

*Reunion East Community
Development District*

Agenda

December 8, 2022

AGENDA

Reunion East

Community Development District

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

December 1, 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, December 8, 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. Administration of Oath of Office to Newly Elected Board Members
 - B. Review of Resumes and Letters of Interest to Fill Board Vacancy
 - C. Appointment of Individual to Fulfill Board Vacancy
 - D. Administration of Oath of Office to Newly Appointed Board Member
 - E. Consideration of Resolution 2023-02 Election of Officers
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. Ratification 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. Consideration of Pavement Management Plan Proposal
12. Consideration of Pond Maintenance Proposals
 - A. Landscape Maintenance Proposal (Pond Mowing) for Reunion Village Phase 4 and Phase 5
 - B. Aquatic Maintenance Proposal for Reunion Village

13. Discussion of Playground Enhancement
14. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Ratification of Requisition #6
 - D. Security Report
15. Other Business
16. Supervisor's Requests
17. Next Meeting Date January 12, 2022
18. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

SECTION III

SECTION B

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.

"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.
- Known for quality work and teaming approach
- Working knowledge of medical supplies, pharmaceuticals
- 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
- Aided in department building, service line change, policies/procedures and education/orientation
- Mentoring, discipline for staff and student nurses. Process improvement. Quality Assurance. Emergency Management. Environment of Care

CURRENT LICENSES & CERTIFICATIONS		EDUCATION & TRAINING
<p><i>"Thank you for caring and your thoughtfulness with us...God Bless you and what you do." - Excerpts from letter of family</i></p> <p><i>"Appreciate her sharp mind and willingness to challenge and ask why, with the intent to improve processes..took incredible undertaking. RT has</i></p>	<ul style="list-style-type: none">Leadership training classes- Feedback, Managing Diversity, Practical Leadership, Flexible Conflict, Effective Meetings, Negotiations, Understanding and Working with Others, Project Management and Writing Grant ProposalsSkilled Technology User Microsoft Office Products, Outlook, PowerPointBC, CVN-1 Certification, August 2004-07CCRN Certification, August 2004-2021	<ul style="list-style-type: none">Purdue University, West Lafayette, INBall State University- Muncie, INBall State University Nursing Class PresidentMaster's of Business Administration, Indiana Wesleyan University, Indianapolis, INInstructor Certifications, BLS, PALS, ACLS –Presently ActiveIn-progress-LEAN Six Sigma

*grown tremendously”
Cindy Bone, Director
of Resource Team,
PA*

- CAPA/CPAN Certifications April 2012-21
- BLS instructor March 2007-Present
- ACLS instructor February 2003-2021
- Pediatric Life Support (PALS) 1997–2021
- 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.”

Deb Sipes-Fears

*Clarian NCC
manager*

“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)

IU Health Ambulatory Outpatient Surgery Centers – Senior CAP RN

May 2008-January 2010

Kindred Healthcare – *Director of Nursing Services/ Special Care Unit Staff*

ICU Nursing Care Responsibilities

April 2006-May 2008

Clarian- Indiana University Hospital – *Medical Diagnostic Center*

Outpatient Clinical Manager

- Building/Recreating a professional, efficiencies in patient-focused model care
- Responsible for assisting in MDC Improvement Project
- All responsibilities for management leadership in front office, scheduling center, clinical and lab departments

May 2005-April 2006

Clarian North Medical Center

Acute Care (Medial Surgical)/ Bariatrics Manager

- Responsible for staff of 66+ RN, US, PCA. Duties include hiring, firing, discipline and development (mentoring and educating) associates
- 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

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has become a major employer in the UK, and its growth has been a key factor in the overall growth of the economy.

The public sector has also become a major provider of social services, and its growth has been a key factor in the overall growth of the economy. The public sector has become a major provider of social services, and its growth has been a key factor in the overall growth of the economy.

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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

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 50% of public sector employees being women in 1995.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of women in the workforce. Another reason is that the public sector has a high proportion of women in the senior management positions. A third reason is that the public sector has a high proportion of women in the lower paid jobs.

The public sector has a high proportion of women in the workforce because it is a sector that is traditionally dominated by women. This is because the public sector is a sector that is traditionally dominated by women. This is because the public sector is a sector that is traditionally dominated by women. This is because the public sector is a sector that is traditionally dominated by women.

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PROFILE

Executive with diverse experience in growing revenues, developing businesses, realizing synergies and working with diverse membership. Expert in non-profit board governance. Strengths include:

- Strategic and operational balance
- Creative business development
- Comfort with complexity and ambiguity
- Dynamic, motivated leader
- Team player
- Analytical problem solver

EXPERIENCE**AIChE, New York, NY****2004-2022**

The American Institute for Chemical Engineers (AIChE) is the leading, global organization for chemical engineering professionals, with over 60,000 members from 110 countries and a \$50 million budget.

Executive Director and CEO, AIChE**2009-2022**

Responsible for leading the largest organization for chemical engineers and the profession, reporting to AIChE's Board of Directors. Expert in board governance. Provided comprehensive leadership, strategic vision, and operating management. Maintained P&L responsibility, delivering 9% yearly growth. Created and drove execution of value-added programs to support member engagement, including:

- The Center of Chemical Process Safety, with 220 corporate members developing industry guidelines on safety culture, risk based assessment, and cybersecurity threats
- The RAPID Manufacturing Institute for process intensification and modularization (formed in 2017 with a \$70 million grant from DOE) and encompassing 80+ corporate and university members
- The Society for Biological Engineering, with 20 conferences and 2000 individual members.
- Developed a \$50 million *Doing a World of Good Campaign* which funded a scholarship program for >550 minority students gaining a STEM degrees, the Future of STEM Scholars Initiative (FOSSI).
- Managed a global staff of 120 and a volunteer organization of thousands.

Executive Director, Society for Biological Engineering (SBE)**2004-2009**

Senior executive for new Society for Biological Engineering (SBE), a technological community within AIChE. Provided leadership, developed strategy and drove operations for SBE in conjunction with SBE's managing and advisory boards. Worked with volunteers and AIChE staff to define programs and services, cooperatively gain consensus and implement initiatives to members' needs. Grew SBE membership from less than 100 to 1900. Started and led the CHO Consortium for companies interested in pursuing the genome sequencing of the CHO cell line, widely used to produce therapeutic proteins.

Vice President, Marketing Services, Aventis Behring, King of Prussia, PA**2000-2004**

A \$1 billion, global bio-pharmaceutical producer of hemophilia, immunoglobulin and wound care products. Senior executive and key member of Aventis Behring's Operations Management Team reporting directly to the COO. Global head of marketing communication, market research, competitive intelligence, internet marketing, and supply chain. Worked closely with global and regional business team leaders to identify, design, optimize, and implement processes and systems to increase efficiencies. Saved \$10 million from inventory optimization. Managed global staff of 65.

Lyondell Chemical (formerly ARCO Chemical) Newtown Square, PA**1981-2000****Director, Performance Chemicals Business Development/R&D & ADI Manager****1997-2000**

Managed a global \$50 million isocyanate business that included marketing, sales, supply chain, manufacturing, and technical support. Led the U.S. and European Business Development and R&D organizations of a \$1 billion Performance Chemicals business. Total scope encompassed a global staff of 85 and an annual operating budget of \$12 million.

Planning & Analysis Manager, Finance**1996-1997****Marketing Manager, North America****1992-1996****Various Process Engineering, Technical and Finance Positions****1981-1992****AFFILIATIONS**

AIChE Fellow, the highest honor of AIChE membership
Board Member, Future of STEM Scholars Initiative (FOSSI), 2020-2022
Board Member, RAPID Manufacturing Institute, 2017-2022
Advisory Board, Princeton University Chemical Engineering Department, 2017-current
Advisory Board, Rensselaer Polytechnic Institute Chem. Eng. Department, 2017-current
Board Member, Center for Chemical Process Safety, 2009-2022
Board Member, United Engineering Foundation, 2009-2021
Board Member, World Chemical Engineering Council, 2009-2022
Board Member, Aventis Behring Employee Savings Investment, 2001-2004
Board Member, ARCO Chemical Technology Management Corp., 1999-2000
Co-President, ARCO Chemical Women's Management Association, 1990 and 1995
Treasurer, Pond's Edge Homeowner's Association, 1991-1993

EDUCATION

THE WHARTON SCHOOL, Aventis' Executive Education Program, 2000-2002

UNIVERSITY OF PENNSYLVANIA, Master of Science in Chemical Engineering, 1984

PRINCETON UNIVERSITY, Bachelor of Science in Chemical Engineering, 1981

SECTION E

RESOLUTION 2023-02

A RESOLUTION ELECTING OFFICERS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **Reunion East Community Development District** at a regular business meeting held on **December 1, 2022** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 1ST DAY OF DECEMBER, 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

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
Steven Goldstein *via Zoom*
Trudy Hobbs
John Dryburgh

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd *via Zoom*
Alan Scheerer
Victor Vargas
Pete Wittman
Garrett Huegel
Residents

District Manager
District Counsel
District Engineer
Field Manager
Reunion Security
Yellowstone Landscape
Yellowstone Landscape

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**

<p>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.</p>

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 EHOFF 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 EHOFF. 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 EHOFF 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’s 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. Governing Law and Construction of Agreement.

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

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

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

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

15. Notice.

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

If to District:	Reunion East Community Development District c/o Governmental Management Services- Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attention: Tricia Adams, District Manager Telephone: (407) 841-5524
-----------------	--

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

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

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

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: _____

EXHIBIT “A”

“Community Center”

[See attached.]

EXHIBIT “B”

“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 in 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



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	\$ <u>3,500.00</u>
b. Underwater and Floating Vegetation Control Program	\$ <u>N/A</u>
c. Two million dollars liability insurance	\$ <u>Included</u>
d. All services performed by licensed biologist	\$ <u>Included</u>
e. Treatment reports issued after each visit	\$ <u>Included</u>
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 Mark Greenstein

Printed Name Mark Greenstein

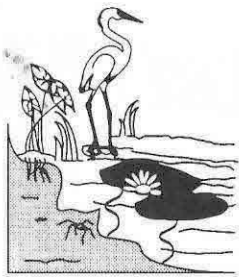
Dated 11/10/2022 | 1:12 PM PST

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 which 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, CONTRACTOR 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, Completed 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 CUSTOMER 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:

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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 algicides. 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 modest.

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?

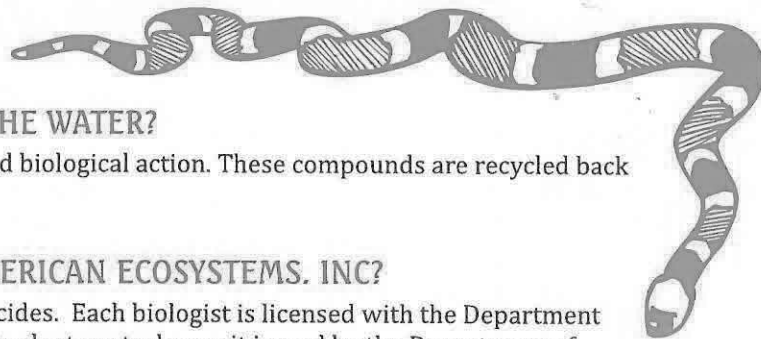
They will turn brown or fade from their original color, shrivel up and gradually sink to the bottom. Most aquatic weeds consist of 90% or more of water, therefore little residue is left. Woody brush and cattails have more structure for support outside the water, therefore they take longer to decompose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

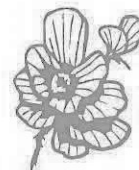
All treatments are performed with E.P.A. labels aquatic herbicides. Each biologist is licensed with the Department of Agriculture and possesses aquatic certification. An aquatic plant control permit issued by the Department of Environmental Protection is required for some areas. Other State and local 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 SEVERE NUISANCE AQUATIC WEED PROBLEM?

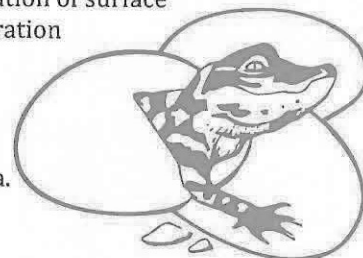
The major contributing factors include the long Florida growing season, shallow ponds that regularly receive nutrient rich runoff from lawns, streets, and parking lots, and the presence of non native exotic aquatic weeds.

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.



American Ecosystems, Inc.

Serving Florida Statewide



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

SITE	OTHER SERVICES PROVIDED						
	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.
RE: Reunion East Community Development District
135 W. Central Blvd, Suite 320
Orlando, FL 32801
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine.
111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attention: District Counsel

POA: The Reunion Resort & Club of Orlando Master
Association, Inc.
1631 E Vine Street, Suite 300
Kissimmee, Florida 34744

and a copy to: Artemis Lifestyle Services, Inc.
1631 E Vine Street, Suite 300
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. Flish

Print: Aaron Schaefer

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Print: MARK GREENSTEIN
Title: CHAIR

WITNESSES:


Print: CRAIGE WILLIAMS

Print: Joanna Esposto

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

By: 
Print: Anthony Cyril
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

**Reunion East Community
Development District and Reunion
West Community Development
District**

Amenity Policies & Fees

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.

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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.

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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](#)

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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).

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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.

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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

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

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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.

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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.

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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 anytime.
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.

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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

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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.

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.

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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

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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.

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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.

Deleted: Liberty Bluff Playground,

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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

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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 Manager.
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.

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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.

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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

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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.

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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

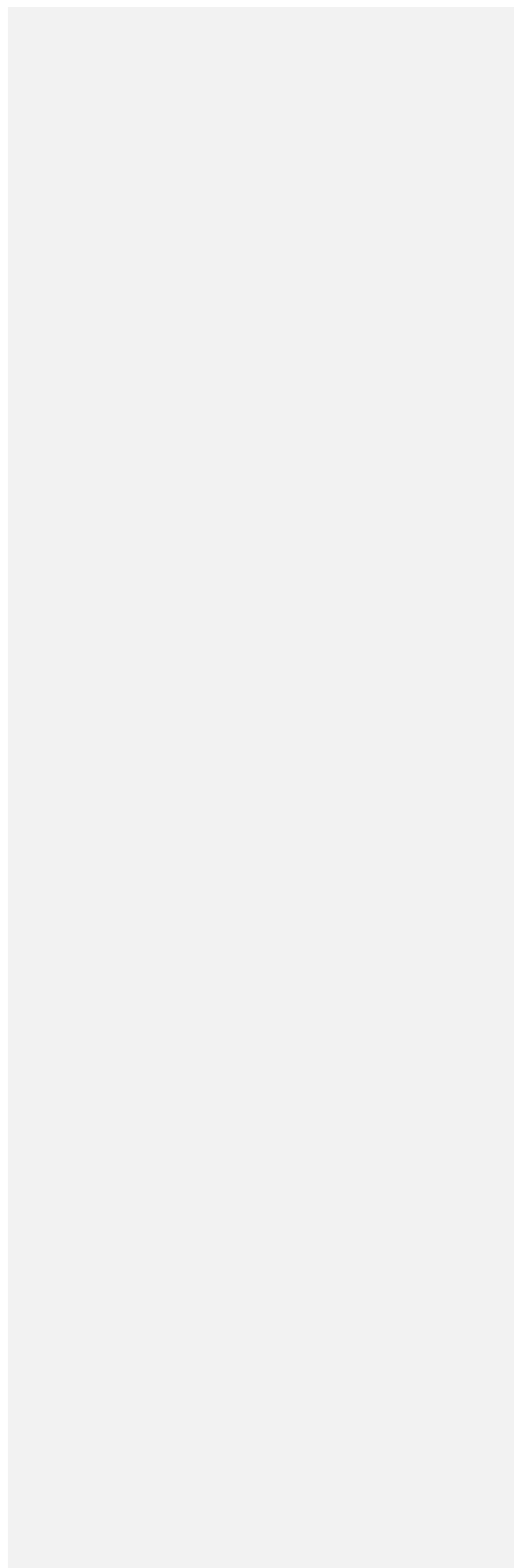
Area and Location	Description	Fees
Terraces Pavilion <i>This does not include usage of the dog parks, playgrounds or other common spaces. This is strictly for Pavilion/Event Lawn. Staff will provide boundary map if requested.</i>	<ul style="list-style-type: none">Maximum attendees recommended at 25	Fees are based on number of attendees. Please refer to the Special Events Policy adopted February 2019 for details.
Heritage Crossings Community Center	<ul style="list-style-type: none">Maximum attendees recommended is 614.	\$ 1000.00 Full Ballroom \$ 500.00 Half Ballroom
The Stables	<ul style="list-style-type: none">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.

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SECTION X



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

PROPOSAL

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

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

- 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

- There are **No Permits or Bonds** included in this proposal. If any are required, they will be at an additional cost.
- 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.
- This Bid is Based Solely on Information Provided by Others. All Terrain Accepts No Responsibility to Unforeseen Differences.**
- 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.
- There is **No MOT** In This Proposal. If Needed it will be an additional Costs.
- There is **No Sod, Landscaping, or Irrigation or Irrigation Repairs in this Proposal.** If needed it will be an additional Costs.
- Any electrical work associated with site work scope is by others.

CODE	DECEIPTION	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 SignatureDate

/ /

Authorized SignatureDate

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

November 7, 2022

Ms. Trisha Adams
District Manager
Reunion East CDD
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Re: Proposal to Provide an Existing Conditions Review and Pavement Management Plan

Dear Ms. Adams:

Boyd Civil Engineering has discussed a proposed pavement management plan with two geotechnical engineers and has reviewed an example report prepared for another District as provided by your office. Based on these discussions and the review of the example report, we are providing this proposal to perform an existing conditions summary review of the existing roadways and alleys that are owned and maintained by the District.

The services and report will include the following:

1. Visual Site Inspections and completion of a curb line assessment of CDD owned and maintained roadways and alleys. (The Reunion East CDD has approximately 79,000 +/- linear ft of roadways and alleys.)
2. While assessing the curb line, any broken, sunken, and/or areas with impaired function will be noted. Broken indicates that the curb is chipped or has transverse cracking present in either the flowline, face of curb, or back of curb. Sunken indicates that the curb flowline is below profile grade of adjacent curb resulting in a low spot. The function is impaired if the defect prohibits the overall section of curb from functioning adequately. Additional comments will be made if necessary.
3. Visual defects of asphalt paving will be noted and described with recommendations for repair where necessary.
4. Results will be summarized in a table describing the location, observed issue, and recommendation for action.



November 7, 2022

5. A proposed resurfacing schedule will be proposed based on the age and current conditions of each roadway section. Estimated quantities / areas of resurfacing will be provided.
6. A map showing the areas of included roadways and alleys is attached.

Fees for Professional Services associated with this work are summarized below:

Site Inspections:	\$4,500
Final Report:	\$7,500
Reimbursable Expenses:	\$ 300

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

We appreciate the opportunity to serve the Reunion East CDD.

Steven N. Boyd, P.E.

District Engineer

Task Authorization Approved by

_____ Date _____

Reunion East CDD

REUNION EAST CDD

AREAS REQUIRING A PAVEMENT
MANAGEMENT PLAN TO PROVIDE
GUIDANCE FOR CDD MAINTENANCE OF
ROADS



Area 4

Area 2

Area 3

Area 1

SECTION XII

SECTION A



Reunion Village
Phases 4-5 (Revised 9/13/21)
Landscape Management Service Pricing Sheet

Core Maintenance Services

Common Area Mowing & Detailing

\$39,216.00

*Includes mowing, edging, string-trimming, clean-up, shrub pruning, weed removal, and trash/dog station monitoring
(52) visits*

Pond Mowing

\$34,596.00

*Includes mowing, edging, string-trimming, and clean-up
of (8) ponds in Phases 4 & 5.
(36) visits*

IPM - Fertilization & Pest Control

\$900.00

Fertilization/Fungicide/Insecticide/herbicide/weed control

Irrigation Inspections

\$720.00

Includes monthly inspections with reports and minor adjustments

Mulch

\$1,164.00

All labor and materials to install (25) cubic yard of mulch (1) time per year

Grand Total Annual

\$76,596.00

Monthly

\$6,383.00

SECTION B



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **November 30, 2022**

Name **Reunion East CDD**
Address **1408 Hamlin Ave, Unit E**
City **St Cloud, FL 34771**
Phone **407-392-2890**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

RP-1: \$169	RP-6: \$100	RP-9: \$100
RP-2: \$91	RP-7: \$200	RP-10: \$120
RP-4: \$75	RP-8: \$70	RP-11: \$50
RP-5: \$140		

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emersed vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: **12/01/2022 thru 09/30/2023.**

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$1,115.00	Due monthly as billed x 12.
Total Annual Cost	\$13,380.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **December 30, 2022**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **11/30/2022**

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/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 the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION XIV

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. Agreement execution pending. Alan Scheerer working with ACT to provide proposal for Access Control system.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan			Proposal for Pavement Review and Pavement Management Plan to be considered at 12.08.2022 BOS Meeting.
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
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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			Proposal for Pavement Review and Pavement Management Plan to be considered at 12.08.2022 BOS Meeting.

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

REUE REUNION EAST TVISCARRA

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

REUE REUNION EAST TVISCARRA

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

REUE REUNION EAST TVISCARRA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 11/02/22	PAGE 5
*** 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 #
		10/12/22 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
				REUE REUNION EAST TVISCARRA			

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 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 202209 320-53800-66000 50%DEP-RFID READ/CARD RDR		*	3,912.73	
		9/17/22	3403DEP 202209 300-13100-10100 50%DEP-RFID READ/CARD RDR		*	3,469.77	
				ACCESS CONTROL TECHNOLOGIES, INC.			7,382.50 000194
10/13/22	00015	9/30/22	S238638 202209 320-53800-60000 INST.5FT PED.GATE-TER		*	4,407.26	
		9/30/22	S238638 202209 300-13100-10100 INST.5FT PED.GATE-TER		*	3,908.32	
				ACCESS CONTROL TECHNOLOGIES, INC.			8,315.58 000195
10/13/22	00006	9/30/22	391026 202209 320-53800-64000 HS-INST.HEATER/HEADR/GFI		*	3,069.76	
		9/30/22	391026 202209 300-13100-10100 HS-INST.HEATER/HEADR/GFI		*	2,722.24	
				SPIES POOL, LLC			5,792.00 000196
				TOTAL FOR BANK C		21,490.08	
				TOTAL FOR REGISTER		21,490.08	

REUE REUNION EAST TVISCARRA

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has become a major employer in the UK, and its growth has been a major factor in the overall growth of the economy.

The public sector has also become a major provider of social services, and its growth has been a major factor in the overall growth of the economy. The public sector has become a major provider of social services, and its growth has been a major factor in the overall growth of the economy.

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Reunion East

Community Development District

Summary of Check Register

November 1, 2022 to November 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	11/3/22	5494-5502	\$ 87,366.78
	11/9/22	5503-5511	\$ 38,327.88
	11/17/22	5512-5517	\$ 43,957.86
	11/29/22	5518-5524	\$ 138,154.32
			<hr/> \$ 307,806.84
Replacement & Maintenance	11/3/22	197	\$ 6,185.00
	11/9/22	198	\$ 17,275.00
	11/29/22	199	\$ 30,850.00
			<hr/> \$ 54,310.00
			<hr/>
			\$ 362,116.84

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/03/22	00060	10/10/22 391596	202210 320-53800-46200	SE-INST PILOT ASSMBLY/RST	*	221.17	
		10/10/22 391596	202210 300-13100-10100	SE-INST PILOT ASSMBLY/RST	*	173.78	
		10/18/22 391728	202210 320-53800-46200	CP-RPLC THERAPY RTRN/JETS	*	234.92	
		10/18/22 391728	202210 300-13100-10100	CP-RPLC THERAPY RTRN/JETS	*	184.58	
SPIES POOL LLC							814.45 005500
11/03/22	00142	10/19/22 IV001300	202209 320-53800-48100	SE-REPACK/STOP LEAK/DISPT	*	206.70	
		10/19/22 IV001300	202209 300-13100-10100	SE-REPACK/STOP LEAK/DISPT	*	183.30	
UNITED FIRE PROTECTION, INC.							390.00 005501
11/03/22	00030	10/15/22 OS 44322	202210 320-53800-47300	MTHLY LANDSCAPE MNT OCT22	*	27,392.40	
		10/15/22 OS 44322	202210 300-13100-10100	MTHLY LANDSCAPE MNT OCT22	*	21,522.60	
YELLOWSTONE LANDSCAPE							48,915.00 005502
11/09/22	00049	11/01/22 569	202211 310-51300-34000	MANAGEMENT FEES NOV22	*	3,874.08	
		11/01/22 569	202211 310-51300-35200	WEBSITE ADMIN NOV22	*	83.33	
		11/01/22 569	202211 310-51300-35100	INFORMATION TECH NOV22	*	133.33	
		11/01/22 569	202211 310-51300-31300	DISSEMINATION FEE NOV22	*	833.33	
		11/01/22 569	202211 310-51300-51000	OFFICE SUPPLIES	*	.96	
		11/01/22 569	202211 310-51300-42000	POSTAGE	*	15.68	
		11/01/22 569	202211 310-51300-42500	COPIES	*	10.80	
		11/01/22 570	202211 320-53800-12000	FIELD MANAGEMENT NOV22	*	3,487.00	
GOVERNMENTAL MANAGEMENT SERVICES							8,438.51 005503
11/09/22	00095	10/31/22 S238374	202210 320-53800-57400	RPLC GATE 4/SHADOW LOOPS	*	703.04	
		10/31/22 S238374	202210 300-13100-10100	RPLC GATE 4/SHADOW LOOPS	*	552.38	
		10/31/22 S238790	202210 320-53800-57400	RPLC LED/CTRL BD/ARM/QUOT	*	898.24	

REUE REUNION EAST TVISCARRA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 12/01/22	PAGE 3
*** CHECK DATES	11/01/2022 - 11/30/2022 ***					GENERAL FUND	
						BANK A REUNION EAST CDD	
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/31/22	S238790 202210 300-13100-10100 RPLC LED/CTRL BD/ARM/QUOT		*	705.76	
		10/31/22	S239017 202210 320-53800-57400 RESET SENSOR/RPLC MOTOR		*	643.41	
		10/31/22	S239017 202210 300-13100-10100 RESET SENSOR/RPLC MOTOR		*	505.54	
				ACCESS CONTROL SYSTEMS, LLC			4,008.37 005504
11/09/22	00129	10/30/22	5147 202210 320-53800-53200 HURRICANE-REINST SGN FRVW		*	355.60	
		10/30/22	5147 202210 300-13100-10100 HURRICANE-REINST SGN FRVW		*	279.40	
		10/30/22	5148 202210 320-53800-48100 SE-TOUCH UP CEILING LEAK		*	243.60	
		10/30/22	5148 202210 300-13100-10100 SE-TOUCH UP CEILING LEAK		*	191.40	
				BERRY CONSTRUCTION INC.			1,070.00 005505
11/09/22	00134	11/03/22	3510 202210 310-51300-31100 REV CTY/COMMENT/AGDA/PRMT		*	1,505.00	
				BOYD CIVIL ENGINEERING			1,505.00 005506
11/09/22	00130	10/03/22	86603 202210 310-51300-54000 SPECIAL DISTRICT FEE-FY23		*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 005507
11/09/22	00175	11/01/22	8154 202211 320-53800-46200 POOL MAINTENANCE NOV22		*	8,680.00	
		11/01/22	8154 202211 300-13100-10100 POOL MAINTENANCE NOV22		*	6,820.00	
				ROBERTS POOL SERVICE AND REPAIR INC			15,500.00 005508
11/09/22	00060	10/20/22	391953 202210 320-53800-46200 HS-RESTART POOL HEAT/INSP		*	154.00	
		10/20/22	391953 202210 300-13100-10100 HS-RESTART POOL HEAT/INSP		*	121.00	
		10/20/22	391958 202210 320-53800-46200 HC A-INST.PRECOAT VLV/CVR		*	323.68	
		10/20/22	391958 202210 300-13100-10100 HC A-INST.PRECOAT VLV/CVR		*	254.32	
				SPIES POOL LLC			853.00 005509
11/09/22	00142	11/07/22	IV001310 202210 320-53800-48100 INST SHUTOFF/RPLC RUBBER		*	1,107.68	
		11/07/22	IV001310 202210 300-13100-10100 INST SHUTOFF/RPLC RUBBER		*	870.32	
				UNITED FIRE PROTECTION, INC.			1,978.00 005510
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/09/22	00030	10/25/22 OS 44654	202210 320-53800-47400	CUT/RMV DEAD PALM TREES	*	2,688.00	
		10/25/22 OS 44654	202210 300-13100-10100	CUT/RMV DEAD PALM TREES	*	2,112.00	
				YELLOWSTONE LANDSCAPE			4,800.00 005511
11/17/22	00184	11/07/22 20006868	202210 320-53800-47000	CONSRVE.EASE.MONITOR/VIST	*	1,988.00	
		11/07/22 20006868	202210 300-13100-10100	CONSRVE.EASE.MONITOR/VIST	*	1,562.00	
				AECOM TECHNICAL SERVICES INC			3,550.00 005512
11/17/22	00018	11/15/22 R272527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	67.32	
		11/15/22 R342527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	1.67	
		11/15/22 R342527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	4.66	
		11/15/22 R342527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	1.11	
		11/15/22 R342527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	31.66	
		11/15/22 R342527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	5.62	
		11/15/22 R342527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	7.28	
		11/15/22 R352527-	202211 310-51300-49200	PROPERTY TAXES - 2022	*	5.00	
				BRUCE VICKERS, TAX COLLECTOR			124.32 005513
11/17/22	00119	11/10/22 106674	202210 310-51300-31500	EHOF ACQUIS/REMP GYM/MSA	*	6,691.00	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			6,691.00 005514
11/17/22	00092	10/31/22 390	202210 320-53800-43300	SE CONTRACT CLEAN OCT22	*	2,284.80	
		10/31/22 390	202210 300-13100-10100	SE CONTRACT CLEAN OCT22	*	1,795.20	
		10/31/22 390	202210 320-53800-43300	SE CLEANING SUPPLY OCT22	*	569.39	
		10/31/22 390	202210 300-13100-10100	SE CLEANING SUPPLY OCT22	*	447.38	
		10/31/22 391	202210 320-53800-12100	MANAGEMENT FEES OCT22	*	1,516.66	
		10/31/22 391	202210 300-13100-10100	MANAGEMENT FEES OCT22	*	1,191.67	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/31/22	392	202210	320-53800-46200		*	1,848.00	
			POOL CLEANING SRVC OCT22				
10/31/22	392	202210	300-13100-10100		*	1,452.00	
			POOL CLEANING SRVC OCT22				
10/31/22	431	202210	320-53800-43100		*	55.63	
			DUKEENERGY#9100 8323 9862				
10/31/22	432	202210	320-53800-43100		*	835.90	
			DUKEENERGY#9100 8324 0443				
10/31/22	433	202210	320-53800-43000		*	159.59	
			TOHO METER#62644093 OCT22				
REUNION RESORT						12,156.22	005515
11/17/22	00103	11/17/22	11172022 202211 300-20700-10000		*	17,282.90	
			FY23 DEBT SRVC SER2015A				
REUNION EAST CDD C/O USBANK						17,282.90	005516
11/17/22	00103	11/17/22	11172022 202211 300-20700-10800		*	4,153.42	
			FY23 DEBT SRVC SER2021				
REUNION EAST CDD C/O USBANK						4,153.42	005517
11/29/22	00074	11/11/22	207094 202211 320-53800-47000		*	74.48	
			AQUATIC PLANT MGMT NOV22				
11/11/22	207094	202211	300-13100-10100		*	58.52	
			AQUATIC PLANT MGMT NOV22				
11/11/22	207095	202211	320-53800-47000		*	215.60	
			AQUATIC MGMT 2 POND NOV22				
11/11/22	207095	202211	300-13100-10100		*	169.40	
			AQUATIC MGMT 2 POND NOV22				
APPLIED AQUATIC MANAGEMENT, INC.						518.00	005518
11/29/22	00129	11/10/22	5154 202211 320-53800-57400		*	103.60	
			FURN/INST.CORNER GUARD				
11/10/22	5154	202211	300-13100-10100		*	81.40	
			FURN/INST.CORNER GUARD				
11/10/22	5155	202210	320-53800-47200		*	999.60	
			RPLC 6 POLE LIGHTS W/ LED				
11/10/22	5155	202210	300-13100-10100		*	785.40	
			RPLC 6 POLE LIGHTS W/ LED				
11/10/22	5156	202211	320-53800-53200		*	299.60	
			RPLC POST COLLAR CLMP SGN				
11/10/22	5156	202211	300-13100-10100		*	235.40	
			RPLC POST COLLAR CLMP SGN				
11/18/22	5160	202211	320-53800-53000		*	3,150.00	
			INST.14ADA MATS AT RESORT				
11/18/22	5160	202211	300-13100-10100		*	2,475.00	
			INST.14ADA MATS AT RESORT				

REUE REUNION EAST TVISCARRA

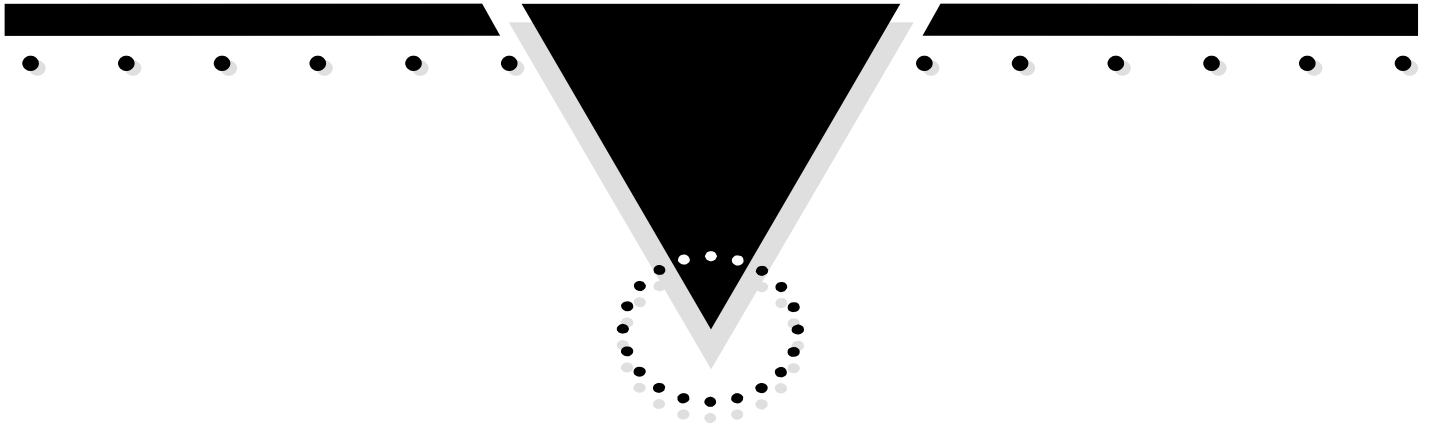
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		11/18/22	5161 202211 320-53800-57400		*	103.60	
			FURN/INST.GH CORNER GUARD				
		11/18/22	5161 202211 300-13100-10100		*	81.40	
			FURN/INST.GH CORNER GUARD				
		11/18/22	5163 202211 320-53800-48100		*	672.00	
			HURRICANE-RMV/INST.UMBRLA				
		11/18/22	5163 202211 300-13100-10100		*	528.00	
			HURRICANE-RMV/INST.UMBRLA				
		11/18/22	5164 202211 320-53800-48100		*	1,260.00	
			BUY/STORE 10UMBRELLA STBL				
		11/18/22	5164 202211 300-13100-10100		*	990.00	
			BUY/STORE 10UMBRELLA STBL				
				BERRY CONSTRUCTION INC.			11,765.00 005520
11/29/22	00176	11/01/22	26097 202211 320-53800-48200		*	479.98	
			PAD/6 GRIPS/DUMBELL/CHEST				
		11/01/22	26097 202211 300-13100-10100		*	377.17	
			PAD/6 GRIPS/DUMBELL/CHEST				
		11/01/22	26100 202209 330-53800-48200		*	145.75	
			SE-PREVENTATIVE MNT SEP22				
		11/01/22	26100 202209 300-13100-10100		*	129.25	
			SE-PREVENTATIVE MNT SEP22				
				FITNESS SERVICES OF FLORIDA INC			1,132.15 005521
11/29/22	00175	11/14/22	8190 202211 320-53800-46200		*	896.00	
			HURRICANE NICOLE POOL CLN				
		11/14/22	8190 202211 300-13100-10100		*	704.00	
			HURRICANE NICOLE POOL CLN				
				ROBERTS POOL SERVICE AND REPAIR INC			1,600.00 005522
11/29/22	00060	10/21/22	392233 202210 320-53800-46200		*	124.29	
			HC A-RMV/PLUG GAUGE LINE				
		10/21/22	392233 202210 300-13100-10100		*	97.66	
			HC A-RMV/PLUG GAUGE LINE				
		10/24/22	392257 202210 320-53800-46200		*	1,327.20	
			HC A-RPLC HEAT EXCHNG/GSK				
		10/24/22	392257 202210 300-13100-10100		*	1,042.80	
			HC A-RPLC HEAT EXCHNG/GSK				
		10/26/22	392387 202210 320-53800-46200		*	154.00	
			CP-TRBLSHT/RMV DEBRIS/ADJ				
		10/26/22	392387 202210 300-13100-10100		*	121.00	
			CP-TRBLSHT/RMV DEBRIS/ADJ				
		10/28/22	392472 202210 320-53800-46200		*	366.77	
			TER-ANN.PM INSPECT/CLEAN				
		10/28/22	392472 202210 300-13100-10100		*	288.18	
			TER-ANN.PM INSPECT/CLEAN				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/31/22	392495 202210 320-53800-46200 HC B-ANN.PM INSPECT/CLEAN		*	288.40	
		10/31/22	392495 202210 300-13100-10100 HC B-ANN.PM INSPECT/CLEAN		*	226.60	
SPIES POOL LLC							4,036.90 005523
11/29/22	00030	9/12/22	OS 42862 202209 320-53800-46500 RPLC RAINBIRD VALVE/ROTOR		*	378.47	
		9/12/22	OS 42862 202209 300-13100-10100 RPLC RAINBIRD VALVE/ROTOR		*	335.63	
		11/01/22	OS 45801 202211 320-53800-47300 MTHLY LANDSCAPE MNT NOV22		*	27,392.40	
		11/01/22	OS 45801 202211 300-13100-10100 MTHLY LANDSCAPE MNT NOV22		*	21,522.60	
		11/01/22	OS 45801 202211 320-53800-47300 BED DRESSING NOV22		*	37,204.16	
		11/01/22	OS 45801 202211 300-13100-10100 BED DRESSING NOV22		*	29,231.84	
		11/04/22	OS 45507 202210 320-53800-46500 TRAD.BLVD-RPR RAINBRD/ROT		*	484.83	
		11/04/22	OS 45507 202210 300-13100-10100 TRAD.BLVD-RPR RAINBRD/ROT		*	380.94	
		11/11/22	OS 45781 202211 320-53800-47400 INST ELM TREE&LIGUSTRUM		*	1,215.98	
		11/11/22	OS 45781 202211 300-13100-10100 INST ELM TREE&LIGUSTRUM		*	955.42	
YELLOWSTONE LANDSCAPE							119,102.27 005524
TOTAL FOR BANK A						307,806.84	
TOTAL FOR REGISTER						307,806.84	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/03/22	00001	10/27/22 5140	202210 320-53800-53000		*	313.60	
			HC-RESET SETTLED PAVERS				
		10/27/22 5140	202210 300-13100-10100		*	246.40	
			HC-RESET SETTLED PAVERS				
		10/27/22 5145	202210 320-53800-53000		*	3,150.00	
			RPLC 14 ADA MATS ENTRANCE				
		10/27/22 5145	202210 300-13100-10100		*	2,475.00	
			RPLC 14 ADA MATS ENTRANCE				
				BERRY CONSTRUCTION INC.			6,185.00 000197
11/09/22	00001	10/30/22 5150	202210 320-53800-53000		*	5,418.00	
			CONCRETE GRND 10/12-27/22				
		10/30/22 5150	202210 300-13100-10100		*	4,257.00	
			CONCRETE GRND 10/12-27/22				
		10/30/22 5151	202210 320-53800-53000		*	4,256.00	
			CONCRETE GRND 10/27-29/22				
		10/30/22 5151	202210 300-13100-10100		*	3,344.00	
			CONCRETE GRND 10/27-29/22				
				BERRY CONSTRUCTION INC.			17,275.00 000198
11/29/22	00001	11/07/22 5152	202211 320-53800-53000		*	2,632.00	
			SPARKLING CT-MALONA-GRIND				
		11/07/22 5152	202211 300-13100-10100		*	2,068.00	
			SPARKLING CT-MALONA-GRIND				
		11/07/22 5153	202211 320-53800-53000		*	4,200.00	
			GATHERING-TER.POOL-GRINDS				
		11/07/22 5153	202211 300-13100-10100		*	3,300.00	
			GATHERING-TER.POOL-GRINDS				
		11/10/22 5158	202211 320-53800-53000		*	3,836.00	
			GH-LINKSIDE LOOP-GRINDS				
		11/10/22 5158	202211 300-13100-10100		*	3,014.00	
			GH-LINKSIDE LOOP-GRINDS				
		11/11/22 5159	202211 320-53800-53000		*	6,608.00	
			EXCITEMENT-GOLF CART-GRND				
		11/11/22 5159	202211 300-13100-10100		*	5,192.00	
			EXCITEMENT-GOLF CART-GRND				
				BERRY CONSTRUCTION INC.			30,850.00 000199
						TOTAL FOR BANK C	54,310.00
						TOTAL FOR REGISTER	54,310.00

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

September 30, 2022



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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	\$0	\$263,693	
FUND BALANCE - Beginning	\$0	\$0	\$2,180,597	
FUND BALANCE - Ending	\$0	\$0	\$2,444,290	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

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

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
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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
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EXCESS REVENUES (EXPENDITURES)

(\$206,016)	\$119
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FUND BALANCE - Beginning

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

\$3,364,131	\$3,538,873
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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
<u>OTHER FINANCING SOURCES (USES)</u>				
Other Debt Service Costs	\$0	\$0	(\$4,068)	(\$4,068)
TOTAL OTHER	\$0	\$0	(\$4,068)	(\$4,068)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,740)	
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

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
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
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EXPENDITURES:

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

TOTAL EXPENDITURES

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

(\$41,605)	\$20,668
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FUND BALANCE - Beginning

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

\$894,794	\$1,151,059
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
Interest	\$0	\$0	\$5	\$5

TOTAL REVENUES

\$0	\$0	\$5	\$5
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EXPENDITURES:

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

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

OTHER FINANCING SOURCES (USES)

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

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
Interest	\$0	\$0	\$14	\$14
TOTAL REVENUES	\$0	\$0	\$14	\$14

EXPENDITURES:

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

OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	(\$33)	(\$33)
TOTAL OTHER	\$0	\$0	(\$33)	(\$33)

EXCESS REVENUES (EXPENDITURES)	\$0	\$0	(\$19)	
---------------------------------------	------------	------------	---------------	--

FUND BALANCE - Beginning	\$0	\$0	\$19	
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FUND BALANCE - Ending	\$0	\$0	\$0	
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
Interest	\$0	\$0	\$7	\$7

TOTAL REVENUES

\$0	\$0	\$7	\$7
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EXPENDITURES:

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

\$0	\$0	\$0	\$0
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OTHER FINANCING SOURCES (USES)

Transfer In (Out)	\$0	\$0	(\$15)	(\$15)
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TOTAL OTHER

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

EXCESS REVENUES (EXPENDITURES)

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

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

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

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

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
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EXPENDITURES:

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

TOTAL EXPENDITURES

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

\$202,851	\$211,012
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FUND BALANCE - Beginning

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

\$343,774	\$1,468,093
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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	2015A		2021		Total 100%
							General Fund 34.87%	Debt Svc Fund 60.90%	Debt Svc Fund 4.23%		
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	\$ -

SECTION 4

FORM OF REQUISITION

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (SERIES 2021 PROJECT)

The undersigned, a Responsible Officer of Reunion East Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as successor trustee (the “Trustee”), dated as of March 1, 2002, as supplemented by that certain Eighth Supplemental Trust Indenture, dated as of August 1, 2021 (collectively, the “Series 2021 Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2021 Indenture):

(A) Requisition Number: **6**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement
Boyd Civil Engineering, Inc.

(D) Amount Payable: **\$ 430.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #3511 – Review of Series 2021 requisitions. – October 2022

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District,
2. Each disbursement set forth above is a proper charge against Series 2021 Acquisition and Construction Fund; and
3. Each disbursement set forth above was incurred in connection with the Cost of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 11/18/2022 | 3:06 PM PST

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.


Consulting Engineer

Date: 11/18/2022 | 2:13 PM PST

BOYD CIVIL ENGINEERING, INC.

6816 Hanging Moss Road
 Orlando, Florida 32807, United States
 Tel: 407-494-2693
 Barbie@boydcivil.com
 https://boydcivil.com

Reunion East CDD
 1408 Hamlin Avenue, Unit E
 St. Cloud, Florida 34771

INVOICE

INVOICE DATE: 11/3/2022
INVOICE NO: 03511
BILLING THROUGH: 10/30/2022

1003.001 - Reunion East Bonds

Managed By: Steven N Boyd, P.E.

1003.001.A - PROFESSIONAL SERVICES

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
Principal:				
10/6/2022	Review of Series 2021 Requisition	1.00	\$215.000	\$215.00
10/11/2022	Review of Series 2021 Requisition	1.00	\$215.000	\$215.00
TOTAL SERVICES		2.00		\$430.00
TOTAL (1003.001.A)		2.00		\$430.00

1003.001.B - REIMBURSABLE EXPENSES

\$0.00

SUBTOTAL **\$430.00**

AMOUNT DUE THIS INVOICE **\$430.00**

This invoice is due upon receipt