and management areas include neurological/ adult/coronary critical care, radiology, dialysis, conscious sedation, outpatient assessment, surgery, recovery-rehabilitation, large outpatient clinic, long-term/rehab care. Nurse research committee<br>▪ Aided in department building, service line change, policies/procedures and education/orientation<br>▪ Mentoring, discipline for staff and student nurses. Process improvement. Quality Assurance. Emergency Management. Environment of Care |

| **CURRENT LICENSES & CERTIFICATIONS** | | **EDUCATION & TRAINING** |
|---|---|---|
| *"Thank you for caring and your thoughtfulness with us…God Bless you and what you do." - Excerpts from letter of family*<br><br>*"Appreciate her sharp mind and willingness to challenge and ask why, with the intent to improve processes..took incredible undertaking. RT has* | ▪ Leadership training classes- Feedback, Managing Diversity, Practical Leadership, Flexible Conflict, Effective Meetings, Negotiations, Understanding and Working with Others, Project Management and Writing Grant Proposals<br>▪ Skilled Technology User Microsoft Office Products, Outlook, PowerPoint<br>▪ BC, CVN-1 Certification, August 2004-07<br>▪ CCRN Certification, August 2004-2021 | ▪ Purdue University, West Lafayette, IN<br>▪ Ball State University- Muncie, IN<br>▪ Ball State University Nursing Class President<br>▪ Master's of Business Administration, Indiana Wesleyan University, Indianapolis, IN<br>▪ Instructor Certifications, BLS, PALS, ACLS –Presently Active<br>▪ In-progress-LEAN Six Sigma |

| | | |
|---|---|---|
| *grown tremendously" Cindy Bone, Director of Resource Team, PA* | ▪ CAPA/CPAN Certifications April 2012-21<br>▪ BLS instructor March 2007-Present<br>▪ ACLS instructor February 2003-2021<br>▪ Pediatric Life Support (PALS) 1997 –2021<br>▪ IU Health Senior CAP RN 2011-2018 | |

| **PROFESSIONAL EXPERIENCE** | |
|---|---|
| *"Diane has been a mentor to new staff.., eager to assist her peers.., great team player.., has strong clinical skills and a wide knowledge base. We are fortunate that Diane continues her career in NCC."*<br><br>*Deb Sipes-Fears*<br><br>*Clarian NCC manager*<br><br>*"Has a lot to offer. Instrumental in helping make positive changes. Focus is providing excellent in a safe environment. Always open to suggestions and good grasp on what is needed to make area better."Tommia Asher, Manager,* | **February 2010 –June 2018 (Medical Retirement)**<br><br>IU Health Ambulatory Outpatient Surgery Centers – Senior CAP RN<br><br>**May 2008-January 2010**<br><br>Kindred Healthcare – *Director of Nursing Services/Special Care Unit Staff*<br><br>ICU Nursing Care Responsibilities<br><br>**April 2006-May 2008**<br><br>Clarian- Indiana University Hospital – *Medical Diagnostic Center*<br><br>Outpatient Clinical Manager<br><br>▪ Building/Recreating a professional, efficiencies in patient-focused model care<br>▪ Responsible for assisting in MDC Improvement Project<br>▪ All responsibilities for management leadership in front office, scheduling center, clinical and lab departments<br><br>**May 2005-April 2006**<br><br>Clarian North Medical Center<br><br>*Acute Care (Medial Surgical)/ Bariatrics Manager*<br><br>▪ Responsible for staff of 66+ RN, US, PCA. Duties include hiring, firing, discipline and development (mentoring and educating) associates<br>▪ Covered hospital manager on-call duties |

*SSSC,*
*IU Health*

"Appreciate *your kindness…always have a warm smile and have a sense of being there for us instead of against us. Hospital work is getting more and more demanding which makes those attributes so meaningful." Darlene Clark RN*

*"System focused in balancing all of the needs in the network and prioritizing where the highest staffing needs are. At the same time, being flexible and open to possible alternatives and how we can manage the best possible-clinical competence and fiscal responsibility..pleasant and non-defensive to feedback and suggestions." Ann Stines, Director of ICU/PCU Community Hospital South*

- Facilitated meetings for Service Excellence Service lines- Bariatrics. Member of Steering Committees for Cardiovascular, Orthopedics and Minimally Invasive Surgeries
- Assist in developing multiple different areas for orientation guides, Powerchart applications, developing policies/procedures, roles and responsibilities, budget, staffing grids and multiple other duties for start-up facility

**November 2002-April 2005**

Community Hospital Network

*Resource Team Clinical Manager*

- Responsible for staff of 110+ RN, LPN, Nurse Aide, Secretarial staff. Duties include hiring, firing, discipline and development (mentoring and educating) and scheduling of staff. Process improvement of travelers, cross training, orientation, student nurse program and Resource Team guidelines
- Successfully planning/ executed staffing plans to eliminate agency over 2 months
- Set-up cross training plans for staffing in multiple inpatient and outpatient areas
- Establish Community Network Nursing Resource requests. Scheduling for Indiana Heart Hospital, Community Hospitals North, East and South, CHN contracts
- Clinical Practice Committee at Community North and East
- Responsible for coordinating change Network to six week calendars

**November 1987 – December 2003**

Methodist Hospital of Indianapolis

*Clinical Staff Nurse (ICU's, radiology, conscious sedation, OSC-PACU)*

- Direct patient care to surgical, trauma and medical patients in a 1500-bed hospital
- Detailed assessments, Intracranial and intra-arterial pressure monitoring, Patient/Family education and Organ procurement preparation
- Charge Nurse – Admissions, Transfer of patients, Patient/Family/Co-worker conflict, Staffing duties, Resource duties and Unit leadership
- Coordination of patient care – physician/family/support therapies - conferencing for patient issues and concerns
- Scheduling – Staffing requirements and resource planning

**March 1999 – August 2001 (Periodic)**

Shadowed Methodist Sr. Vice President of Nursing Ann Hendrich Clinical Operations

## PROFESSIONAL/ COMMUNITY MEMBERSHIP & ACTIVITIES

- Purdue Varsity Track/Field Scholarship
- Ball State Varsity Track/Field Scholarship
- AACN member/Ambassador 2002-2018
- ASPAN member December 2010-2018
- Sons of Norway Member/Director of Children's Programs, 1998–Present
- Co- President Mt Vernon MS PTO, 2004-07/MV Community Schools Volunteer, 1996 –2012
- Mt Vernon Education Foundation Founding Member
- Coach assist(volunteer) Jr HI to High School Track/Field Events 2005-2012
- Church Youth Volunteer and Teacher 1995-2012

**From:** Perter Toscano <petertmes1@icloud.com>
**Subject: Board Seat**
**Date:** October 26, 2022 at 10:23:57 AM EDT
**To:** tadams@gmscfl.com

To Tricia Adams
My name is Peter Toscano I
Live at 7410 Gathering Court in
Reunion 34747 .. I have been a resident since 2009 and a land
owner from 2006. I have owned
Two Public Companies, Besides
Owning a Trucking Company in
New York for 35 years before
that . I am 73 years old and am
a year long resident. I have seen
many changes during that time
some good some bad .. If I could
be helpful in creating a better
Community I would look forward
to serving on the Board ..
Sincerely Yours
Peter Toscano
6466274152

Sent from my iPhone

# 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, **October 13, 2022** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

| | |
|---|---|
| Mark Greenstein | Chairman |
| Steven Goldstein *via Zoom* | Vice Chairman |
| Trudy Hobbs | Assistant Secretary |
| John Dryburgh | Assistant Secretary |

Also present were:

| | |
|---|---|
| Tricia Adams | District Manager |
| Kristen Trucco | District Counsel |
| Steve Boyd *via Zoom* | District Engineer |
| Alan Scheerer | Field Manager |
| Victor Vargas | Reunion Security |
| Pete Wittman | Yellowstone Landscape |
| Garrett Huegel | Yellowstone Landscape |
| Residents | |

*The following is a summary of the discussions and actions taken at the October 13, 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 1:00 p.m. and called the roll. All Supervisors were present in person.

**SECOND ORDER OF BUSINESS** **Public Comment Period**

Ms. Adams opened the public comment period. Resident Beverly Pappas of Heritage Crossing Way addressed the following:

- The pool clock was still not working.
- The sign at the pool needed refurbishment.
- There were raccoons in the area late at night.
- Questioned who was responsible for the landscaping in Heritage Crossing and at the overflow parking, as the grass was turning and there were weeds in the shrubs.
- The gate for the trash was broken and the HOA told her it was a CDD matter and the CDD paid for it.

In response to Mr. Dryburgh's question, Ms. Pappas was referring to the trash adjacent to the Heritage Crossing Community Center (HCCC), which was being used by non-residents, causing an overage in the cost of garbage pickup. Ms. Adams requested that Mr. Scheerer meet with Ms. Pappas after the meeting.

- During the holidays, trucks dropped off food and blocked the road. One truck ran over shrubs.
- Pool tiles were missing and the pool needed resurfacing.

Mr. Scheerer explained that they were having issues getting parts for the clock and kids were pulling the letters off of the pool signs, which staff was refurbishing. The landscaping around the HCCC, trash area and overflow parking were the responsibility of Reunion Resort/Kingwood under the Management Services Agreement (MSA). The CDD did not have an agreement with Waste Management for trash removal. Mr. Greenstein stated if the agreement was between the CDD and Kingwood, the CDD needed to point out the deficiencies to Kingwood. Mr. Scheerer verified that Kingwood was informed about it. Mr. Greenstein requested that Kingwood be continually reminded and, in the meantime, they would walk the area and decide what issues to bring up to Kingwood. The vast majority of issues were the responsibility of the Condo Association, but the CDD provided assistance to resolve certain issues. Mr. Dryburgh noted that the trash issue was a continual problem that needed to be addressed by the HOA. Mr. Greenstein suggested that Ms. Pappas get the license plate of the person dumping trash and provide to security. There being no further comments, Ms. Adams closed the public comment period.

**THIRD ORDER OF BUSINESS** **Approval of Minutes of the September 8, 2022 Meeting**

> On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the Minutes of the September 8, 2022 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS** **Consideration of Management Services Agreement Renewal for Heritage Crossings**

Ms. Adams stated as mentioned earlier, several years ago, the District entered into a MSA with Kingwood to manage the day-to-day operations of the HCCC. They also managed the calendar of events and rental schedule. The MSA expired on September 30th and last month, a month-to-month agreement was entered into, temporarily. Ms. Trucco reviewed the renewal terms for the MSA, which was included in the agenda package. The agreement was reviewed by Bond Counsel because public bonds were used to fund the construction of this facility. Bond Counsel approved it as well as Kingwood, who agreed to receive compensation from the District of $16,250 per year for five years. In the first year of the previous agreement, the District paid $48,750, then $32,500 and $16,250 for the final year. This would extend the agreement with all of the same other terms as the prior agreement.

Mr. Dryburgh recalled under the prior agreement, Kingwood discussed upgrading the kitchen. Ms. Adams confirmed that there was discussion, but it was not part of any official agreement. Mr. Greenstein was happy that the agreement was coming up for renewal so they could discuss maintenance requirements and benefits to the resort for managing this facility and suggested reviewing the issues and performing a walk-through of the property. Ms. Hobbs asked if the agreement included the stables. Mr. Greenstein confirmed that the stables were included. Ms. Trucco advised that there was an obligation for Kingwood to maintain the HCCC and stables to ensure that they were in good working order. Mr. Dryburgh asked if they would pay to replace the roof. Ms. Adams stated they would do minor repairs, but capital expenditures such as the roof replacement, would be the responsibility of the District. Under the MSA, Kingwood would collect the rental income for HCCC and remit a portion to the District.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Management Services Agreement Renewal with Kingwood for the Heritage Crossings Community Center as stated above was approved.

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01 Approving the Conveyance of Real Property and Improvement from EHOF Acquisitions II Borrower, LLC**

Ms. Adams recalled that a great deal of construction was underway at Reunion Village, which was tied into bond requisitions that the Board would be considering later in the meeting. There was a formal process by which the property was conveyed. District Counsel worked with the District Engineer and other staff to prepare the documentation. Ms. Trucco presented Resolution 2023-01, which was included in the agenda package and covered the platted tracts in Reunion Village, Phases 4 and 5 as well as the re-plat of Phase 3, which were to be accepted, owned and maintained by the CDD. Before the requisition was processed, staff recommended that EHOF convey the property to the District pursuant to the Development Plan. The following conveyance documents were attached to the resolution:

- Special Warranty Deed and Bill of Sale, which transfer the real property tracts and infrastructure improvements from the developer to the District.
- Agreement regarding taxes and Owners Affidavit, whereby by the developer certifies that there were no outstanding taxes or encumbrances on the real property improvements that would hinder the District's ability to own and maintain those tracts or infrastructure improvements.
- Certificate of the District Engineer, certifying that the conveyance was in accordance with the original development plans for the District and the construction of the tracts and improvements were acceptable for the District to own and maintain. This was a requirement under the bond documents.

Ms. Trucco was waiting for confirmation from Mr. Boyd that the construction of the tracts was completed, which was a requirement of the CDD before they were accepted. Mr. Boyd had no issues with the tracts as they were common and stormwater management tracts and planned to do a final review next week, but in his opinion, everything was completed. Ms. Trucco spoke to the developer yesterday, who confirmed that a few tracts were not completed and would not be

conveyed at this time but agreed to enter into a Completion Agreement for the remainder of infrastructure improvements. Ms. Adams stated that the Field Services Manager was aware of the list of parcels for site review and were reviewing field conditions. As they take on maintenance responsibilities, it would trigger Landscape Service Agreements, Aquatic Maintenance Services Agreements and a change in the District's insurance property schedule. The CDD would file for tax exemption on these parcels.

> On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor Resolution 2023-01 Approving the Conveyance of Real Property and Improvement from EHOF Acquisitions II Borrower, LLC. was adopted in substantial form subject to execution by the District Engineer.

Discussion ensued and Mr. Greenstein pointed out that the CDD would take legal possession of common area property such as stormwater management areas, roadways, recreation and open space; however, the residences were privately owned. Ms. Adams confirmed that all of the parcels were under review and if a License Agreement was needed in the future with the HOA for the mailbox kiosks, one would be entered into. Mr. Greenstein believed that the kiosks were included in the tracts already identified. If the District Engineer looked at the tracts upfront as recorded in the Property Appraiser records and Tax Rolls, they would not have to make any corrections later. Since the District was a tax-exempt organization, no taxes would be paid by the CDD for owning those parcels. Ms. Adams noted that this was consistent with the ownership and maintenance responsibilities for other areas of Reunion.

**SIXTH ORDER OF BUSINESS** **Consideration of License Agreement with Kingwood for Use of Heritage Crossings Community Center**

Ms. Adams presented the License Agreement with Kingwood to use half of HCCC as a Fitness Center, which was included in the agenda package and asked if the Board wanted to consider a fee for Kingwood to pay for use of the HCCC. The District would be looking at potential revenue because the HCCC could be used as a rental venue. The fee for one day would be $500. Historically, the District only generated $10,000 in rental income over the past year due to COVID-19 and the lack of special events planned and suggested that $2,000 per month was equitable. Mr.

Dryburgh felt that it made sense to give them a reasonable price if there was consideration on the wear and tear, such as Kingwood replacing all of the carpeting, as the wear and tear on a facility for a health club was far greater than occasional use for a wedding. Ms. Adams spoke with District Counsel last night and today regarding damage to the facility. This would be included in the final License Agreement. Mr. Dryburgh requested including in the agreement that Kingwood would bring the HCCC back to the standard.

District Counsel would review the terms of the License Agreement along with the protections regarding restoration of the facility and additional approvals and bring back to the next meeting. Ms. Trucco explained that this was a preliminary agreement and Kingwood was requesting 18 months to use the facility, but the Board could request the terms such as Kingwood replacing the carpet. Mr. Dryburgh felt that 18 months was reasonable, but voiced concern if the space was large enough to accommodate a Fitness Room. Ms. Adams noted that Kingwood would manage the room set up. Ms. Trucco suggested finding out if there were any current reservations for the entire space for the next 18 months. Ms. Adams confirmed that there were no current reservations at this time.

Ms. Trucco explained the purpose of the agreement, was for Kingwood to use the licensed area only for the stated use, which would change from storing the equipment to permitting members of Reunion Resort, CDD Members from Reunion East and Reunion West and non-resident user members to use the fitness equipment. Kingwood would not be permitted to prohibit the CDD's use of the space. Most important was indemnification stating that Kingwood would agree to defend, indemnify and save harmless the District from and against any liability stemming from their use of this space, a termination clause where either party could terminate the agreement with 30 days' notice and a requirement for insurance. There were also standard requirements for sovereign immunity, recognition of the Public Records Law and that the CDD was a governmental entity under Florida Law. At Mr. Dryburgh's request, a provision would be added to restore HCCC to its original condition. Mr. Greenstein suggested using the Encore Agreement for use of the facility as a Sales Center as an example. A provision would also be added that the facility would be inspected before the start and end of the term with the Field Operations Manager.

Ms. Trucco requested direction on whether the Board wanted to charge Kingwood for use of the space. Mr. Dryburgh wanted to charge a fee as there was no reason not to. Mr. Greenstein recommended discussing the fee once the agreement was finalized and include all salient points.

Ms. Adams wanted to have as much information in the agreement as possible for Kingwood's review and reiterated her suggestion of $2,000 per month based on the District historically generating $10,000 in rental income over the past year and not being able to rent half of the ballroom. Mr. Goldstein proposed charging $1,500 per month. Mr. Dryburgh suggested seeing if Kingwood agreed to pay $1,500 per month and if not, they needed to provide reasons why it should be less. The Board agreed. Ms. Adams suggested having a provision for the Board to approve the final proposal for the carpeting. Mr. Greenstein agreed because carpeting was not inexpensive and the current carpeting was not worn in the first few years that the facility was open. He hoped by looking at the installation of the fitness equipment and preparing for it, they could prevent issues that occurred when Encore used the HCCC as a Sales Center. Since this facility would benefit the entire community, Mr. Greenstein wanted to charge Kingwood a modest fee. Mr. Dryburgh asked Mr. Goldstein to see how the Westside Health Club secured their equipment and proposed including in the agreement that the carpeting would be replaced as determined by the CDD. After further discussion, this item was tabled to the next meeting so that the Board could receive the License Agreement in final form.

**SEVENTH ORDER OF BUSINESS** **Consideration of Audit Engagement Letter from Grau & Associates**

Ms. Adams presented an audit engagement letter with Grau & Associates to perform the audit for the Fiscal Year ending September 30, 2022, which was included in the agenda package. This was the third year of a five-year agreement in the amount of $7,800, which was consistent with the budget.

> On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the Audit Engagement Letter with Grau & Associates for Fiscal Year ending September 30, 2022 in the amount of $7,800 was approved.

Mr. Greenstein felt that Grau & Associates does a great job and the fee was reasonable.

**EIGHTH ORDER OF BUSINESS** **Consideration of Series 2021 Requisition #5**

Mr. Boyd presented Requisition #5, which was included in the agenda package. It was for

infrastructure costs to cover the completion of the construction of Phases 3, 4 and 5 in Reunion Village. He anticipated the Board approving it; however, he asked for Encore to provide additional detail and a breakdown. Ms. Adams requested that the Board approve Requisition #5, subject to execution from the District Engineer. Ms. Trucco stated that Resolution 2023-01 was for the conveyance of those improvements. Mr. Greenstein had no issue with the approval as long as it was subject to review by the District Engineer and District Counsel, since it had to tie to the original funding. Ms. Adams felt comfortable asking the Board to approve the requisition in substantial form subject to staff review. Ms. Trucco suggested delegating authority to the Chairman to provide final execution. Mr. Dryburgh did not feel it was necessary as long as the District Engineer reviewed it. Mr. Greenstein offered to execute it, once there was legal counsel and engineering review and it was finalized, rather than waiting until the next meeting. Ms. Adams would then submit it to the Trustee.

> On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor Requisition #5 for Series 2021 was approved in substantial form subject to approval by the District Engineer and District Counsel.

**NINTH ORDER OF BUSINESS** **Consideration of Gate Construction Proposal from Meyer Paving & Construction - ADDED**

Ms. Adams stated that the District was obtaining proposals related to the Reunion Village gate construction. There would be an access control security gate for resident only access between Reunion Village and other areas of the Reunion East CDD, on each side of the Davenport Creek bridge. Mr. Boyd received comments on the permit that may affect the final form of the proposal, but not the cost and provided a bid from Meyer Paving & Construction, the contractor that performed the work with Encore in Phases 4 and 5 and the north side of the bridge. There was one other contractor that was working in the 532 area, but they declined to bid, so this was the only bidder. The amount was close to the original budget, not including equipment, but an additional inspection fee must be paid to the county of 2.5% of the cost prior to the start of construction. There may be a change to this number before the final permit was received, but it would be within 10% of the final cost. Some minor comments were received from the county this week regarding street trees, which Mr. Boyd was working on, but it would not change or increase the construction

cost. The bid did not include the equipment, electrical or wiring that was required for the gates to become functional.

Mr. Dryburgh asked if the final cost was around $160,000 or $185,000, if the quote was off by 10%. Mr. Boyd replied affirmatively. Mr. Greenstein was pleased to see a bid from a contractor that worked on the roads and performed construction work within Reunion Village, which was the Board's intent. Ms. Adams requested that the Board approve the proposal in a not-to-exceed amount of $185,000, subject to District Counsel preparing a construction agreement with all of protections for the District and authorization for the Chair to execute on behalf of the District.

> On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the proposal with Meyer Paving & Construction for gate construction at Reunion Village in a not-to-exceed amount of $185,000, subject to District Counsel preparing a construction agreement and authorization for the Chair to execute on behalf of the District was approved.

**TENTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

Ms. Trucco recalled that last month, the Board approved a Release of Interest so that the CDD would not be a party to the Tohopekaliga Water Authority (Toho) Developer Service Agreement (DSA), which was requested by EHOF. Toho approved it and released the District's obligation to sign the DSA. The Board inquired about the Reunion Phase 2 section as the county approved 100 townhome lots. The final terms of the Irrigation Agreement were being finalized with Kingwood. They would proceed with the conveyance approved earlier from EHOF as part of the requisition. Title work was ordered on those tracts and reviewed to ensure there were no encumbrances or liens on the property.

**B. Engineer**

Mr. Boyd was continuing to work with Ms. Adams on the responses to the South Florida Water Management District (SFWMD) compliance issue. Mr. Randy Mueller completed his review and tacked on a permit conversion, which Mr. Boyd was going to handle. One stormwater repair was noted during their site visit, which he was working on with Mr. Scheerer. Mr. Dryburgh questioned the status of the Old Lake Wilson Road and Osceola Polk Line Road striping, as there

were no markings on the road and signs were hidden behind trees. It was confusing for people driving by Reunion and causing multiple accidents. Ms. Adams suggested that citizens contact Osceola County, as any work performed by the District Engineer was billable hours to the District. Mr. Boyd would drive through and send an email to the Transportation Department as a courtesy. In his opinion, the worst section was north on CR 455 approaching the Old Lake Wilson Road and Osceola Polk Line Road intersection. Mr. Dryburgh thanked Mr. Boyd. Mr. Greenstein agreed that the signage needed to be improved.

**C. District Manager's Report**

Mr. Scheerer presented a Hurricane Damage Assessment Report and thanked Mr. Vargas and his team and Yellowstone for being onsite during the entire event, GMS staff for moving pool furniture and umbrellas and Encore for their assistance. He had on the ground real-time information through the evening and first thing in the morning, everyone was assessing the damage. A large Oak tree was split. It would be adjusted today. Some trees were down on CR 532, between the fire station and the Reunion Village entrance. They were off of the sidewalk; however, additional work needed to be done. A Palm tree at Gathering Court and Excitement Drive fell down and Palms infected with disease, would be removed. Yellowstone was straightening some leaning Palm trees and performing some general cleanup items, which were completed. The community was now in good shape and Mr. Scheerer was happy that everyone in Reunion were safe. Pools were opened within 24 hours. Roberts Pools spent several hours at each swimming pool cleaning up debris. Their Preparedness Plan worked well.

Mr. Scheerer reported that the heat was on at all of the pools, but the Homestead pool, due to a fire. The pool company determined that the heater caused the issue. They were having a bigger problem getting TECO to come out and remove the lock. At this time, the pool was closed. They were working on getting TECO to come out and perform a line test. Mr. Greenstein thanked Mr. Scheerer for doing an outstanding job. Mr. Goldstein asked about the trees blown over behind Watson Court that homeowners were worried about. Mr. Scheerer received some requests to go behind houses at the end of the cul-de-sac on Watson Court. Trees were down but were not in danger of hitting homes. If any trees were a problem in the future, they would be able to drop the tree into the conservation area. Mr. Greenstein noted since it had not rained since the hurricane, roadways were dirty from debris and hoped they were now clean after last night's rain. If not, the

Board would consider what actions needed to be taken. The power washing schedule for the curbs and sidewalks was starting in November. Mr. Scheerer was meeting with the landscape company for Kingwood next week. Yellowstone would handle the issues once he started addressing the concerns.

Ms. Adams asked if the Board wanted to request resumes or Statements of Interest from residents that wanted to fill the vacancy on the Board for the four-year term. The Board could make an appointment effective November 22, 2022 but the Oath of Office could not be administered or anyone be seated until after November 22, 2022 when the four year term started. Mr. Greenstein requested this item for the November agenda. Mr. Dryburgh would like interested candidates to attend so the Board could ask questions. *Mr. Goldstein left the meeting.*

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package. Regarding the security improvements at Carriage Pointe, Mr. Scheerer reported that Envera installed the conduits and were ready. The equipment from ACT was ordered and the installation would be coordinated between Envera and ACT. Mr. Greenstein questioned the type of equipment. Ms. Adams explained that it would be access controlled. Everything was monitored and recorded and there would be interaction with Envera through a remote guard. Residents could choose remote access to bypass the interaction. Mr. Scheerer noted that the setup was the same as the other gates. Ms. Adams suggested sending a preliminary email to residents stating that details were forthcoming and was meeting with the new Carriage Pointe HOA Manager next week. Mr. Dryburgh asked if there was any progress on the Old Lake Wilson Road project. Ms. Adams stated that the PowerPoint presentation was distributed to the HOA management company to forward to residents.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from September 1, 2022 through September 30, 2022 in the amount of $289,603.51, which was included in the agenda package.

| |
|---|
| On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the September Check Register was approved. |

**iii. Balance Sheet and Income Statement**

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

**D. Security Report**

Ms. Adams presented the September Security Report from Mr. Victor Vargas, Director of Reunion Security, which was emailed to the Board. Ms. Hobbs asked if there was a person of interest in the golf cart thefts. Mr. Vargas did not have the details.

**ELEVENTH ORDER OF BUSINESS** **Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS** **Supervisor's Requests**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS** **Next Meeting Date – November 10th, 2022**

Ms. Adams stated that the next meeting was on November 10, 2022 at 1:00 p.m.

**FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

# SECTION V

# TEMPORARY LICENSE AGREEMENT
## (Reunion East Community Development District and Kingwood Orlando Reunion Resort, LLC)

This **TEMPORARY LICENSE AGREEMENT** (the "Agreement") is made on this ____ day of November, 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 use a portion of the Community Center, as described in **Exhibit "B"** attached hereto (hereinafter, the "License Area"), while the Licensee's fitness center undergoes construction/rehabilitation;

**WHEREAS,** the Licensee seeks to use the License Area as a fitness center; 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.** **Term**. This Agreement shall be for an eighteen (18) month term (the "Term"), beginning on the date the District confirms in writing to the Licensee that the License Area is ready for the Licensee's use and after Licensee has participated in the pre-use inspection detailed in paragraph 4 herein.

**3. Use of License Area.**

A. Licensee covenants and agrees that it shall use the License Area solely for the purpose of operating a fitness center (hereinafter, the "Permitted Use").

B. Licensee shall have the non-exclusive right for such Permitted Use of the License Area. The District shall be permitted to issue certain exceptions to Licensee's non-exclusive rights to operate and provide fitness center services, based on the District' sole discretion. The District is not precluded 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.

C. Licensee agrees and consents to ensuring access to the fitness center and the License Area to: (1) the District's residents and their guests, and the District's "non-resident user fee" members, as defined in the District's adopted Rules and amenity policies; and (2) Reunion Resort members.

D. Licensee agrees and consents to pay the District $1,500 per month during the Term of this Agreement.

**4. Pre-Use and Post-Use Inspections and Restoration Obligations.**

A. Licensee agrees to participate in the District's pre-use and post-use inspections in order to ensure complete restoration of the License Area to its original condition. Licensee agrees and consents to restore the License Area to its original condition, as such condition is determined by the District in the District's sole discretion, and Licensee shall be responsible for all fees and costs to restore the License Area to its original condition.

B. Licensee agrees to replace the carpet flooring located in the Community Center at the cessation of the Term, or upon termination of this Agreement pursuant to the terms herein, at the discretion of the District; in such event, Licensee shall be responsible for the fees and costs associated with the carpet replacement.

**5. Damage.** In the event that the Licensee, its respective employees, agents, invitees and/or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to any property owned by the District, including the Community Center and the License Area, or any improvements located therein, in the exercise of the rights granted herein or as a result of this Agreement, the Licensee, at its sole cost and expense, agrees to commence and diligently pursue the restoration of the same and the improvements so damaged to the original condition and grade, within twenty (20) days after receiving written notice of the occurrence of any such damage. In the event the Licensee does not fully repair damages or restoration under this Agreement within the twenty (20) day period specified herein, the Licensee hereby consents to the District repairing such damage at the sole cost of the Licensee, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Licensee's own property enforceable by the District.

**6. Indemnification.** Licensee agrees to indemnify and defend the District against, and to hold the District harmless from, any and all claims, actions, causes of action, losses, expenses, demands, liabilities, costs and expenses, including, but not limited to, the fees and expenses of any attorneys, paralegals and experts reasonably incurred by District (including said fees and expenses incurred upon any appeal), directly or indirectly arising out of, based upon, or resulting from Licensee's use of the License Area and/or this Agreement. This indemnity includes and extends to all liabilities, obligations, claims or actions based upon or arising out of damage, illness or injury (including death) to any person or property caused by or sustained in connection with this Agreement. This indemnity shall survive the termination or cessation of this Agreement.

**7. Compliance with Laws, Rules and Regulations.** Licensee consents and agrees to (a) comply with all applicable laws, permits, approvals, codes and requirements of applicable governmental authorities; and (b) all Rules and amenity policies adopted by the District that are related to this Agreement. Nothing in this Agreement is intended or shall be construed as the District having agreed to subject any of its property or premises to liability under any mechanic's or other similar lien law, nor to undertake any cost or expense related to this Agreement.

**8. Obligation.**

A. Notwithstanding anything contained herein, Licensee's and/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 Community Center (or any of the 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 and/or Community Center, or any improvements located thereon, directly or indirectly caused Licensee's use of the License Area.

**9. Termination of Agreement**. The District or the Licensee may terminate this Agreement at any time by providing sixty (60) days advance written notice to the other party of its intent to so terminate this Agreement.

**10. 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 for this Agreement. 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.

**11. 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 to 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 in the Community Center and/or or

from any occurrence, act, negligence or omission of any of the District's officers, directors, agents, employees, contractors and servants.

**12. <u>Governing Law and Construction of Agreement</u>.**

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

**13. <u>Sovereign Immunity and Public Records.</u>**

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*.

**14. <u>Counterparts.</u>** 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.

**15. <u>Notice.</u>**

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.

**16.** **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.

**17.** **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.

**18.** **Disclaimer.** The District makes no representations, statements, warranties or agreements in connection with this Agreement and/or the License Area, including without limitation that the Community Center and/or License Area is suitable for the Permitted Use. Licensee's use of the License Area is at its own risk.

**19.** **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.

**CO-SIGNATURE PAGE TO THE TEMPORARY LICENSE AGREEMENT BETWEEN REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND KINGWOOD ORLANDO REUNION RESORT, LLC**

**Witnesses:**

Signature:_____

Print Name: _____

Signature: _____

Print Name: _____

**District:**

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

Sign: _____

Print: _____

Title: _____

**STATE OF FLORIDA** )
**COUNTY OF OSCEOLA** )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____ 2022, by _____, as Chairman of the Board of Supervisors, of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. He is [ ] personally known to me, or [ ] has produced a valid driver's license as identification.

_____
Notary Public
My Commission Expires: _____

**CO-SIGNATURE PAGE TO THE TEMPORARY LICENSE AGREEMENT BETWEEN REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND KINGWOOD ORLANDO REUNION RESORT, LLC**

**Witnesses:**

Signature:_____

Print Name: _____

Signature: _____

Print Name: _____

**Licensee:**

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

Sign: _____

Print: _____

Title: _____

**STATE OF FLORIDA** )
**COUNTY OF OSCEOLA** )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____ 2022, by _____, as _____ of the **KINGWOOD ORLANDO REUNION RESORT, LLC,** a Georgia limited liability company, on behalf of the company. She/he is [ ] personally known to me or [ ] has produced a Driver's License as identification.

_____
Notary Public
My Commission Expires: _____

**<u>EXHIBIT "A"</u>**

**"Community Center"**

*[See attached.]*

**<u>EXHIBIT "B"</u>**

**"License Area"**

*[See attached.]*

# SECTION VI

**From:** **Monica Virgen** mvirgen@gmscfl.com
**Subject:** Fwd: 1227 Molona Street
**Date:** November 3, 2022 at 3:47 PM
**To:**

MV

**From:** Michael Terwilliger <muffyt760@gmail.com>
**Subject: Re: 1227 Molona Street**
**Date:** August 12, 2022 at 4:11:03 PM EDT
**To:** Tricia Adams <tadams@gmscfl.com>

Yes, I understand that the space would not be specifically for my use. However, it would make the spot if front of my home more available when needed. Thank you for researching this.

Michael Terwilliger

On Fri, Aug 12, 2022 at 2:20 PM Tricia Adams <tadams@gmscfl.com> wrote:

> Good afternoon Mr. Terwilliger,
>
> Reunion East and Reunion West have adopted policies that govern parking on the public roadways. At this time, there is no provision for the designation of handicapped spaces on any of the CDD roadways. Further, I have researched policies for other local governments as it relates to the designation of handicapped spaces on public roadways. While some local governments do have an application process, if a handicapped parking space is designated it is in the public domain and available to any eligible (handicapped designated) vehicles and not for the sole use of the applicant. If you are still interested in the consideration of a handicapped space understanding it would not always be available for your use? If so, I will add this to the agenda for the upcoming Board meeting for consideration.
>
> All the best,
>
> Tricia L. Adams
>
> District Manager
> Governmental Management Services
> 219 E. Livingston Street
> Orlando, FL 32801
>
> Office 407.841.5524 ext 138
> Cell 863.241.8050
>
> "It is not the mountain we conquer but ourselves."
> —Edmund Hillary

> > On Jun 9, 2022, at 2:04 PM, Michael Terwilliger <muffyt760@gmail.com> wrote:
> >
> > Attached is a request for a Handicapped Parking space in front of our home. Please let me know if you need any further information or documentation.
> >
> > Thank You
> > Michael Terwilliger
> > 1227 Molona St
> > Reunion

# SECTION VII

**Sunshine Land Management Corp**
4825 Wren Dr
Saint Cloud, FL 34772 US
+1 4074606926
info@slmenviro.com
www.SLMENVIRO.com

**ADDRESS**
Reunion CDD
1590 Reunion Blvd
Kissimmee, FL 34747 USA

**SHIP TO**
Reunion CDD
1590 Reunion Blvd
Kissimmee, FL 34747 USA

# Estimate 1331

**DATE** 10/26/2022

| DATE | | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|---|
| | **Service Agreement** | Hereof, Sunshine Land Management Corp. (i.e SLM) is authorized to take such action as it deems warranted to repossess any of the item(s) rented and to collect any amounts) due from the Customer in accordance with the terms and conditions of this agreement and applicable law. Should SLM place this agreement in the hands of an attorney for repossession and/or collection, it shall be entitled to recover from the Customer all of its costs incidental thereto, including a reasonable attorney's fee. Payment is due upon project completion. Payments not received within 30 days from invoice date are deemed over-due. Overdue accounts shall accrue finance charges at the rate of one and one-half (1½%) percent per month up to eighteen (18%) percent annual percentage rate. | 1 | 0.00 | 0.00 |
| | **File Review** | File Review of permit documents for the above referenced project... | 2 | 160.00 | 320.00 |

| DATE | | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|---|
| | **Conservation Area Maintenance (Herbicide Treatment)** | Targeting all Class 1 and Class 2 Nuisance Exotic Plant Species According to FLEPPC with minimal impact to Native Desirable Species defined be FLEPPC....Approximately 373 total acres of Conservation Easement....During this major maintenance event we will be performing a treatment on only approximately 15 Acres....Attached is our information letter regarding C.E Maintenance along with the list of species from FLEPPC...Attached is a map from SFWMD outlining all easements on property as well as our map outlining the treatment area.....One re-treatment of the area Included | 1 | 7,500.00 | 7,500.00 |
| | **Dump Fees** | All Waste Materials/Debris/Trash Will Be Taken and Disposed of at a Proper Waste Management Location.... | 1 | 25.00 | 25.00 |

Payment is due upon project completion. Payments not received within 30 days from invoice date will incur additional monthly charges of 1.5% (18% annual APR).

Customer may request reasonable changes to the Services described. Any changes to the Services must be in writing and signed by Customer. Customer agrees that any changes to the Services may result in additional charges and modify the schedule. With recent sudden spikes in material prices, prices are subject to change at anytime. In the event of such change, there will be an updated purchase order generated and will be signed by the customer.

Sunshine Land Management Corp is not responsible for any ruts or damage to existing grass, damage to sidewalks, concrete, irrigation, any underground utilities, or landscaping that may be in the work area. We will use best practices and judgement to avoid damage to all of the above items.

| | |
|---|---|
| SUBTOTAL | 7,845.00 |
| TAX | 0.00 |
| TOTAL | $7,845.00 |

Accepted By

Accepted Date

American Ecosystems, Inc.®
AQUATIC MANAGEMENT SYSTEMS
P.O. Box 40517
St. Petersburg, FL 33743-0517
Phone (727) 545-4404 • Fax (727) 545-0770

Serving Florida Statewide

# AQUATIC MANAGEMENT AGREEMENT

This Agreement, made this_____ day of _____, 20_____, is between AMERICAN ECOSYSTEMS, INC., a Florida Corporation, hereafter called "Contractor" and

NAME _____

ADDRESS _____

CITY_____ STATE _____ ZIP _____ PHONE _____

hereinafter called "Customer"

The parties hereto agree as follows:

1. Contractor agrees to manage certain lakes and/or waterways for a period of N/A ( N/A ) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Spray application for Cogongrass and Bittermelon - Areas 1 & 2, plus the control of Muscadine Grapevines in Area 5 at Reunion Resort & Club, Orlando, FL.

One-time major application with a follow up treatment approximately thirty days later.

2. CUSTOMER agrees to pay CONTRACTOR its agents or assigns, the following sum for specified aquatic management services:

| | |
|---|---|
| a. Shoreline Grass and Brush Control Program | $ 3,500.00 |
| b. Underwater and Floating Vegetation Control Program | $ N/A |
| c. Two million dollars liability insurance | $ Included |
| d. All services performed by licensed biologist | $ Included |
| e. Treatment reports issued after each visit | $ Included |
| f. | $ |
| g. | $ |
| TOTAL OF SERVICES TO BE PERFORMED | $ 3,500.00 |

$ 3,500.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance of services being performed in N/A monthly installments of $ N/A plus any sales or use tax Including without limitation, fees or charges that are imposed by any governmental authority relating to the service provided under this Agreement.

3. CONTRACTOR agrees to use products which have demonstrated a wide margin of safety to fish and wildlife and which are generally used in the State of Florida.

4. CONTRACTOR agrees to commence treatment within 30 days, weather permitting from the date of receipt of this Agreement and/or required government permits.

5. The offer contained herein shall terminate automatically unless executed and returned by CUSTOMER to CONTRACTOR on or before November 30, 20 22

6. The terms and conditions appearing on the reverse side shall be made part hereof and are incorporated herein by reference.

CONTRACTOR:
Signature
Printed Name Kevin R. Youngberg, President
Dated 11/02/2022

CUSTOMER:
Signature_____
Printed Name_____
Dated_____

White - American Ecosystems, Inc  Yellow - Customer  Pink - File

## TERMS AND CONDITIONS

1. The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when appropriate:
    a. Periodic treatments to maintain reasonable control of nuisance floating, emersed and submersed aquatic vegetation and algae. Examples of undesirable vegetation may include, but are not limited to: hydrilla, bladderwort, water hyacinth, algae, naiad, water lettuce and duckweed. (CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.)
    b. When deemed necessary by CONTRACTOR and approved by CUSTOMER, the planting and/or preservation of certain varieties of plants, which, for various reasons, help maintain ecological balance.
    c. Where appropriate, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, CONTRACTOR shall not be liable for loss of any exotic or non-native fish.
    d. Measurement of dissolved oxygen levels prior to treatment to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of aquatic management program.
2. Under the Shoreline Grass and Brush Control Program, CONTRACTOR will treat border vegetation to the water's edge including, but not limited to cattails, torpedo grass and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
3. CUSTOMER agrees to inform CONTRACTOR in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). CONTRACTOR assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control will not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the Agreement. CUSTOMER also agrees to notify CONTRACTOR in writing of any conditions with may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
4. The effective date of this Agreement is the first day of the month in which services were first provided. Termination by CUSTOMER or CONTRACTOR shall be thirty (30) day written notice received at least thirty (30) days prior to effective date of termination, which shall always be the last day of the month. However, past due balances can result in immediate termination by CONTRACTOR.
5. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. CONTRACTOR will notify CUSTOMER of such restrictions verbally and/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provisions of the Agreement, CONTRACT does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
6. CONTRACTOR agrees to provide assistance in obtaining any and all aquatic weed control permits necessary in performing all work under this Agreement. Furthermore, CONTRACTOR agrees to comply with all rules and regulations of any governmental, administrative or regulatory body under whose jurisdiction the work under this Agreement falls, and agrees to indemnify CUSTOMER for any violation of any rule or regulation of any of the said governmental, administrative or regulatory bodies.
7. CONTRACTOR shall maintain the following insurance coverage and limits: (a) Workmen's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability including Property Damage, Competed Operations and Product Liability. A certificate of Insurance will be provided upon request. CUSTOMERS requesting special or additional insurance coverage and/or language shall pay the resulting additional premium to CONTRACTOR to provide such coverage.
8. CUSTOMER warrants that he is authorized to execute the Aquatic Management Agreement on behalf of the riparian owner and to hold CONTRACTOR harmless for consequences of such service not arising out of the sole negligence of CONTRACTOR.
9. The monthly amount will remain the same for the entire term of the original Agreement. The annual investment amount has been spread over a twelve (12) month period; individual monthly billings do not reflect the fluctuating seasonal costs of service.
10. Neither party shall be responsible for damages, penalties or otherwise for any failure of delay in performance of any of its obligations hereunder caused by strikes, riots, wars, acts of God, accident, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
11. CONTRACTOR agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of CONTRACTOR. However, CONTRACTOR shall in no event be liable to CUTOMER or others, for indirect, special or consequential damages resulting from any cause whatsoever.
12. Upon completion of the term of the Agreement, or any extension thereof, this Agreement shall be **AUTOMATICALLY RENEWED** for a period equal to its original term unless terminated by either party. Termination shall be by written notice received by CONTRACTOR at least thirty (30) days prior to the effective date of the termination.
13. If required, CONTRACTOR may adjust the monthly investment amount after the original term. CONTRACTOR will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is not able to agree with the adjustment, then CONTRACTOR shall have the option of terminating the Agreement at no penalty to CUSTOMER.
14. CONTRACTOR reserves the right to impose a service charge of one and one-half percent (1 ½%) per month on past due balances and/or cancel the Agreement. If cancellation does occur, there may be a start-up charge of fifty percent (50%) of normal monthly investment for each month that service is suspended.
15. Should it become necessary for CONTRACTOR to bring action for the enforcement of the Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by CONTRACTOR resulting from such collection action.
16. This Agreement is not assignable by CUSTOMER except upon prior written consent by CONTRACTOR.
17. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both CONTRACTOR and CUSTOMER.
18. All notices required hereunder shall be sent certified mail, return receipt requested to the address of CUSTOMER and CONTRACTOR as set forth on page one of the Agreement. Either party may change the address to which notices are sent by written notice sent to the address set forth on page 1 in the manner provided therein.
19. This Agreement shall be governed by the laws of the State of Florida.

Customer Initials: _____

# American Ecosystems, Inc.

AQUATIC MANAGEMENT SERVICES

10460 75TH STREET • LARGO, FL 33777

PHONE: (727) 545-4404 • TOLL FREE: (888) 639-LAKE

AMERICAN-ECOSYSTEMS,INC.COM


## Questions That You May Have About American Ecosystems, Inc.

### WHAT IS AMERICAN ECOSYSTEMS INC.?

American Ecosystems, Inc. is a company that specializes in the control and prevention of nuisance aquatic weeds in lakes, ponds, canals, ditches and other waterways throughout Florida. We also install beneficial aquatic plants, stock gamefish and triploid grass carp, clarify muddy water, perform water quality testing, and install aeration systems and fountains.

### HOW DO WE CONTROL NUISANCE AQUATIC WEEDS?

Most lakes and ponds throughout Florida need to be on an aquatic management program. Our aquatic management program includes regularly scheduled treatments utilizing Environmental Protection Agency (E.P.A.) approved aquatic herbicides and algaecides. All treatments are performed by a licensed and extensively trained biologist.

### WHO TYPICALLY USES AN AMERICAN ECOSYSTEMS, INC. PROGRAM?

Our customers include homeowners associations, developers, golf courses, business parks, mobile home parks, municipalities, condominiums, apartment complexes, and anyone who needs assistance with a nuisance aquatic weed problem.

### HOW MUCH DOES AMERICAN ECOSYSTEMS, INC. PROGRAM COST?

Upon request, an American Ecosystems representative will perform a free inspection of your waterway and provide you with a detailed proposal. Very often the total investment for a program is surprisingly uiodest.

### HOW LONG WILL IT TAKE TO GET RESULTS?

Typically, results are apparent within days. Some weeds require a longer period of time to absorb and metabolize the herbicide. Our representative can provide details.

### WHAT HAPPENS TO THE DEAD WEEDS?

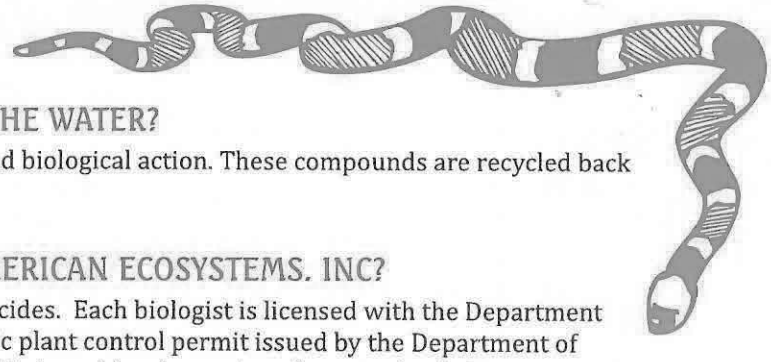
They will turn brown or fade from their original color, shrivel up and gradually sink to the bottom. Most aquatic weeds consist of 90% or more of water, therefore little residue is left. Woody brush and cattails have more structure for support outside the water, therefore they take longer to decompose fully.

### WILL THE TREATMENTS KILL FISH OR HARM THE ENVIRONMENT?

American Ecosystems, Inc. uses only approved aquatic herbicides which have demonstrated a wide margin of safety to fish and wildlife and which are generally used in the State of Florida. We also use specialized treatment techniques that further ensure that fish and other aquatic animals are not harmed.

### FOLLOWING THE TREATMENT, IS THERE A WAITING PERIOD BEFORE THE WATER CAN BE USED FOR IRRIGATION, SWIMMING OR FISHING?

Some treatments require three days or more holding time on the use of the treated water. Usually the water is safe to use immediately. The biologist treating your lake or pond will provide this information to you.



## WHAT HAPPENS TO THE MATERIALS PUT INTO THE WATER?

Most aquatic herbicides are degraded rapidly by chemical and biological action. These compounds are recycled back into the environment without harm to fish and wildlife.

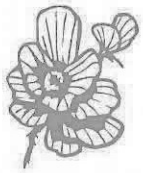
## WHAT GOVERNMENT REGUATIONS APPLY TO AMERICAN ECOSYSTEMS. INC?

All treatments are performed with E.PA. labels aquatic herbicides. Each biologist is licensed with the Department of Agriculture and possesses aquatic certification. An aquatic plant control permit issued by the Department of Environmental Protection is required for some areas. Other State and local agencies often require their own permits. We can help with obtaining any necessary permits.

## DOES A NEWLY DUG LAKE OR POND NEED A PROGRAM?

Our experience with newly dug lakes and ponds has shown that they usually develop weed and algae problems within weeks of construction. A preventative program can lower the total investment for future maintenance. In mitigation areas, a management program should begin immediately after installation of the plants.

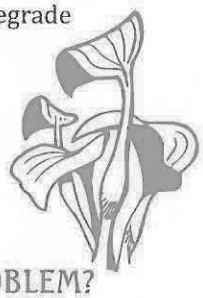
## WHY DO WE NEED A PROGRAM IF OUR POND HAS SPRINGS IN THE BOTTOM?



Many of the most severe types of aquatic weeds such as hydrilla, water milfoil, hyacinth, torpedo grass and duckweed, typically thrive in non stagnant water.

## SHOULD ALL AQUATIC WEEDS IN A LAKE OR POND BE ELIMINATED

It is our philosophy and recommendation that some aquatic weeds with proven benefits for fish, wildlife and water quality should remain. We tend to target the exotic weeds that by their growth habit usually grow very rapidly and can degrade water quality, habitat, water retention capabilities, and the aesthetic appeal of a waterway.



## WILL THE PROGRAM CONTROL THE MOSQUITOES?

Not directly, however, the elimination of the nuisance weeds in your pond or lake will allow the minnows and fish (naturally present in most Florida ponds and lakes) increased access to feed on the mosquito larvae.

## WHY DO MANY FLORIDA WATERWAYS HAVE SUCH A SEVER NUISANCE AQUATIC WEED PROBLEM?

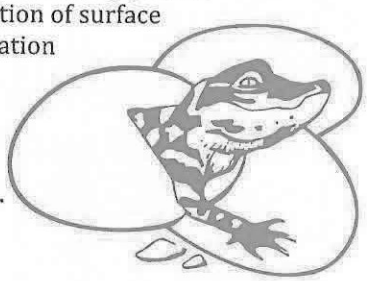
The major contributing factors include the long Florida growing season, shallow ponds that regularly receive nutrient rich runoff from lawns, streets, and parking lots, and the presence of non native exotic aquatic weeds.

## WHAT ABOUT THE WEED EATING TRIPLOID GRASS CARP?

The sterile Triploid Grass Carp is being used extensively around the state as a long term maintenance tool for submerged aquatic weed control. It is providing to be valuable aid in reducing the total investment for nuisance aquatic weed control. We are a State of Florida approved fish dealer and can assist you in applying for a permit to stock these fish in your waterway. We supply these fish without extra charge to all of our yearly customers. We can expedite delivery and installation of these fish to your lake or pond.

## DO FOUNTAINS OR AERATION SYSTEMS BENEFIT A POND OR LAKE?

Aeration systems that employ the use of bottom diffusers are very effective in destratifying lakes and ponds and providing many ecological benefits for fish and wildlife. They can help to precipitate phosphorus and nitrogen out of solution, the major cause of algae. They require little or no maintenance, use little electrical power and are very modestly priced. Fountains, although improving the aesthetic appeal of a pond provide only very localized oxygenation of surface waters. They can be equipped with lights to further enhance their charm. Both fountains and aeration systems have reduced the cost for algae control in many waterways.



## HOW TO FIND OUT MORE ABOUT AMERICAN ECOSYSTEMS. INC!

Call us at our St. Petersburg headquarters at (888) 639-LAKE. We provide service to all of Florida. Let us assist you with your aquatic management needs.

Serving Florida Statewide

# American Ecosystems, Inc.

AQUATIC MANAGEMENT SERVICES

P.O. Box 40517
St. Petersburg, FL 33743-0517
Phone(727) 545-4404

## TREATMENT REPORT

CUSTOMER: _____ ACCOUNT # _____

BIOLOGIST: _____ DATE: _____ TIME: _____

| SITE | WEEDS TREATED | | | | | DAYS RESTRICTED |
|---|---|---|---|---|---|---|
| | ALGAE | GRASSES | UNDERWATER | FLOATING | TERRESTRIAL | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

EXAMPLE

OTHER SERVICES PROVIDED

| SITE | BACTERIAL TEST (FECAL COLIFORM) | FISH STOCKING | MECHANICAL WEED REMOVAL | AQUATIC PLANT INSTALLATION | CLARIFICATION | POND DYE | AERATION SYSTEM SERVICING |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

COMMENTS: _____

_____

_____

_____

Customers Signature _____ Date _____

# SECTION VIII

# AMENDED AND RESTATED
# SECURITY SERVICES PROVIDER AGREEMENT
# (OPERATIONS)

**THIS AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT** (this "**Agreement**") is entered into as of the 1st day of October, 2019, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the "**District**"), and **THE REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC**. a Florida not-for-profit corporation (the "**POA**").

## RECITALS

**WHEREAS**, the District and the POA previously entered into a Security Services Provider Agreement dated November 10, 2005 (the "**Prior Agreement**"), the term of which subsequently expired; and

**WHEREAS**, the District and the POA now desire to extent, amend and restate the terms of the Prior Agreement in their entirety as set forth herein.

**WHEREAS**, the District and the Reunion West Community Development District ("Reunion West CDD") have agreed that Security Services shall be coordinated jointly through the District, and have entered into separate agreement providing such consent; and

**WHEREAS**, the following amenities and properties are owned and operated by the District and the Reunion West CDD: See attached Exhibit "A" for a complete list of facilities, together with certain buildings, furniture, fixtures, machinery, appliances, operating equipment, books, records and other personal property used in the operation of such facilities (collectively, the "**District Facilities**").

**WHEREAS**, the POA acknowledges that the District, its residents and their guests expect a high level of service, quality and professionalism with regard to any security service provided within the District.

**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. The District was created in October 2001 by Osceola County Ordinance #01-31.

**WHEREAS**, the District owns the real property on which the District Facilities are constructed.

**WHEREAS**, the District desires the benefit of the presence and expertise of professional security services to assist in the monitoring and security of District Facilities upon the terms and conditions set forth in this Agreement, and the POA is willing to provide such security services to the District directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the sum of One and 00/100 Dollars ($1.00), each to the other paid 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 agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for an initial term beginning on October 1, 2019 and ending on September 31, 2021. At the end of this initial, approximately 2 year term, the Agreement shall be extended for a period of five (5) years and an addendum to this Agreement signed reflecting the new term of the Agreement; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.

3. Acceptance of Security Services Responsibility. The District hereby retains the POA to render the services herein stated in accordance with the standards set forth herein, and the POA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The POA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District and/or the Reunion West CDD, including, but not limited to, public access requirements.

4. Specific Authority. The District hereby grants to the POA the power and authority to provide, either directly or through a sub-operator(s), security services to, and surveillance and monitoring of, the District Facilities.

5. Delegation. The POA may retain a sub-operator(s), such as a professional security services provider or other qualified operator, including, without limitation, an affiliate of the POA, to perform some or all of its duties with respect to the District Facilities and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the POA and any sub-operator(s) (as applicable, the "**Sub-Operator**"). It shall be the responsibility of the POA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the POA under this Agreement. Should the POA elect to retain a Sub-Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the POA hereunder, then any reference, where applicable, to the POA in this Agreement shall automatically refer to the Sub-Operator.

6. Expenses and Compensation. The District shall reimburse the POA for any and all expenses and costs the POA incurs during the term hereof in relation to providing such security services on behalf of the District as described herein, but only up to an amount equal to the sum the District has budgeted for security services in that particular year. Should the POA provide security services on behalf of the District for only a portion of any given year, then the fee paid by the District to the POA for such services shall be prorated accordingly on a monthly basis. Any past due amounts will bear interest at the rate of 4% per annum. Compensation fees for future years shall be incorporated automatically by the District's adoption of its annual budget, but the District hereby agrees that the amount allocated for security services in its future annual budgets shall not be less than $140,000.00 so long as this Agreement is in force. In the event the District's budget does not allocate at least $140,000.00 annually for security services, the POA shall have the right to terminate this Agreement at such point when the amount of compensation paid to the POA under this Agreement actually falls below the $140,000.00 annual minimum requirement or its monthly pro-rated equivalent.

7. Services Provided by the POA. The POA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the District Facilities are provided with the following security services ("**Services**"):

(a) security personnel to man the main entry guardhouse within the District, 24 hours per day, seven days a week, and control access to the District Facilities in strict accordance with specified and approved District rules and regulations as adopted by the District, as may be amended by the District from time to time upon at least 30 days' prior written notice to the POA;

(b) security personnel to constitute roaming security patrols to monitor the District Facilities and all roads therein as determined by the District and, in the event a Sub-Operator is retained, as confirmed by the POA;

(c) monitoring of all construction sites within the District Facilities;

(d) responding to security emergencies within the District Facilities;

(e) traffic control when necessary;

(f) on-site vehicle assistance;

(g) maintaining severe weather and disaster response preparedness; and

(h) trained first responders for emergencies.

(i) Security personnel must be provided in a **minimum of three automobile, van, SUV and/or truck patrol vehicles** (having the appropriate Security Vehicle Identity type labels/decals/inscriptions), to monitor, on a 24 hour / 7 day week basis, the District Facilities and all roads therein as determined

by the District and, in the event a Sub-Operator is retained, as confirmed by the POA.

(j) Security personnel must be dressed in appropriate / standard security type uniforms with visible badges.

8. Standards and Operation. The Services shall be provided in accordance with those of a high quality professional security services provider, and at a level consistent with or better than a similar operation in central Florida.

9. Employees; Independent POA Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the POA, including the Sub-Operator, are the sole responsibility of such entities retained by the POA. Any entity retained by the POA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the POA shall be an independent contractor and not an employee of the District, and any Sub-Operator(s) or entity retained by the POA to perform the Services shall only have contractual privity with the POA and shall not be an employee or an independent contractor of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the POA. The POA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

10. Supervision of Security Officers. The POA shall have the sole right to direct and supervise all security officers and other personnel furnished by the POA to the District. The District shall not have the right to alter instructions or directions given to the security officers or other personnel furnished by the POA or assume any supervision of such security officers or personnel. Notwithstanding anything contained in this paragraph, any rules, regulations or policies of the District either currently in force or officially adopted from time to time by the District (which, if applicable, security officers or other personnel shall be required to follow in accordance with this Agreement) shall not be construed as instructions or directions from the District to any security officers or other personnel. If POA security officers and/or other personnel furnished by the POA to the District fail to comply with rules, regulations or policies of the District, that shall be treated as a material breach, including termination for material breach within ten (10) days if not cured pursuant to Section 13 hereunder.

11. Insurance.

(a) In the event the POA undertakes to directly provide the Services to the District, the POA shall obtain and keep in force at POA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the District. The POA shall furnish certificates of insurance to the District prior to the commencement of the Services, naming the District as an additional insured, and the POA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the POA has obtained insurance of

the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the District. Insurance coverages shall be as follows:

(i) Worker's Compensation: The POA shall provide worker's compensation coverage for all employees and require any Sub-Operator to provide the same to its employees. The limits shall be the statutory limits for worker's compensation and $1,000,000 for employer's liability.

(ii) Comprehensive General Liability: The POA shall provide coverage for all operations including, but not limited to, Contractual, Products and complete Operations and Personal Injury, in an amount of at least $1,000,000 combined single limit.

(iii) Other Insurance: The POA agrees to acquire and maintain such other insurance as may be reasonably required by the District during the term of this Agreement.

In the event the POA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the POA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 10; however, the POA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 10 and comply with all other requirements of this paragraph.

(b) The District shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the POA or a Sub-Operator. Acceptance by the District of any evidence of insurance submitted by the POA does not relieve or decrease in any manner the liability of the POA for performance of the Services in accordance with the terms and conditions hereof.

(c) The District hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

12. Licenses, Transfers. The POA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the POA, if possible. In the event the POA is in default under this Agreement and/or this Agreement is terminated by the District, the POA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the District's expense, all permits and licenses which may be held by the POA as are necessary to provide the Services, to the District or, at the District's sole option, to the District's nominee.

13. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days' prior written notice to the other party. This Agreement may be

terminated by the District upon a material breach of this Agreement by the POA, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

14. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

| | |
|---|---|
| **District:** | Governmental Management Services, L.L.C.<br>RE: Reunion East Community Development District<br>135 W. Central Blvd, Suite 320<br>Orlando, FL 32801<br>Attention: District Manager |
| and a copy to: | Latham, Luna, Eden & Beaudine.<br>111 N. Magnolia Ave, Suite 1400<br>Orlando, Florida 32801<br>Attention: District Counsel |
| **POA:** | The Reunion Resort & Club of Orlando Master Association, Inc.<br>1631 E Vine Street, Suite 300<br>Kissimmee, Florida 34744 |
| and a copy to: | Artemis Lifestyle Services, Inc.<br>1631 E Vine Street, Suite 300<br>Kissimmee, Florida 34744 |

15. Waivers.

(a) Risk of Loss. It is understood and agreed between the parties that the POA is not an insurer and that the rates being paid for Services are for security officer services designed to deter certain risks of loss, which rates are not related to the value of the real or personal property monitored in respect of the provision of the Services. All amounts being charged by the POA are insufficient to guarantee that no loss will occur, and the POA makes no guarantee, implied or otherwise, that no loss will occur or that the Services supplied will avert or prevent occurrences or losses that the Services are designed to help deter or avert. The District shall assume all risk of loss or physical damage to the District Facilities and any other property occurring as a result of nature, fire or other casualty and the District waives any right of recovery and its insurer rights of subrogation against the POA or any other person or entity for any loss or damage resulting from any such risks.

(b) Client Vehicle(s). If the District requires the POA's personnel to drive any vehicle(s) during the course of their duties other than the security officer's own personal vehicle or a vehicle furnished by the POA, the District agrees that its insurance is primary; and the District further agrees to carry comprehensive fire and theft, collision and liability insurance on the District's vehicle(s) in such amounts and with such deductibles and other terms as the POA may require. The District agrees to waive all rights of recovery from the POA and, subject to the limitations contained in this paragraph, to indemnify, hold harmless and defend the POA and each other Indemnified Party from any and all such losses, claims, suits, damages, thefts and expenses that may arise out of the authorized or permitted use of the District's vehicle(s). However, in the event the District shall be required to indemnify any party under this paragraph, this indemnification shall, in all circumstances, be limited to an amount not to exceed the total amount of any insurance proceeds available to the District at the time the indemnification is made plus any amount previously paid or then due and payable to the POA as compensation for providing the Services hereunder.

(c) Security Officer Theft. It is expressly understood and agreed that under no circumstances will the POA be responsible for the theft or other loss of the District's property not directly attributable to thefts by security officers employed by the POA or any Sub-Operator. In the event of allegations of security officer thefts, the District waives its right of recovery unless (i) the POA is notified in writing of such allegations within forty-eight (48) hours of the discovery of any suspected security officer theft; (ii) the District fully cooperates with the POA in the investigating of the facts; (iii) the District presses formal charges; and (iv) a conviction is obtained.

16. Indemnification. Except for matters specified in Section 15, the POA agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the POA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the POA, its agents, employees or subcontractors, in the performance of this Agreement.

17. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the POA and any Sub-Operator(s) the POA may retain to provide the Services.

(a) At all times, the POA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the Rules of the Reunion East District, Chapter 8, a copy of which is attached hereto as Exhibit "B" and incorporated herein.

(b) The POA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Facilities are located, at the POA's sole cost and expense, and the POA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the POA, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the POA shall not comply with the same. The POA shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days, of any such orders or requirements upon receipt of same.

(c) 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. The POA agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to the POA.

(d) The POA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the District Facilities except in quantities reasonably necessary to carry out its duties under this Agreement. The POA shall hold the District harmless from any fines, penalties, costs and damages resulting from the POA's failure to do so. The POA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the POA shall be responsible for the payment of any associated fines or penalties.

(e) The POA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the District shall be solely responsible for such compliance in respect of the improvements constituting the District Facilities.

18. Ownership of Books and Records & Public Records.

(a) POA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, POA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. POA acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently GMS – Central Florida (the "Public Records Custodian"). POA shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) 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 Agreement term and following the Agreement term if the POA does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF POA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE POA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 135 W. CENTRAL BLVD, SUITE 320, ORLANDO, FLORIDA 32801, ATTN: DISTRICT PUBLIC RECORDS CUSTODIAN.**

19. Maintenance of District Facilities. Notwithstanding the fact that the POA or a Sub-Operator may occupy a District Facility in order to provide the Services under this Agreement, the District shall be responsible for the maintenance of all District owned property and assets including, but not limited to, any and all guard houses and security gates. However, the POA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items which are necessary for the POA or Sub-Operator to provide the Services contemplated hereunder. In addition, the POA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the POA or the Sub-Operator which are installed, placed or stored on District property or in a District Facility, but these items and assets shall at all times remain the property of the POA or the Sub-Operator, as the case may be.

20. Planning and Financial Reporting. The POA shall develop and maintain a business plan and procedures manual for the operation of the security services within the District. A representative of the POA will provide, on an annual basis, financial reports to the District or the District's designated representative by the thirtieth (30th) day of the month following the end of each fiscal year of the POA. At the request and expense of the District, an audit may be requested by the District at any time. The POA shall cooperate fully with the auditor selected by the District.

21. Sovereign Immunity. Nothing herein 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.

22. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the District and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the District.

23. Attorneys' Fees. In the case of the failure of either party hereto to perform and comply with any of the terms, covenants or conditions hereof, and such terms, covenants or conditions, or damages for the breach of same are enforced or collected by suit or arbitration or through an attorney at law, whether suit or arbitration is brought or not, the party so failing to perform and comply hereby agrees to pay the other party hereto a reasonable sum of money for attorneys' fees, together with the costs, charges, and expenses of such collection or other enforcement of rights in any such litigation or arbitration.

24. Governing Law and Jurisdiction. 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.**

25. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. Consent of Reunion West CDD. The District hereby represents that it has obtained the consent of Reunion West CDD to coordinate security services on behalf of Reunion West CDD. The District and Reunion West CDD have memorialized such agreement by separate instrument, as may be amended and renewed from time to time.

27. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the POA may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The POA and the District have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No 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.

(g) Time of the Essence. Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder.

(i) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

***[SIGNATURES ON FOLLOWING PAGE]***

**SIGNATURE PAGE TO**
**AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT**

**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.

**WITNESSES:**

Print: George S. Flick

Print: Alan Schreck

**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

By:
Print: MARK GREENSTEIN
Title: CHAIR

**WITNESSES:**

Print: Orraine Williams

Print: Joanna Esposito

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

By:
Print: Anthony Cupp
Title: GM Reunion

## EXHIBIT "A"

## LIST OF DISTRICT FACILITIES/PROPERTY

[Description of all District facilities and property to be provided.]

# Reunion East Community Development District
# Property Schedule

- Gatehouse – 7755 Reunion Blvd., Kissimmee, FL 34747
- Clubhouse – 1364 Seven Eagles Court, Kissimmee, FL 34747
- Pool Mechanical Building – 1364 Seven Eagles Court, Kissimmee, FL 34747
- Pool (1) – 1364 Seven Eagles Court, Kissimmee, FL 34747
- Decorative Fountains (2) Linear Park – 1364 Seven Eagles Court, Kissimmee, FL 34747
- Pool – 7500 Morning Dove Circle, Kissimmee, FL 34747
- Horse Stables – 1590 Reunion Blvd., Kissimmee, FL 34747
- Community Building – 7715 Heritage Crossing Way, Kissimmee, FL 34747
- Homestead Pool, Equipment & Fencing – 7475 Gathering Drive, Kissimmee, FL 34747
- Homestead Restroom - 7475 Gathering Drive, Kissimmee, FL 34747
- Carriage Point Pool, Equipment & Fencing – 7585 Assembly Court, Kissimmee, FL 34747
- Carriage Point Restroom – 7585 Assembly Court, Kissimmee, FL 34747
- Heritage Crossing Pool A (1) – 7695 Heritage Crossing Way, Kissimmee, FL 34747
- Heritage Crossing Pool A (2) – 7696 Heritage Crossing Way, Kissimmee, FL 34747
- Restrooms (Heritage Crossing Pool A) & Arbor – 7695 Heritage Crossing Way, Kissimmee, FL 34747
- Heritage Crossing Pool B (1) – 7621 Heritage Crossing Way, Kissimmee, FL 34747
- Restrooms (Heritage Crossing Pool B) – 7621 Heritage Crossing Way
- Vending Machine Building – 7695 Heritage Crossing Way, Kissimmee, FL 34747
- Vending Machine Building – 7621 Heritage Crossing Way, Kissimmee, FL 34747
- Vending Machine Building – 7475 Heritage Crossing Way, Kissimmee, FL 34747
- Pavilion – 7500 Morning Dove Circle, Kissimmee, FL 34747
- Gazebo – 7500 Morning Dove Circle, Kissimmee, FL 34747
- Restroom Buildings (2) – 7500 Morning Dove Circle, Kissimmee, FL 34747
- Gatehouse – 1350 S. Old Lake Wilson Rd, Kissimmee, FL 34747
- Ornamental Gates and Equipment – Excitement Drive & Old Lake Wilson Road, Kissimmee, FL 34747
- Ornamental Gate and Equipment – Assembly Lane & Old Lake Wilson Rd, Kissimmee, FL 34747
- Pond Fountain & Control Panel (Patriots Landing) – 1521 Fairview Circle, Kissimmee, FL 34771
- Bocce Courts (2) – 1364 Seven Eagles Court, Kissimmee, FL 34771

# SECTION IX

Deleted: <object>

# Reunion East Community Development District and Reunion West Community Development District

Amenity Policies & Fees

Deleted: <object>

Adopted April 8 , 2021

Revised TBD



**CDD Offices & District Manager:**
219 East Livingston Street, Orlando, FL 32801
407.841.5524 ext. 138 TAdams@gmscfl.com

# Definitions

**"Amenity Facilities" or "Amenity"** shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, fitness centers, outdoor fitness centers, and dog parks, together with their appurtenant facilities and areas.

**"Amenity Facilities Policies" or "Policies"** shall mean these Amenity Facilities Policies of the Districts, as amended from time to time.

**"Amenity Manager"** shall mean the Field Manager, District Manager or that person or firm so designated by the District's Board of Supervisor.

**"Annual User Fee"** shall mean the fee established by the Districts or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**"Board of Supervisors" or "Board"** shall mean the District's Board of Supervisors or the Districts' Boards of Supervisors.

**"Guest"** shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

**"District" or "Districts"** shall mean the Reunion East Community Development District and/or the Reunion West Community Development District.

**"District Manager"** shall mean the professional management company with which the Districts have contracted to provide management services to the Districts.

**"Non-Resident User"** shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**"Patron" or "Patrons"** shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

**"Property Owner"** shall mean that person or persons having fee simple ownership of land within the District.

**"Renter"** shall mean any tenant residing in a Property Owner's home pursuant to a valid rental or lease agreement.

**"Resident"** shall mean any person or persons residing in a home within the District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.



**Deleted:** Table of Contents



... [1]

**Deleted:** multi-purpose fields

**Deleted:** Reunion East Community Development District...

**Deleted:** District

**Deleted:** Reunion East Community Development

**Deleted:** District has

**Deleted:** District

**Deleted:** Reunion East Community Development

**Deleted:** Reunion East Community Development

## Introduction & Welcome

We are pleased to welcome you to the Reunion community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards of excellence and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the District's facilities. The usage guidelines provided in this packet have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

**Deleted:** Reunion East Community Development

The Reunion Resort community is split into two sections for CDD purposes. These are the Reunion East and Reunion West CDDs. Even though the community is split into two Districts, certain assets and amenities are accessible and maintained by both Districts in accordance with the Interlocal Agreement between the Districts.

Our community provides residents with the following amenities:

- Seven Eagles: Pool, Spas, Fitness Center, Functional Fitness Center, Bocce Court and Linear Park
- Homestead: Pool, Wading Pool and Spa
- Carriage Point: Pool and Spa
- Heritage Crossings: Community Center, Pools, Wading Pool and Spa
- The Terraces: Pool, Spa, Gazebo and Pavilion
- Liberty Bluff: Dog Park and Playground
- Grand Traverse Parkway: Playground
- Grand Traverse Parkway: Outdoor Fitness Center

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through TAdams@gmscfl.com

Sincerely,

Tricia L. Adams, District Manager
Reunion East Community Development District
Reunion West Community Development District

**Formatted:** Character scale: 105%

## Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone (as per Florida Statute 119).

**Deleted:** or in writing

## Amenity Management

Reunion Resort manages and maintains certain amenities owned by the Reunion East Community Development District such as Heritage Crossings Community Center and The Stables.

Reunion Resort's Office
7593 Gathering Drive
Kissimmee, FL 34747
Phone: (407) 662-1089
Anthony Carll, Resort General Manager ACarll@reunionresort.com

Reunion Resort Membership Office
Phone: (407) 420-9177
RRmembership@reunionresort.com

## District Management Offices

Other amenity questions should be directed to District Staff. Please contact District Staff with any maintenance concerns or if a special event is desired at Seven Eagles Center, Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool, Terraces Pavilion, Grand Traverse Parkway Playground or Grand Traverse Parkway Outdoor Fitness Center. A copy of the Special Events Policy adopted February 21, 2019 will be provided upon request.

**Deleted:** or

**Deleted:** .

Reunion East Community Development District
Reunion West Community Development District
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
www.reunioneastcdd.com
www.reunionwestcdd.com

**Formatted:** Character scale: 105%

**Deleted:** www.reunioneastcdd

**Formatted:** Character scale: 100%

Tricia L. Adams, District Manager, TAdams@gmscfl.com
Alan Scheerer, Field Operations Manager, AScheerer@gmscfl.com

## Security Office

Dial 911 in an emergency.
Reunion Security Offices can be reached by calling (407) 396-3130.

## 1. Facility Access Cards

1. Access Cards may be issued to all members (aged 18 and older) of each Resident's household and/or Non-Resident Members.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons and Guests may be required to present ID cards upon request by staff at any Amenity Facility.
4. Further instructions for obtaining an Amenity Access card are provided by calling Reunion Security at (407) 396-3130.

## 2. Non-Resident Annual User Fee

1. The Annual User Fee for any Non-Resident is $3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

## 3. Guest Policies

1. Guests under the age of 18 must be accompanied by an adult aged 18 or older. Guests must have a valid access card with a Resident, Non Resident Member or Renter providing access to the District Facilities.
2. Patrons who have a Guest using the District amenities are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
3. Each household/dwelling unit will be permitted to bring up to six (6) guests per day to the aquatic facilities. The number of guests per household/dwelling unit cannot exceed six (6) per day unless approved by the appropriate amenity manager.

## 4. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter is required to obtain an access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.





Deleted: *<object>*

## 5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
    a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All residents and guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of bona fide Service Animal(s) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

    If the Service Animal is out of control and the handler does not take effective measures to control it;

    If the Service Animal is not housebroken; or,

    If the Service Animal's behavior poses a direct threat to the health and safety of others.

    The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

    In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.
5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to §316.212 of Florida Statutes.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or Access Cards should be reported immediately to the Security office. A fee will be assessed for any replacement cards.

**Formatted:** Indent: Left: 0.64", First line: 0.43"

**Deleted:** *<object>*

11. Smoking is not permitted at any of the District facilities except within designated smoking areas. This includes entrances to facilities and within parks.
12. No alcohol may be sold or served on any District Property at any time unless provided by the designated Amenity Manager as part of catering services.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
14. Aquatic facility rules that are posted in appropriate areas must be observed.
15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes and/or vehicles, excluding golf carts and bicycles, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Children must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at any time.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on reunioneastcdd.org) for guidelines regarding parking on District roadways.

## 6. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored

**Deleted:** RECDD

**Deleted:** *<object>*

on or in any of the Amenity Facilities.

2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

## 7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries at Heritage Crossings Community Center and The Stables must be reported to the Amenity Manager Anthony Carll, Resort General Manager Email: ACarll@reunionresort.com Phone: (407) 662-1089. All emergencies and injuries on District property must be reported to the District Manager Tricia Adams by phone: (407) 841-5524 ext. 138 or e mail at TAdams@gmscfl.com.

**Deleted:** Seven Eagles,

**Deleted:** other

**Deleted:**

**Deleted:** 138

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

***Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.***

## 8. Aquatic Facilities Rules

***No lifeguard on duty – swim at your own risk.***

**Deleted:** *<object>*

Reunion East features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

**Usage Guidelines**

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Pools are open 8 am to 11 pm.
3. Children must be three years old to enter the pool.
4. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren without specific supervision from a person 18 years and older.
5. Children under the age of 10 must be directly supervised by a person 18 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
6. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 18 years of age or older.
7. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
8. To prevent accidental loss or damage, we recommend that personal pool toys be left at home.
9. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck or within respective amenity's gated areas.
10. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
11. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 3 feet of the pool. Alcohol service at Seven Eagles, Heritage Crossings Community Center and The Stables are managed by the Amenity Manager and other facilities are subject to the provisions in the District's Special Events Policy. Residents should not otherwise bring alcohol to District amenities.
12. All swimmers must shower before initially entering the pool.
13. Persons with open cuts, wounds, sores or blisters may not use the pool.
14. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
15. Appropriate swimming attire (swimsuits) must be worn at all times.
16. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
17. Animals are not permitted in the pool areas.
18. Sitting on or hanging from pool ladders is not allowed.
19. No diving is permitted.
20. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
21. Radios and other devices for music or broadcast are only allowed with personal listening devices such as earphones.
22. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
23. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
24. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
25. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes

**Deleted:**

**Deleted:** *<object>*

after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.

26. All swim instructors must be approved, certified and employed by the Amenity Manager.
27. All other general facility rules apply.

## 9. Seven Eagles Fitness Center and Functional Fitness Center

1. Maximum Fitness Center capacity is 17 persons.
2. Maximum Functional Fitness Center Capacity is 6 persons.
3. Children aged 12 and under are not permitted in the Fitness Centers at any time. This applies to a restricting all strollers, baby carriers and children from sitting on the floor while a parent or guardian is exercising.
4. Teens aged 13 to 17 may use the fitness room equipment when supervised by an adult
5. Rubber soled shoes that cover the entire foot are required to be worn at all times when using the Fitness Center.
6. Shirts must be worn at all times when using the Fitness Centers.
7. Bathing suits and jeans are not permitted in the Fitness Centers.
8. Food is not permitted in the Fitness Centers. Plastic beverage containers are allowed.
9. Please be considerate of other users. Wipe down equipment using the sanitary wipes provided by the Amenity Manager after each use. Return weight plates and dumbbells to the appropriate rack provided.
10. Circuit training has priority, please allow others to work in/share the circuit equipment between sets.
11. Cardiovascular equipment is limited to a maximum 30 minutes when people are waiting.
12. Using a spotter when lifting weights is recommended. The Fitness Centers are not supervised and you are exercising at your own risk.
13. Reunion East Community Development District is not responsible for personal belongings lost or stolen in the facility.
14. Please limit conversations and cell phone use as a courtesy to other users.
15. Restrict floor exercises to the back area of the exercise room which leaves the main fitness floor area clear of personal items.
16. Please report any equipment problems to the District Manager's Office Phone: (407) 841-5524, Alan Scheerer, Field Operations Manager AScheerer@gmscfl.com.

**Deleted:** Center

**Deleted:** Center

**Deleted:** Center

**Deleted:** Center

**Deleted:** center is

**Deleted:** Neither

**Deleted:** nor Reunion Resort and Club is

**Deleted:** ,

## 10. Bocce Court

1. Bocce balls shall not be tossed or thrown outside of the court.
2. Common courtesy and sports etiquette required for all games.

## 11. Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

The outdoor areas of Reunion East Community Development District are maintained for the use of residents of the community. The policies below adhere to all outdoor spaces including the pavilion, gazebo, and other outdoor spaces.

The Terraces Gazebo and Pavilion event lawn and patio areas are available for use by residents and their guests only on a first come, first serve basis.

1. Private rentals may be reserved through the District Manager's office per the

**Deleted:** Liberty Bluff Playground,

**Deleted:** usage

**Deleted:** playground,

**Deleted:** *<object>*

Reunion East Special Events Policies adopted February 2019. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager. Please see Section 15 and 16 for additional details.

2. A schedule of activities will be posted in each area and updated by the staff.
3. Residents on a first-come, first-served basis may utilize the Gazebo and Pavilion.
4. No alcohol may be sold or served at any District amenity including outdoor spaces unless provided by the designated amenity manager as a part of contracted catering services.
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 18 years or older.
6. Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
7. No chalking or marking any outdoor areas.
8. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
9. Profanity, fighting or disruptive behavior will not be tolerated.
10. No smoking or vaping any substances in public spaces.
11. Residents are responsible for bringing their own equipment.
12. All instructors must be approved, certified and employed by the Amenity Manager.
13. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the Amenity Manger.
14. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
15. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
16. Removal of furniture or equipment is prohibited.
17. All other general facility rules apply.

**Deleted:** Smoking is not permitted

## 12. Dog Parks

Dog parks are available within Reunion, for the enjoyment of residents and their four-legged friends.

1. Use of Dog Park is at your own risk.
2. Owners are legally responsible for the behavior of their dogs at all times.
3. Dogs must be leashed while entering and exiting the park.
4. Dog waste must be cleaned up by their owners immediately.
5. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
6. Owners must be within the dog park and supervising their dog with leash readily available.
7. Dog handlers must be at least 16 years of age.
8. Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
9. Aggressive dogs must be removed immediately.
10. Dogs should be under voice control.
11. Human food is prohibited at the dog park.
12. Dog food and treats are prohibited at the dog park.
13. Glass containers are prohibited at the dog park.
14. Female dogs in heat are prohibited at the dog park.
15. Puppies under four months are prohibited at the dog park
16. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.

**Deleted:** *<object>*

17. All other general facility rules apply.

## 13. Liberty Bluff Playground and Grand Traverse Parkway Playground

1. Playgrounds are available Dawn to Dusk.
2. Recommended ages for equipment TBD.
3. Children up to age 12 must be supervised by an adult aged 18 or older at all times. The Playground is not intended to be used by children over 12 years of age.
4. Surfaces can become hot when exposed to direct sunlight.
5. Surfaces can become slippery when wet.
6. No food, alcohol, glass containers, smoking or vaping products allowed.
7. Use at your own risk.

## 14. Grand Traverse Parkway Outdoor Fitness Center

1. The Outdoor Fitness Center is available Dawn to Dusk.
2. Teens ages 13 to 17 can use the Outdoor Fitness Center with adult supervision.
3. Proper workout attire and footwear required at all times.
4. No food, alcohol, glass containers, smoking or vaping products allowed.
5. Use at your own risk.
6. Inspect equipment before use and report any damages to ascheerer@gmscfl.com or (407) 841-5524.

## 15. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those participating in recreational activities District waterbodies do so at their own risk. District recommends use of appropriate safety equipment during any such activities.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having



**Formatted:** Font: 15.5 pt

**Formatted:** Heading 1, Space Before: 0 pt, Tab stops: 0.57", Left + 0.57", Left

**Deleted:** *<object>*

jurisdiction including Osceola County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

## 16. Wildlife and Contacts

In the event of an emergency situation, please call 911**.**

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.

## 17. Amenity Rental Procedures

A copy of the Special Events Policy adopted February 21, 2019 will be provided upon request. This additional policy document details rental procedures and policies for **Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool and Terraces Pavilion**. Please contact District Management staff at Phone: (407) 841-5524 to receive a copy of the Special Events Policy that includes rental fees and capacities.

Questions about renting **Heritage Crossings Community Center or The Stables** should be directed to Reunion Resort Office at Phone: (407) 662-1089.

Reservations are on a first-come, first-served basis by contacting the appropriate office and filling out a reservation form. Reservations should be made at least thirty (30) days in advance. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District/District's designee. Please speak to the District Office or Resort Office for further information regarding rental procedures and to file an application for rental.

There are no personal recurring reservations allowed for the District amenities.

Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

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

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

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





**Deleted:** *<object>*

No alcohol may be sold or served by an Amenity Renter on any District Property at any time. Alcohol service can be provided as part of catering service arranged with the Amenity Manager.

The Amenity Manager is entitled to exclusive catering privileges for all rentals at Reunion East Community Development District.

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

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

The Amenity Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

## 18. Rental Fees for Amenity Facilities

| Area and Location | Description | Fees |
|---|---|---|
| Terraces Pavilion<br>*This does not include usage of the dog parks, playgrounds or other common spaces. This is strictly for Pavilion/Event Lawn. Staff will provide boundary map if requested.* | • Maximum attendees recommended at 25 | Fees are based on number of attendees. Please refer to the Special Events Policy adopted February 2019 for details. |
| Heritage Crossings Community Center | • Maximum attendees recommended is 614. | $ 1000.00 Full Ballroom<br>$ 500.00 Half Ballroom |
| The Stables | • Maximum attendees recommended is determined based on the event configuration. | $750.00 |

Rental fees do not include additional fees that may be charged as direct result of additional staffing, catering expenses, security fees, or equipment fees required by Amenity Manager.

Non profit 401(c)(3) charity organizations may rent Heritage Crossings Community Center for a reduced fee on a case-by-case basis through the Amenity Manager's office, for co-sponsored District events. The Amenity Manager has the right to approve or deny these rentals, based upon the needs of the community and Amenity event calendar.





Deleted: *<object>*

**Page 2: [1] Deleted Microsoft Office User 11/3/22 5:48:00 PM**

# SECTION X

# PROPOSAL

| | |
|---|---|
| Project Name: | **Reunion Patriots Landing** |
| Project Phase: | **Pond 919C Outfall/Berm Repair** |
| Job Number: | |

**1980 Camron Ave**
Sanford, FL 32771
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

Project Address: **1400 Reunion Blvd.**
City, State, Zip: **Reunion, Fl 32747**

Proposal Date: **Monday, October 31, 2022**
**Proposal price good for 30 days from the date of this proposal.**

Prepared for: **GMS Central Florida**
Address: **219 E. Livingston Street**
City. State, Zip: **Orlando, FL 32801**

Contact: **Alan Scheerer**
Phone: **407-841-5524**
Cell: **407-398-2890**
Email: ascheerer@gmsfl.com

## Scope of Work

1. Under The Terms and Conditions of This Proposal. All Terrain Tractor Service Inc, Hereby Proposes to Provide Labor, Materials, Supervision Necessary **to Complete "ONLY" the Described Line Items Listed Below. No Other Work expressed or Implied in This Proposal.**

## Qualifications & Exclusions

1. There are **No Permits or Bonds** included in this proposal. If any are required, they will be at an additional cost.
2. There is **No handling of contaminated, hazardous, or unsuitable materials** included in this proposal. If any is required, it will be at an additional cost.
3. **This Bid is Based Soley on Information Provided by Others. All Terrain Accepts No Responsibilty to Unforeseen Differences.**
4. Proposal price is based on the assumption that this project will require red-lined as-builts only. If certified as-builts are required, they will be at an additional cost.
5. There is **No MOT** In This Proposal. If Needed it will be an additional Costs.
6. There is **No Sod, Landscaping, or Irrigation or Irrigation Repairs in this Proposal.** If needed it will be an additional Costs.
7. Any electrical work associated with site work scope is by others.

| CODE | DECRIPTION | QTY | UOM | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|
| 1.001 | Mobilization | 1 | LS | $3,800.00 | $3,800.00 |
| 1.001 | Locates & Verification and Admin Fee's | 1 | LS | $500.00 | $500.00 |
| 1.004 | Dewatering/ Pipe Plugs, Discharge Lines & Pumps | 1 | LS | $5,600.00 | $5,600.00 |
| 1.001 | Supervision | 40 | HR | $65.00 | $2,600.00 |
| | | | | | |
| 2.002 | Inlet/Structures/MES Protection | 1 | EA | $185.00 | $185.00 |
| | | | | | |
| 3.002 | Demo 24" Pipe | 16 | LF | $25.00 | $400.00 |
| 3.002 | Demo MES Structure | 1 | EA | $850.00 | $850.00 |
| | | | | | |
| 4.001 | Grub /Scrape | 1 | LS | $3,500.00 | $3,500.00 |
| 4.005 | Export Grubbings | 3 | LDS | $385.00 | $1,155.00 |
| 4.004 | Import Material | 90 | CY | $21.25 | $1,912.50 |
| 4.004 | Fill /Spread & Compact /Imported Materials | 90 | CY | $20.00 | $1,800.00 |
| | | | | | |
| 5.002 | 24" RCP Pipe | 16 | LF | $125.00 | $2,000.00 |
| | 24" MES | 1 | EA | $3,250.00 | $3,250.00 |
| 6.200 | Concrete Pump/Buggie | 1 | DAY | $450.00 | $450.00 |
| | | | | | |
| | Geotextiles/Filter Fabric | 3 | ROLLS | $550.00 | $1,650.00 |
| | Quikcrete Bags | 500 | EA | $30.00 | $15,000.00 |
| | | | | | |
| 4.003 | Grading Overall +/- 1/10' | 225 | SY | $3.95 | $888.75 |

| | | | | | |
|---|---|---|---|---|---|
| | St Augustine Sod | 1200 | SF | $2.05 | $2,460.00 |
| | Replace Mulch and Bushes | 1 | LS | $1,500.00 | $1,500.00 |
| | | | | | |
| | | | | Proposed Total | **$49,501.25** |

Landon Massa
All Terrain Tractor Service, Inc.

Alan Scheerer
GMS Central Florida

Authorized Signature / / Date

Authorized Signature / / Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.

# SECTION XI

# 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 legal review. |
| 2/13/20 | Access to Reunion Village/Davenport Creek Bridge | Boyd/Scheerer | **In Process** | BOS approved proposal 10.13.2022. 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 in process and communication to residents pending. |

# Reunion West Action Items

| Meeting Assigned | Action Item | Assigned To | Status | Comments |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| 11/12/20 | Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr. | Boyd/Scheerer | **In Process** | Equipment installation completed. Fencing approved and pending installation. Sidewalks and other concrete work is being addressed by Operations Manager. Amenity Policy document to be considered. Signage will be consistent with policies. |
| 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

October 1, 2022 to October 31, 2022

| Fund | Date | Check No.'s | | Amount |
|---|---|---|---|---|
| General Fund | 10/6/22 | 5473-5479 | $ | 42,345.86 |
| | 10/13/22 | 5480-5484 | $ | 30,928.66 |
| | 10/20/22 | 5485-5490 | $ | 26,821.54 |
| | 10/27/22 | 5491-5493 | $ | 1,518.50 |
| | | | $ | 101,614.56 |
| Replacement & Maintenance | 10/6/22 | 194 | $ | 7,382.50 |
| | 10/13/22 | 195-196 | $ | 14,107.58 |
| | | | $ | 21,490.08 |
| Payroll | **October 2022** | | | |
| | John Dryburgh | 50676 | $ | 184.70 |
| | Mark Greenstein | 50677 | $ | 184.70 |
| | Steven Goldstein | 50678 | $ | 184.70 |
| | Trudy Hobbs | 50679 | $ | 184.70 |
| | | | $ | 738.80 |
| | | | **$** | **123,843.44** |

*** CHECK DATES 10/01/2022 - 10/31/2022 *** 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 | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 10/06/22 | 00129 | 9/28/22 | 5111 | 202209 | 320-53800-53000 | | * | 1,987.50 | | |
| | | | SDWLK GRIND-REUNION RSORT | | | | | | | |
| | | 9/28/22 | 5111 | 202209 | 300-13100-10100 | | * | 1,762.50 | | |
| | | | SDWLK GRIND-REUNION RSORT | | | | | | | |
| | | 9/29/22 | 5112 | 202209 | 320-53800-47700 | | * | 681.05 | | |
| | | | RMV/STORE POOL FURNITURE | | | | | | | |
| | | 9/29/22 | 5112 | 202209 | 300-13100-10100 | | * | 603.95 | | |
| | | | RMV/STORE POOL FURNITURE | | | | | | | |
| | | 9/29/22 | 5113 | 202209 | 320-53800-53000 | | * | 2,037.85 | | |
| | | | RMV TREE ROOT/FORM SDWLK | | | | | | | |
| | | 9/29/22 | 5113 | 202209 | 300-13100-10100 | | * | 1,807.15 | | |
| | | | RMV TREE ROOT/FORM SDWLK | | | | | | | |
| | | 9/29/22 | 5114 | 202209 | 320-53800-47700 | | * | 363.05 | | |
| | | | SE-RESET LOOSE POOL PAVER | | | | | | | |
| | | 9/29/22 | 5114 | 202209 | 300-13100-10100 | | * | 321.95 | | |
| | | | SE-RESET LOOSE POOL PAVER | | | | | | | |
| | | 9/29/22 | 5115 | 202209 | 330-53800-47700 | | * | 972.55 | | |
| | | | SE-RPLC 6LGHT/5TREE/TUBE | | | | | | | |
| | | 9/29/22 | 5115 | 202209 | 300-13100-10100 | | * | 862.45 | | |
| | | | SE-RPLC 6LGHT/5TREE/TUBE | | | | | | | |
| | | 9/29/22 | 5116 | 202209 | 330-53800-47700 | | * | 453.15 | | |
| | | | SE-RPLC 2 FLUSH VALVE KIT | | | | | | | |
| | | 9/29/22 | 5116 | 202209 | 300-13100-10100 | | * | 401.85 | | |
| | | | SE-RPLC 2 FLUSH VALVE KIT | | | | | | | |
| | | 9/29/22 | 5119 | 202209 | 320-53800-53000 | | * | 1,364.75 | | |
| | | | SDWLKGRND-GOLDEN BEAR/TWN | | | | | | | |
| | | 9/29/22 | 5119 | 202209 | 300-13100-10100 | | * | 1,210.25 | | |
| | | | SDWLKGRND-GOLDEN BEAR/TWN | | | | | | | |
| | | 9/29/22 | 5120 | 202209 | 320-53800-47700 | | * | 641.30 | | |
| | | | TER-RPLC EMERG.LGHT/GATE | | | | | | | |
| | | 9/29/22 | 5120 | 202209 | 300-13100-10100 | | * | 568.70 | | |
| | | | TER-RPLC EMERG.LGHT/GATE | | | | | | | |
| | | 9/29/22 | 5121 | 202209 | 320-53800-47700 | | * | 893.05 | | |
| | | | TER-RPLC SOFFIT AND FACIA | | | | | | | |
| | | 9/29/22 | 5121 | 202209 | 300-13100-10100 | | * | 791.95 | | |
| | | | TER-RPLC SOFFIT AND FACIA | | | | | | | |
| | | | | | | BERRY CONSTRUCTION INC. | | | 17,725.00 | 005473 |
| 10/06/22 | 00049 | 9/23/22 | 566 | 202206 | 320-53800-57400 | | * | 69.29 | | |
| | | | AMERICAN EXPRESS-PRK VIOL | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 69.29 | 005474 |
| 10/06/22 | 00054 | 10/01/22 | 2022OCT | 202210 | 320-53800-34500 | | * | 6,533.33 | | |
| | | | SECURITY SERVICES OCT22 | | | | | | | |
| | | 10/01/22 | 2022OCT | 202210 | 300-13100-10100 | | * | 5,133.33 | | |
| | | | SECURITY SERVICES OCT22 | | | | | | | |
| | | | | | | REUNION RESORT & CLUB MASTER ASSOC. | | | 11,666.66 | 005475 |

*** CHECK DATES 10/01/2022 - 10/31/2022 *** 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 | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/06/22 | 00060 | 9/20/22 | 390485 | 202209 | 320-53800-46200 | | | * | 113.95 | | |
| | | | HC B-SAFETY INSP/DEGREASE | | | | | | | | |
| | | 9/20/22 | 390485 | 202209 | 300-13100-10100 | | | * | 101.05 | | |
| | | | HC B-SAFETY INSP/DEGREASE | | | | | | | | |
| | | 9/21/22 | 390554 | 202209 | 330-53800-46200 | | | * | 385.26 | | |
| | | | SE-REPLUMB WATER LINE/SPA | | | | | | | | |
| | | 9/21/22 | 390554 | 202209 | 300-13100-10100 | | | * | 341.64 | | |
| | | | SE-REPLUMB WATER LINE/SPA | | | | | | | | |
| | | 9/23/22 | 390590 | 202209 | 320-53800-46200 | | | * | 152.11 | | |
| | | | CP-REPAIR TORO VALVE | | | | | | | | |
| | | 9/23/22 | 390590 | 202209 | 300-13100-10100 | | | * | 134.89 | | |
| | | | CP-REPAIR TORO VALVE | | | | | | | | |
| | | 9/23/22 | 390591 | 202209 | 320-53800-46200 | | | * | 145.75 | | |
| | | | HC B-TRBLSHT/RESET/ADJUST | | | | | | | | |
| | | 9/23/22 | 390591 | 202209 | 300-13100-10100 | | | * | 129.25 | | |
| | | | HC B-TRBLSHT/RESET/ADJUST | | | | | | | | |
| | | | | | | | SPIES POOL LLC | | | 1,503.90 | 005476 |
| 10/06/22 | 00117 | 9/23/22 | 6673235 | 202209 | 310-51300-32300 | | | * | 4,000.00 | | |
| | | | TRUSTEE FEE SER.2021 | | | | | | | | |
| | | 9/23/22 | 6673235 | 202209 | 310-51300-32300 | | | * | 310.00 | | |
| | | | INCIDENTAL EXP SER.2021 | | | | | | | | |
| | | | | | | | USBANK | | | 4,310.00 | 005477 |
| 10/06/22 | 00142 | 9/26/22 | IV001287 | 202209 | 330-53800-47800 | | | * | 2,680.61 | | |
| | | | SE-CLN/RPR/TST RELIEF VLV | | | | | | | | |
| | | 9/26/22 | IV001287 | 202209 | 300-13100-10100 | | | * | 2,377.14 | | |
| | | | SE-CLN/RPR/TST RELIEF VLV | | | | | | | | |
| | | | | | | | UNITED FIRE PROTECTION, INC. | | | 5,057.75 | 005478 |
| 10/06/22 | 00030 | 9/28/22 | OS 43279 | 202209 | 320-53800-47400 | | | * | 186.59 | | |
| | | | INST.DWARF IXORA/LIGUSTRM | | | | | | | | |
| | | 9/28/22 | OS 43279 | 202209 | 300-13100-10100 | | | * | 165.47 | | |
| | | | INST.DWARF IXORA/LIGUSTRM | | | | | | | | |
| | | 9/28/22 | OS 43279 | 202209 | 320-53800-46500 | | | * | 446.97 | | |
| | | | VALVE RPLC-RAINBIRD/ROTOR | | | | | | | | |
| | | 9/28/22 | OS 43279 | 202209 | 300-13100-10100 | | | * | 396.37 | | |
| | | | VALVE RPLC-RAINBIRD/ROTOR | | | | | | | | |
| | | 9/28/22 | OS 43279 | 202209 | 320-53800-46500 | | | * | 433.47 | | |
| | | | TRADITION BLVD-VAVLE RPLC | | | | | | | | |
| | | 9/28/22 | OS 43279 | 202209 | 300-13100-10100 | | | * | 384.39 | | |
| | | | TRADITION BLVD-VAVLE RPLC | | | | | | | | |
| | | | | | | | YELLOWSTONE LANDSCAPE | | | 2,013.26 | 005479 |
| 10/13/22 | 00074 | 9/30/22 | 206008 | 202209 | 320-53800-47000 | | | * | 204.05 | | |
| | | | AQUATIC MGMT 2 POND SEP22 | | | | | | | | |

*** CHECK DATES 10/01/2022 - 10/31/2022 *** 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 | # |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 9/30/22 | 206008 | 202209 | 300-13100-10100 | | * | 180.95 | | |
| | | | AQUATIC MGMT 2 POND SEP22 | | | | | | | |
| | | 9/30/22 | 206145 | 202209 | 320-53800-47000 | | * | 68.37 | | |
| | | | AQUATIC PLANT MGMT SEP22 | | | | | | | |
| | | 9/30/22 | 206145 | 202209 | 300-13100-10100 | | * | 60.63 | | |
| | | | AQUATIC PLANT MGMT SEP22 | | | | | | | |
| | | | | | | APPLIED AQUATIC MANAGEMENT, INC. | | | 514.00 | 005480 |
| 10/13/22 | 00134 | 10/07/22 | 3480 | 202209 | 310-51300-31100 | | * | 2,687.50 | | |
| | | | GATE PRMT/MTG/OUTFALL RPR | | | | | | | |
| | | | | | | BOYD CIVIL ENGINEERING | | | 2,687.50 | 005481 |
| 10/13/22 | 00049 | 10/01/22 | 567 | 202210 | 310-51300-34000 | | * | 3,874.08 | | |
| | | | MANAGEMENT FEES OCT22 | | | | | | | |
| | | 10/01/22 | 567 | 202210 | 310-51300-35200 | | * | 83.33 | | |
| | | | WEBSITE ADMIN OCT22 | | | | | | | |
| | | 10/01/22 | 567 | 202210 | 310-51300-35100 | | * | 133.33 | | |
| | | | INFORMATION TECH OCT22 | | | | | | | |
| | | 10/01/22 | 567 | 202210 | 310-51300-31300 | | * | 833.33 | | |
| | | | DISSEMINATION FEE OCT22 | | | | | | | |
| | | 10/01/22 | 567 | 202210 | 310-51300-51000 | | * | 1.11 | | |
| | | | OFFICE SUPPLIES | | | | | | | |
| | | 10/01/22 | 567 | 202210 | 310-51300-42000 | | * | 21.66 | | |
| | | | POSTAGE | | | | | | | |
| | | 10/01/22 | 567 | 202210 | 310-51300-42500 | | * | 7.95 | | |
| | | | COPIES | | | | | | | |
| | | 10/01/22 | 568 | 202210 | 320-53800-12000 | | * | 3,487.00 | | |
| | | | FIELD MANAGEMENT OCT22 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 8,441.79 | 005482 |
| 10/13/22 | 00175 | 10/01/22 | 8026 | 202210 | 320-53800-46200 | | * | 8,680.00 | | |
| | | | POOL MAINTENCE OCT22 | | | | | | | |
| | | 10/01/22 | 8026 | 202210 | 300-13100-10100 | | * | 6,820.00 | | |
| | | | POOL MAINTENCE OCT22 | | | | | | | |
| | | 10/01/22 | 8026 | 202210 | 320-53800-46200 | | * | 840.00 | | |
| | | | HURRICANE IAN CLEAN UP | | | | | | | |
| | | 10/01/22 | 8026 | 202210 | 300-13100-10100 | | * | 660.00 | | |
| | | | HURRICANE IAN CLEAN UP | | | | | | | |
| | | | | | | ROBERTS POOL SERVICE AND REPAIR INC | | | 17,000.00 | 005483 |
| 10/13/22 | 00060 | 9/20/22 | 390691 | 202209 | 320-53800-46200 | | * | 88.51 | | |
| | | | TER-RPLC PLUG SPA PUMP | | | | | | | |
| | | 9/20/22 | 390691 | 202209 | 300-13100-10100 | | * | 78.49 | | |
| | | | TER-RPLC PLUG SPA PUMP | | | | | | | |
| | | 9/21/22 | 390750 | 202209 | 320-53800-46200 | | * | 166.94 | | |
| | | | HC B-INST.SPA CLOCK | | | | | | | |

```
  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 9/21/22 390750   202209 300-13100-10100                                     *              148.05
                          HC B-INST.SPA CLOCK
                 9/22/22 390836   202209 320-53800-46200                                     *              315.02
                          SE-RPR OVERFLOW GT/RPR PO
                 9/22/22 390836   202209 300-13100-10100                                     *              279.36
                          SE-RPR OVERFLOW GT/RPR PO
                 9/30/22 391019   202209 320-53800-46200                                     *              226.31
                          HS-INST.GFCI BEAKER POOL
                 9/30/22 391019   202209 300-13100-10100                                     *              200.69
                          HS-INST.GFCI BEAKER POOL
                 9/30/22 391020   202209 320-53800-46200                                     *              414.46
                          HS-REPAIR SPA HEATER
                 9/30/22 391020   202209 300-13100-10100                                     *              367.54
                          HS-REPAIR SPA HEATER
                                                     SPIES POOL LLC                                                   2,285.37 005484
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/20/22 99999  10/20/22 VOID     202210 000-00000-00000                                     C                 .00
                          VOID CHECK
                                                       ******INVALID VENDOR NUMBER******                                  .00 005485
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/20/22 00129  10/09/22 5122     202210 320-53800-48100                                     *              260.40
                          RPLC REDUCE COUPL.DOG FNT
                10/09/22 5122     202210 300-13100-10100                                     *              204.60
                          RPLC REDUCE COUPL.DOG FNT
                10/09/22 5123     202210 320-53800-48100                                     *              302.40
                          TER-RMV RUST/PRP PAINT RR
                10/09/22 5123     202210 300-13100-10100                                     *              237.60
                          TER-RMV RUST/PRP PAINT RR
                10/09/22 5124     202210 320-53800-48100                                     *              652.40
                          HURRICANE-STORE FURNITURE
                10/09/22 5124     202210 300-13100-10100                                     *              512.60
                          HURRICANE-STORE FURNITURE
                10/09/22 5127     202210 320-53800-48100                                     *              355.60
                          HURRICANE-STORE GATE SIGN
                10/09/22 5127     202210 300-13100-10100                                     *              279.40
                          HURRICANE-STORE GATE SIGN
                10/12/22 5128     202210 320-53800-48100                                     *            2,508.80
                          SE-RMV TRSH/WASH/RPR ROOF
                10/12/22 5128     202210 300-13100-10100                                     *            1,971.20
                          SE-RMV TRSH/WASH/RPR ROOF
                10/12/22 5133     202210 320-53800-57400                                     *              644.00
                          HURRICANE-PATCH GH ROOFS
                10/12/22 5133     202210 300-13100-10100                                     *              506.00
                          HURRICANE-PATCH GH ROOFS
                10/12/22 5137     202210 320-53800-48100                                     *              274.40
                          HC A-INST.PLUMB FLSH KIT
```

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 10/12/22 | 5137 | 202210 | 300-13100-10100 | | | * | 215.60 | | |
| | | | HC A-INST.PLUMB FLSH KIT | | | | | | | | |
| | | | | | | | BERRY CONSTRUCTION INC. | | | 8,925.00 | 005486 |
| 10/20/22 | 00119 | 10/12/22 | 106201 | 202209 | 310-51300-31500 | | | * | 3,048.54 | | |
| | | | EHOF II SPCTRM/MTG/INTRLC | | | | | | | | |
| | | | | | | | LATHAM,LUNA,EDEN & BEAUDINE,LLP | | | 3,048.54 | 005487 |
| 10/20/22 | 00002 | 9/20/22 | 60888287 | 202209 | 310-51300-48000 | | | * | 267.43 | | |
| | | | NOT OF FY23 MEETING DATES | | | | | | | | |
| | | | | | | | ORLANDO SENTINEL COMMUNICATION | | | 267.43 | 005488 |
| 10/20/22 | 00092 | 9/30/22 | 344 | 202209 | 320-53800-43000 | | | * | 756.81 | | |
| | | | DUKEENERGY#9100 8324 0443 | | | | | | | | |
| | | 9/30/22 | 346 | 202209 | 330-53800-43000 | | | * | 5.15 | | |
| | | | DUKEENERGY#9100 8323 9862 | | | | | | | | |
| | | 9/30/22 | 359 | 202209 | 320-53800-43100 | | | * | 204.51 | | |
| | | | TOHO METER#62644093 SEP22 | | | | | | | | |
| | | 9/30/22 | 366 | 202209 | 320-53800-46200 | | | * | 1,749.00 | | |
| | | | POOL CLEANING SRVC SEP22 | | | | | | | | |
| | | 9/30/22 | 366 | 202209 | 300-13100-10100 | | | * | 1,551.00 | | |
| | | | POOL CLEANING SRVC SEP22 | | | | | | | | |
| | | 9/30/22 | 367 | 202209 | 330-53800-43300 | | | * | 2,162.40 | | |
| | | | SE CONTRACT CLEAN SEP22 | | | | | | | | |
| | | 9/30/22 | 367 | 202209 | 300-13100-10100 | | | * | 1,917.60 | | |
| | | | SE CONTRACT CLEAN SEP22 | | | | | | | | |
| | | 9/30/22 | 367 | 202209 | 330-53800-43300 | | | * | 538.89 | | |
| | | | SE CLEANING SUPPLY SEP22 | | | | | | | | |
| | | 9/30/22 | 367 | 202209 | 300-13100-10100 | | | * | 477.88 | | |
| | | | SE CLEANING SUPPLY SEP22 | | | | | | | | |
| | | 9/30/22 | 368 | 202209 | 320-53800-12100 | | | * | 1,435.41 | | |
| | | | MANAGEMENT FEES SEP22 | | | | | | | | |
| | | 9/30/22 | 368 | 202209 | 300-13100-10100 | | | * | 1,272.92 | | |
| | | | MANAGEMENT FEES SEP22 | | | | | | | | |
| | | | | | | | REUNION RESORT | | | 12,071.57 | 005489 |
| 10/20/22 | 00142 | 10/10/22 | IV001294 | 202210 | 320-53800-48100 | | | * | 1,405.04 | | |
| | | | RPLC KENNEDY 3 OS&Y VALVE | | | | | | | | |
| | | 10/10/22 | IV001294 | 202210 | 300-13100-10100 | | | * | 1,103.96 | | |
| | | | RPLC KENNEDY 3 OS&Y VALVE | | | | | | | | |
| | | | | | | | UNITED FIRE PROTECTION, INC. | | | 2,509.00 | 005490 |
| 10/27/22 | 00074 | 10/21/22 | 206659 | 202210 | 320-53800-47000 | | | * | 74.48 | | |
| | | | AQUATIC PLANT MGMT OCT22 | | | | | | | | |
| | | 10/21/22 | 206659 | 202210 | 300-13100-10100 | | | * | 58.52 | | |
| | | | AQUATIC PLANT MGMT OCT22 | | | | | | | | |
| | | | | | | | APPLIED AQUATIC MANAGEMENT, INC. | | | 133.00 | 005491 |

*** CHECK DATES 10/01/2022 - 10/31/2022 ***
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 | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/27/22 | 00060 | 10/05/22 | 391512 | 202210 | 320-53800-46200 | | | * | 168.00 | | |
| | | | HC B-RPLC FAULTY SWTCH HT | | | | | | | | |
| | | 10/05/22 | 391512 | 202210 | 300-13100-10100 | | | * | 132.00 | | |
| | | | HC B-RPLC FAULTY SWTCH HT | | | | | | | | |
| | | | | | | | SPIES POOL LLC | | | 300.00 | 005492 |
| 10/27/22 | 00075 | 9/27/22 | 66000565 | 202208 | 320-53800-47000 | | | * | 575.32 | | |
| | | | HERBICIDE/PESTICIDE/MERPH | | | | | | | | |
| | | 9/27/22 | 66000565 | 202208 | 300-13100-10100 | | | * | 510.18 | | |
| | | | HERBICIDE/PESTICIDE/MERPH | | | | | | | | |
| | | | | | | | TEST AMERICA LABORATORIES, INC. | | | 1,085.50 | 005493 |

TOTAL FOR BANK A 101,614.56

TOTAL FOR REGISTER 101,614.56

*** CHECK DATES 10/01/2022 - 10/31/2022 ***
R&M FUND
BANK C REUNION EAST R&M

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/06/22 | 00015 | 9/17/22 | 3403DEP 50%DEP-RFID READ/CARD RDR | 202209 | 320-53800-66000 | | | * | 3,912.73 | | |
| | | 9/17/22 | 3403DEP 50%DEP-RFID READ/CARD RDR | 202209 | 300-13100-10100 | | | * | 3,469.77 | | |
| | | | | | | | ACCESS CONTROL TECHNOLOGIES, INC. | | | 7,382.50 | 000194 |
| 10/13/22 | 00015 | 9/30/22 | S238638 INST.5FT PED.GATE-TER | 202209 | 320-53800-60000 | | | * | 4,407.26 | | |
| | | 9/30/22 | S238638 INST.5FT PED.GATE-TER | 202209 | 300-13100-10100 | | | * | 3,908.32 | | |
| | | | | | | | ACCESS CONTROL TECHNOLOGIES, INC. | | | 8,315.58 | 000195 |
| 10/13/22 | 00006 | 9/30/22 | 391026 HS-INST.HEATER/HEADR/GFI | 202209 | 320-53800-64000 | | | * | 3,069.76 | | |
| | | 9/30/22 | 391026 HS-INST.HEATER/HEADR/GFI | 202209 | 300-13100-10100 | | | * | 2,722.24 | | |
| | | | | | | | SPIES POOL, LLC | | | 5,792.00 | 000196 |

TOTAL FOR BANK C 21,490.08

TOTAL FOR REGISTER 21,490.08

# SECTION 3

# Reunion East

## Community Development District

### Unaudited Financial Reporting

**September 30, 2022**

# Table of Contents

# Reunion East

**COMMUNITY DEVELOPMENT DISTRICT**
**COMBINED BALANCE SHEET**
**September 30, 2022**

| | General | Replacement & Maintenance | Debt Service | Capital Projects | (Memorandum Only) 2022 |
|---|---|---|---|---|---|
| **ASSETS:** | | | | | |
| CASH | $280,057 | $153,374 | --- | --- | $433,432 |
| CUSTODY ACCOUNT | $463,611 | --- | --- | --- | $463,611 |
| STATE BOARD OF ADMINISTRATION | $1,513,653 | $3,368,544 | --- | --- | $4,882,198 |
| ASSESSMENT RECEIVABLE | $11,938 | --- | $22,296 | --- | $34,233 |
| DUE FROM GENERAL FUND | --- | --- | $5,000 | --- | $5,000 |
| DUE FROM REUNION WEST | $245,200 | $49,522 | --- | --- | $294,723 |
| PREPAID EXPENSES | $58,547 | --- | --- | --- | $58,547 |
| INVESTMENTS | | | | | |
| SERIES 2002A-2 | | | | | |
| Reserve | --- | --- | $3 | --- | $3 |
| Revenue | --- | --- | $101,111 | --- | $101,111 |
| SERIES 2005 | | | | | |
| Reserve | --- | --- | $4 | --- | $4 |
| Revenue | --- | --- | $194,700 | --- | $194,700 |
| Construction | --- | --- | --- | $10 | $10 |
| SERIES 2015A | | | | | |
| Reserve | --- | --- | $175,000 | --- | $175,000 |
| Revenue | --- | --- | $940,901 | --- | $940,901 |
| Prepayment | --- | --- | $9,311 | --- | $9,311 |
| 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 | --- | --- | $350,489 | --- | $350,489 |
| Construction | --- | --- | --- | $8,802,868 | $8,802,868 |
| **TOTAL ASSETS** | **$2,573,006** | **$3,571,441** | **$2,914,970** | **$8,802,878** | **$17,862,295** |
| **LIABILITIES:** | | | | | |
| ACCOUNTS PAYABLE | $52,639 | $21,490 | --- | --- | $74,129 |
| CONTRACTS PAYABLE | $1,323 | --- | --- | --- | $1,323 |
| DUE TO DEBT 2015A | $5,000 | --- | --- | --- | $5,000 |
| DUE TO REUNION WEST | $69,754 | $11,078 | --- | --- | $80,832 |
| 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 | $3,538,873 | --- | --- | $3,781,625 |
| UNASSIGNED | $2,201,538 | --- | --- | --- | $2,201,538 |
| RESTRICTED FOR DEBT SERVICE 2002A-2 | --- | --- | ($6,643,018) | --- | ($6,643,018) |
| RESTRICTED FOR DEBT SERVICE 2005 | --- | --- | ($6,170,290) | --- | ($6,170,290) |
| RESTRICTED FOR DEBT SERVICE 2015A | --- | --- | $1,151,059 | --- | $1,151,059 |
| 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 | --- | --- | $1,468,093 | --- | $1,468,093 |
| RESTRICTED FOR CAPITAL PROJECTS 2005 | --- | --- | --- | $10 | $10 |
| RESTRICTED FOR CAPITAL PROJECTS 2021 | --- | --- | --- | $8,802,868 | $8,802,868 |
| **TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS** | **$2,573,006** | **$3,571,441** | **$2,914,970** | **$8,802,878** | **$17,862,295** |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Special Assessments - Tax Roll | $1,435,176 | $1,435,176 | $1,499,226 | $64,050 |
| Special Assessments - Direct | $583,672 | $583,672 | $557,770 | ($25,902) |
| Interest | $750 | $750 | $12,998 | $12,248 |
| Miscellaneous Income | $0 | $0 | $989 | $989 |
| Transfer In | $0 | $0 | $61 | $61 |
| Rental Income | $0 | $0 | $11,263 | $11,263 |
| **TOTAL REVENUES** | $2,019,598 | $2,019,598 | $2,082,308 | $62,710 |
| **EXPENDITURES:** | | | | |
| ***ADMINISTRATIVE:*** | | | | |
| Supervisor Fees | $12,000 | $12,000 | $11,800 | $200 |
| FICA | $918 | $918 | $903 | $15 |
| Engineering | $15,000 | $15,000 | $35,034 | ($20,034) |
| Attorney | $35,000 | $35,000 | $37,246 | ($2,246) |
| Trustee Fees | $8,620 | $8,620 | $8,620 | $0 |
| Arbitrage | $2,400 | $2,400 | $1,200 | $1,200 |
| Collection Agent | $5,000 | $5,000 | $5,000 | $0 |
| Dissemination | $10,000 | $10,000 | $10,000 | $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 | $44,275 | $44,275 | $0 |
| Information Technology | $1,400 | $1,400 | $1,400 | ($0) |
| Website Maintenance | $800 | $800 | $800 | ($0) |
| Telephone | $300 | $300 | $0 | $300 |
| Postage | $1,500 | $1,500 | $545 | $955 |
| Printing & Binding | $1,500 | $1,500 | $628 | $872 |
| Insurance | $15,950 | $15,950 | $14,986 | $964 |
| Legal Advertising | $5,000 | $5,000 | $1,650 | $3,350 |
| Other Current Charges | $600 | $600 | $70 | $530 |
| Office Supplies | $500 | $500 | $71 | $428 |
| Travel Per Diem | $250 | $250 | $0 | $250 |
| Dues, Licenses & Subscriptions | $175 | $175 | $175 | $0 |
| ***TOTAL ADMINISTRATIVE*** | $168,288 | $168,288 | $182,945 | ($14,657) |
| ***MAINTENANCE-SHARED EXPENSES:*** | | | | |
| Field Management | $37,538 | $37,538 | $37,538 | ($0) |
| Management Services Agreement | $21,430 | $21,430 | $25,120 | ($3,690) |
| Facility Lease Agreement | $3,593 | $3,593 | $3,610 | ($17) |
| Telephone | $6,858 | $6,858 | $6,906 | ($48) |
| Electric | $355,535 | $355,535 | $305,197 | $50,338 |
| Water & Sewer | $42,200 | $42,200 | $29,264 | $12,936 |
| Gas | $40,618 | $40,618 | $32,813 | $7,805 |
| Pool & Fountain Maintenance | $118,688 | $118,688 | $111,599 | $7,089 |
| Environmental | $12,054 | $12,054 | $7,069 | $4,985 |
| Property Insurance | $29,013 | $29,013 | $32,847 | ($3,834) |
| Irrigation Repairs | $8,572 | $8,572 | $5,118 | $3,453 |
| Landscape Contract | $503,702 | $503,702 | $488,979 | $14,723 |
| Landscape Contingency | $26,375 | $26,375 | $7,390 | $18,984 |
| Gate and Gatehouse Expenses | $16,880 | $16,880 | $23,819 | ($6,940) |
| Roadways/Sidewalks | $26,375 | $26,375 | $13,716 | $12,659 |
| Lighting | $5,275 | $5,275 | $233 | $5,042 |
| MSA Building Repairs | $13,188 | $13,188 | $2,591 | $10,597 |
| Pressure Washing | $18,463 | $18,463 | $17,305 | $1,158 |
| Repairs & Maintenance | $10,550 | $10,550 | $12,908 | ($2,358) |
| Signage | $13,188 | $13,188 | $3,526 | $9,662 |
| Security | $73,850 | $73,850 | $84,987 | ($11,137) |
| Parking Violation Tags | $264 | $264 | $0 | $264 |
| ***SEVEN EAGLES:*** | | | | |
| Electric | $14,559 | $14,559 | $14,016 | $543 |
| Water & Sewer | $6,881 | $6,881 | $6,187 | $694 |
| Gas | $8,546 | $8,546 | $9,240 | ($694) |
| Telephone/Emergency Pool Phone | $185 | $185 | $0 | $185 |
| Contract Cleaning | $27,118 | $27,118 | $32,848 | ($5,730) |
| Landscape Contract | $9,495 | $9,495 | $9,757 | ($262) |
| Landscape Contingency | $2,638 | $2,638 | $0 | $2,638 |
| Pool Maintenance | $18,357 | $18,357 | $29,278 | ($10,921) |
| Lighting | $791 | $791 | $0 | $791 |
| Fitness Center Repairs & Maintenance | $791 | $791 | $1,970 | ($1,179) |
| Operating Supplies | $6,594 | $6,594 | $0 | $6,594 |
| Pest Control | $222 | $222 | $0 | $222 |
| Repairs & Maintenance | $3,165 | $3,165 | $12,073 | ($8,909) |
| ***MAINTENANCE-DIRECT EXPENSES:*** | | | | |
| Irrigation System Operations | $100,000 | $100,000 | $0 | $100,000 |
| Contingency | $0 | $0 | $0 | $0 |
| Transfer Out | $267,764 | $267,764 | $267,764 | $0 |
| ***TOTAL MAINTENANCE*** | $1,851,311 | $1,851,311 | $1,635,670 | $215,641 |
| **TOTAL EXPENDITURES** | $2,019,598 | $2,019,598 | $1,818,615 | $200,983 |
| **EXCESS REVENUES (EXPENDITURES)** | $0 | | $263,693 | |
| **FUND BALANCE - Beginning** | $0 | | $2,180,597 | |
| **FUND BALANCE - Ending** | $0 | | $2,444,290 | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Transfer In | $267,764 | $267,764 | $267,764 | $0 |
| Interest | $4,500 | $4,500 | $28,416 | $23,916 |
| **TOTAL REVENUES** | $272,264 | $272,264 | $296,180 | $23,916 |
| **EXPENDITURES:** | | | | |
| Contingency | $100 | $100 | $440 | ($340) |
| Building Improvements | $127,391 | $127,391 | $16,070 | $111,321 |
| Fountain Improvements | $5,275 | $5,275 | $0 | $5,275 |
| Gate/Gatehouse Improvements | $51,695 | $51,695 | $23,576 | $28,119 |
| Landscape Improvements | $26,375 | $26,375 | $34,660 | ($8,285) |
| Irrigation Improvements | $13,188 | $13,188 | $0 | $13,188 |
| Lighting Improvements | $2,638 | $2,638 | $0 | $2,638 |
| Monument Improvements | $5,275 | $5,275 | $0 | $5,275 |
| Pool Furniture | $13,188 | $13,188 | $6,854 | $6,334 |
| Pool Repair & Replacements | $27,430 | $27,430 | $43,675 | ($16,245) |
| Roadways/Sidewalks Improvement | $26,375 | $26,375 | $38,682 | ($12,307) |
| Signage | $34,288 | $34,288 | $34,100 | $187 |
| Stormwater Improvement | $0 | $0 | $1,590 | ($1,590) |
| Capital Outlay | $131,875 | $131,875 | $59,852 | $72,023 |
| **SEVEN EAGLES:** | | | | |
| Building Improvements | $0 | $0 | $0 | $0 |
| Gate/Gatehouse Improvements | $2,638 | $2,638 | $0 | $2,638 |
| Landscape Improvements | $2,638 | $2,638 | $0 | $2,638 |
| Pool Furniture | $7,913 | $7,913 | $0 | $7,913 |
| Pool Repair & Replacements | $0 | $0 | $11,334 | ($11,334) |
| Capital Outlay | $0 | $0 | $25,228 | ($25,228) |
| **TOTAL EXPENDITURES** | $478,280 | $478,280 | $296,060 | $182,219 |
| **EXCESS REVENUES (EXPENDITURES)** | ($206,016) | | $119 | |
| **FUND BALANCE - Beginning** | $3,570,146 | | $3,538,754 | |
| **FUND BALANCE - Ending** | $3,364,131 | | $3,538,873 | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2002A-2

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Interest | $0 | $0 | $170 | $170 |
| **TOTAL REVENUES** | $0 | $0 | $170 | $170 |
| **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 | | $170 | |
| **FUND BALANCE - Beginning** | $0 | | ($6,643,188) | |
| **FUND BALANCE - Ending** | $0 | | ($6,643,018) | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Interest | $0 | $0 | $328 | $328 |
| **TOTAL REVENUES** | $0 | $0 | $328 | $328 |
| **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 |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Other Debt Service Costs | $0 | $0 | ($4,068) | ($4,068) |
| **TOTAL OTHER** | $0 | $0 | ($4,068) | ($4,068) |
| **EXCESS REVENUES (EXPENDITURES)** | $0 | | ($3,740) | |
| **FUND BALANCE - Beginning** | $0 | | ($6,166,550) | |
| **FUND BALANCE - Ending** | $0 | | ($6,170,290) | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Special Assessments | $2,568,595 | $2,568,595 | $2,618,129 | $49,534 |
| Prepayment Assessments | $0 | $0 | $9,290 | $9,290 |
| Interest | $50 | $50 | $3,498 | $3,448 |
| **TOTAL REVENUES** | $2,568,645 | $2,568,645 | $2,630,918 | $62,273 |
| **EXPENDITURES:** | | | | |
| Interest Expense 11/01 | $580,125 | $580,125 | $580,125 | $0 |
| Principal Expense 05/01 | $1,450,000 | $1,450,000 | $1,450,000 | $0 |
| Interest Expense 05/01 | $580,125 | $580,125 | $580,125 | $0 |
| **TOTAL EXPENDITURES** | $2,610,250 | $2,610,250 | $2,610,250 | $0 |
| **EXCESS REVENUES (EXPENDITURES)** | ($41,605) | | $20,668 | |
| **FUND BALANCE - Beginning** | $936,399 | | $1,130,391 | |
| **FUND BALANCE - Ending** | $894,794 | | $1,151,059 | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| 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 September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| 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 September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Interest | $0 | $0 | $7 | $7 |
| **TOTAL REVENUES** | $0 | $0 | $7 | $7 |
| **EXPENDITURES:** | | | | |
| Other Debt Service Costs | $0 | $0 | $0 | $0 |
| **TOTAL EXPENDITURES** | $0 | $0 | $0 | $0 |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Transfer In (Out) | $0 | $0 | ($15) | ($15) |
| **TOTAL OTHER** | $0 | $0 | ($15) | ($15) |
| **EXCESS REVENUES (EXPENDITURES)** | $0 | | ($8) | |
| **FUND BALANCE - Beginning** | $0 | | $8 | |
| **FUND BALANCE - Ending** | $0 | | $0 | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Special Assessments | $1,116,155 | $1,116,155 | $1,119,867 | $3,712 |
| Interest | $100 | $100 | $4,549 | $4,449 |
| **TOTAL REVENUES** | $1,116,255 | $1,116,255 | $1,124,416 | $8,161 |
| **EXPENDITURES:** | | | | |
| Interest Expense 11/01 | $140,923 | $140,923 | $140,923 | $0 |
| Principal Expense 05/01 | $425,000 | $425,000 | $425,000 | $0 |
| Interest Expense 05/01 | $347,481 | $347,481 | $347,481 | $0 |
| **TOTAL EXPENDITURES** | $913,404 | $913,404 | $913,404 | $0 |
| **EXCESS REVENUES (EXPENDITURES)** | $202,851 | | $211,012 | |
| **FUND BALANCE - Beginning** | $140,923 | | $1,257,081 | |
| **FUND BALANCE - Ending** | $343,774 | | $1,468,093 | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Interest | $0 | $0 | $0 | $0 |
| **TOTAL REVENUES** | $0 | $0 | $0 | $0 |
| **EXPENDITURES:** | | | | |
| Capital Outlay | $0 | $0 | $0 | $0 |
| **TOTAL EXPENDITURES** | $0 | $0 | $0 | $0 |
| **EXCESS REVENUES (EXPENDITURES)** | $0 | | $0 | |
| **FUND BALANCE - Beginning** | $0 | | $10 | |
| **FUND BALANCE - Ending** | $0 | | $10 | |

# Reunion East

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects 2021

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

| | ADOPTED BUDGET | PRORATED THRU 9/30/22 | ACTUAL THRU 9/30/22 | VARIANCE |
|---|---|---|---|---|
| **REVENUES:** | | | | |
| Interest | $0 | $0 | $28,207 | $28,207 |
| **TOTAL REVENUES** | $0 | $0 | $28,207 | $28,207 |
| **EXPENDITURES:** | | | | |
| Capital Outlay | $0 | $0 | $6,512 | $6,512 |
| **TOTAL EXPENDITURES** | $0 | $0 | $6,512 | $6,512 |
| **EXCESS REVENUES (EXPENDITURES)** | $0 | | $21,695 | |
| **FUND BALANCE - Beginning** | $0 | | $8,781,173 | |
| **FUND BALANCE - Ending** | $0 | | $8,802,868 | |

# 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 | $11,938 | $1,499,226 |
| 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 | $3,550 | $12,998 |
| Miscellaneous Income | $0 | $0 | $0 | $0 | $0 | $0 | $583 | $0 | $393 | $0 | $0 | $13 | $989 |
| 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 | $928 | $11,263 |
| **Total Revenues** | **$8,266** | **$227,694** | **$948,314** | **$300,032** | **$52,499** | **$51,277** | **$154,283** | **$147,726** | **$145,264** | **$27,625** | **$2,900** | **$16,429** | **$2,082,308** |
| **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 | $800 | $11,800 |
| FICA | $77 | $77 | $77 | $77 | $77 | $77 | $77 | $77 | $77 | $77 | $77 | $61 | $903 |
| Engineering | $395 | $2,284 | $2,862 | $0 | $2,138 | $329 | $7,987 | $4,267 | $6,108 | $3,463 | $2,514 | $2,688 | $35,034 |
| Attorney | $5,604 | $1,673 | $1,249 | $2,830 | $2,526 | $4,819 | $2,606 | $2,491 | $3,385 | $3,785 | $3,230 | $3,049 | $37,246 |
| Trustee Fees | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $4,310 | $4,310 | $8,620 |
| 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 | $833 | $10,000 |
| 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 | $3,690 | $44,275 |
| Information Technology | $117 | $117 | $117 | $117 | $117 | $117 | $117 | $117 | $117 | $117 | $117 | $117 | $1,400 |
| Website Maintenance | $67 | $67 | $67 | $67 | $67 | $67 | $67 | $67 | $67 | $67 | $67 | $67 | $800 |
| 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 | $77 | $545 |
| Printing & Binding | $138 | $156 | $191 | $87 | $18 | $0 | $10 | $1 | $6 | $4 | $5 | $12 | $628 |
| 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 | $267 | $1,650 |
| 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 | $2 | $71 |
| 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** | **$15,972** | **$182,945** |

# 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 | $3,128 | $37,538 |
| 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 | $1,435 | $25,120 |
| 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 | $558 | $6,906 |
| Electric | $26,675 | $23,843 | $15,788 | $27,477 | $27,830 | $20,476 | $19,650 | $36,564 | $27,554 | $27,077 | $28,027 | $24,236 | $305,197 |
| Water & Sewer | $2,959 | $2,161 | $2,480 | $2,846 | $1,640 | $4,025 | $1,949 | $2,299 | $2,955 | $1,339 | $2,739 | $1,871 | $29,264 |
| Gas | $1,060 | $1,702 | $3,042 | $4,530 | $4,476 | $5,960 | $4,068 | $3,005 | $2,206 | $1,348 | $595 | $822 | $32,813 |
| 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 | $9,205 | $111,599 |
| Environmental | $793 | $138 | $345 | $446 | $1,068 | $446 | $446 | $446 | $1,030 | $446 | $1,021 | $446 | $7,069 |
| 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 | ($315) | $5,118 |
| Landscape Contract | $34,605 | $68,297 | $48,047 | $34,605 | $34,605 | $43,937 | $33,196 | $33,398 | $46,855 | $33,413 | $33,413 | $44,607 | $488,979 |
| Landscape Contingency | $0 | $0 | $0 | $0 | $1,307 | $0 | $832 | $2,544 | $292 | $0 | $2,229 | $187 | $7,390 |
| Gatehouse and Gatehouse Expenses | $4,490 | $1,322 | $2,530 | $1,036 | $1,659 | $1,072 | $2,368 | $1,756 | $2,990 | $1,625 | $1,412 | $1,559 | $23,819 |
| Roadways/Sidewalks | $0 | $3,821 | $0 | $0 | $3,246 | $0 | $0 | $0 | $0 | $509 | $0 | $6,140 | $13,716 |
| 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 | $2,578 | $2,591 |
| 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 | $270 | $12,908 |
| 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 | $7,389 | $84,987 |
| 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 | $1,245 | $14,016 |
| Water & Sewer | $336 | $387 | $324 | $403 | $356 | $328 | $738 | $282 | $1,046 | $1,041 | $524 | $422 | $6,187 |
| Gas | $294 | $267 | $416 | $1,413 | $1,220 | $1,606 | $1,162 | $960 | $802 | $592 | $268 | $239 | $9,240 |
| 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 | $2,701 | $32,848 |
| Landscape Contract | $533 | $2,053 | $1,129 | $533 | $533 | $750 | $750 | $533 | $1,129 | $533 | $533 | $750 | $9,757 |
| 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 | $2,982 | $29,278 |
| 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 | $4,459 | $12,073 |
| **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** | **$120,081** | **$98,269** | **$103,660** | **$116,915** | **$1,635,670** |
| **Total Expenditures** | **$174,892** | **$151,643** | **$385,334** | **$115,320** | **$116,725** | **$128,898** | **$116,944** | **$128,374** | **$135,475** | **$111,998** | **$120,123** | **$132,887** | **$1,818,615** |
| **Excess Revenues (Expenditures)** | **($166,626)** | **$76,050** | **$562,980** | **$184,712** | **($64,226)** | **($77,621)** | **$37,339** | **$19,351** | **$9,789** | **($84,374)** | **($117,223)** | **($116,459)** | **$263,693** |

# 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** |

# REUNION EAST
## COMMUNITY DEVELOPMENT DISTRICT

### SPECIAL ASSESSMENT RECEIPTS - FY2022

### TAX COLLECTOR

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | **Gross Assessments** | **$ 4,480,246** | **$ 1,562,313** | **$ 2,728,299** | **$ 189,634** |
| | | | | | | **Net Assessments** | **$ 4,211,431** | **$ 1,468,574** | **$ 2,564,601** | **$ 178,256** |
| **Date Received** | **Dist.** | **Gross Assessments Received** | **Discounts/ Penalties** | **Commissions Paid** | **Interest Income** | **Net Amount Received** | | **General Fund 34.87%** | **2015A Debt Svc Fund 60.90%** | **2021 Debt Svc Fund 4.23%** | **Total 100%** |
| 11/22/21 | ACH | $ 653,733.01 | $ 26,149.05 | $ 12,551.68 | $ - | $ 615,032.28 | | $ 214,468.80 | $ 374,531.20 | $ 26,032.28 | $ 615,032.28 |
| 11/26/21 | ACH | $ 40,478.83 | $ 2,032.90 | $ 768.92 | $ - | $ 37,677.01 | | $ 13,138.40 | $ 22,943.86 | $ 1,594.74 | $ 37,677.01 |
| 12/8/21 | ACH | $ 2,228,464.68 | $ 89,138.08 | $ 42,786.52 | $ - | $ 2,096,540.08 | | $ 731,087.53 | $ 1,276,712.94 | $ 88,739.61 | $ 2,096,540.08 |
| 12/9/21 | ACH | $ 5,090.52 | $ 44.68 | $ 100.93 | $ - | $ 4,944.91 | | $ 1,724.35 | $ 3,011.26 | $ 209.30 | $ 4,944.91 |
| 12/22/21 | ACH | $ 310,226.49 | $ 11,664.21 | $ 5,971.24 | $ - | $ 292,591.04 | | $ 102,029.85 | $ 178,176.78 | $ 12,384.41 | $ 292,591.04 |
| 1/10/22 | ACH | $ 261,980.87 | $ 7,859.37 | $ 5,082.44 | $ - | $ 249,039.06 | | $ 86,842.77 | $ 151,655.29 | $ 10,541.00 | $ 249,039.06 |
| 1/10/22 | ACH | $ 17,769.59 | $ 506.13 | $ 345.27 | $ - | $ 16,918.19 | | $ 5,899.57 | $ 10,302.53 | $ 716.09 | $ 16,918.19 |
| 2/10/22 | ACH | $ 1,503.95 | $ 12.95 | $ 29.81 | $ - | $ 1,461.19 | | $ 509.53 | $ 889.81 | $ 61.85 | $ 1,461.19 |
| 2/10/22 | ACH | $ 155,068.78 | $ 3,462.62 | $ 3,032.12 | $ - | $ 148,574.04 | | $ 51,809.47 | $ 90,475.92 | $ 6,288.65 | $ 148,574.04 |
| 3/10/22 | ACH | $ 125,040.94 | $ 1,550.27 | $ 2,469.83 | $ - | $ 121,020.84 | | $ 42,201.35 | $ 73,697.08 | $ 5,122.41 | $ 121,020.84 |
| 3/10/22 | ACH | $ 1,810.17 | $ - | $ 36.19 | $ - | $ 1,773.98 | | $ 618.61 | $ 1,080.29 | $ 75.09 | $ 1,773.98 |
| 4/8/22 | ACH | $ 171,230.49 | $ 95.97 | $ 3,422.70 | $ - | $ 167,711.82 | | $ 58,483.03 | $ 102,130.10 | $ 7,098.69 | $ 167,711.82 |
| 4/8/22 | ACH | $ 17,848.93 | $ - | $ 356.97 | $ - | $ 17,491.96 | | $ 6,099.65 | $ 10,651.94 | $ 740.38 | $ 17,491.96 |
| 5/9/22 | ACH | $ 117,133.44 | $ - | $ 2,342.66 | $ - | $ 114,790.78 | | $ 40,028.86 | $ 69,903.21 | $ 4,858.71 | $ 114,790.78 |
| 5/9/22 | ACH | $ 2,413.78 | $ - | $ 48.28 | $ - | $ 2,365.50 | | $ 824.88 | $ 1,440.50 | $ 100.12 | $ 2,365.50 |
| 6/8/22 | ACH | $ 93,435.52 | $ - | $ 1,868.72 | $ - | $ 91,566.80 | | $ 31,930.39 | $ 55,760.69 | $ 3,875.72 | $ 91,566.80 |
| 6/8/22 | ACH | $ 1,368.06 | $ - | $ 27.36 | $ - | $ 1,340.70 | | $ 467.52 | $ 816.44 | $ 56.75 | $ 1,340.70 |
| 6/17/22 | ACH | $ 290,060.00 | $ - | $ 5,801.20 | $ - | $ 284,258.80 | | $ 99,124.30 | $ 173,102.77 | $ 12,031.74 | $ 284,258.80 |
| 11/1/22 | ACH | $ 34,144.96 | $ - | $ - | $ 88.21 | $ 34,233.17 | | $ 11,937.50 | $ 20,846.69 | $ 1,448.98 | $ 34,233.17 |
| | | $ - | $ - | $ - | $ - | $ - | | $ - | $ - | $ - | $ - |
| | | $ - | $ - | $ - | $ - | $ - | | $ - | $ - | $ - | $ - |
| | | $ - | $ - | $ - | $ - | $ - | | $ - | $ - | $ - | $ - |
| | | $ - | $ - | $ - | $ - | $ - | | $ - | $ - | $ - | $ - |
| | | $ - | $ - | $ - | $ - | $ - | | $ - | $ - | $ - | $ - |
| **Totals** | | $ 4,528,803.01 | $ 142,516.23 | $ 87,042.84 | $ 88.21 | $ 4,299,332.15 | | $ 1,499,226.34 | $ 2,618,129.29 | $ 181,976.52 | $ 4,299,332.15 |

**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** | **$ -** |