

*Reunion East Community
Development District*

Agenda

January 12, 2023

AGENDA

Reunion East

Community Development District

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

January 5, 2023

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, January 12, 2023 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 8, 2022 Meeting
4. Consideration of ACT Proposal for Gate Equipment Installation at Reunion Village Bridge
5. Consideration of Proposal for Street Sweeping
6. Consideration of Security Services Agreement Renewal
7. Consideration of Revised Recreational Facility Policies
8. Consideration of Data Sharing and Usage Agreement with Osceola County
9. 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. Consideration of Series 2021 Requisition #7
 - D. Security Report
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date February 9, 2023
13. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **December 8, 2022** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein
Steven Goldstein
Trudy Hobbs
John Dryburgh
June Wispelwey

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

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

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

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:27 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 Ken Bartlett of Astina Street spoke about speeding. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Organizational Matters

Ms. Adams stated that three seats were on the General Election ballot for 2022 to serve four-year terms on the Reunion East CDD Board. Mr. Mark Greenstein and Ms. Trudy Hobbs were elected to a four-year term.

A. Administration of Oath to Newly Elected Board Members

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Greenstein and Ms. Hobbs.

Ms. Trucco reported that the Board of Supervisors were considered locally elected Government officials under Florida Law and subject to the Sunshine, Public Records and Ethics Laws. Under the Sunshine Law, Board Members were not permitted to speak with other Board Members outside of a Board meeting. Notice of the meetings were published in a newspaper of general circulation in this jurisdiction. Meeting minutes were taken and published online on the District's website and available for public inspection. If there was any CDD business or items that could come before the Board, they should be discussed at a meeting. This also applied to social media such as Facebook. Any posts could be construed as communication if another Board Member read it outside of a meeting and therefore could be a violation of the Sunshine Law. Under the Ethics Law, if a vendor submitted a proposal for work, a Board Member must abstain from voting if they had a conflict of interest.

B. Review of Resumes and Letters of Interest to Fill Board Vacancy

Ms. Adams stated three seats were on the General Election ballot, but only two were filled however, the individual who qualified passed away. The Board previously declared the seat vacant and could make an appointment to the Board. This seat was for a four-year term expiring in November of 2026. Electronic communication was sent to property owners and residents of the Reunion East CDD informing them of the Board vacancy, which would be filled in November. However, due to Hurricane Nicole, the meeting was cancelled and deferred to this meeting. Resumes and Letters of Interest were received from Ms. Diane Davis, Mr. Peter Toscano and Ms.

June Wispelwey, which were provided to the Board. Ms. Davis and Ms. Wispelwey were present as requested, but Mr. Toscano could not attend as his wife recently had surgery.

C. Appointment of Individual to Fulfill Board Vacancy

Mr. Greenstein was pleased with the number of people in attendance at this meeting as the success of the District was dependent on the involvement of its residents and was pleased with the response for this seat. Board Members asked questions of the candidates. Mr. Goldstein preferred Ms. Wispelwey since she was retired and had more time to dedicate to serving on the Board and lived in the community full-time. Mr. Greenstein acknowledged the qualifications of Ms. Davis, due to her attendance at Board Meetings and applying first for this seat. Ms. Hobbs agreed with Mr. Greenstein's remarks. Mr. Dryburgh preferred Ms. Wispelwey based on her expertise. Mr. Goldstein agreed based on Ms. Wispelwey's background.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor appointing Ms. June Wispelwey to Seat 3 with a term expiring November of 2026 was approved.

D. Administration of Oath of Office to Newly Appointed Board Member

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. June Wispelwey.

Ms. Adams provided an information sheet; Form 1, which was required to be filed with the Supervisor of Elections within 30 days of this meeting; Florida Commission on Ethics and Guide to the Sunshine and Public Records Laws. Ms. Trucco congratulated Ms. Wispelwey and reiterated what she stated above about the Board of Supervisors being considered Government officials under Florida Law and subject to the Sunshine, Public Records and Ethics Laws.

E. Consideration of Resolution 2023-02 Election of Officers

Ms. Adams stated that each time a Board Member was elected or appointed to the Board, the Board was required to consider its officers. Currently, Mr. Mark Greenstein was Chair; Mr. Steven Goldstein was Vice Chair; the remaining Board Members were Assistant Secretaries; Mr. George Flint was Secretary; Ms. Jill Burns was Treasurer; Ms. Tricia Adams was Assistant Secretary and Ms. Teresa Viscarra was Assistant Treasurer. Ms. Adams requested that the Board retain the same staff members as officers for the purpose of facilitating financial documents, issuing accounts payable and attesting the Chairman's signature.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor electing Ms. June Wispelwey as an Assistant Secretary and all remaining officers the same officers as evidenced by Resolution 2023-02 was adopted.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the October 13,
2022 Meeting**

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the Minutes of the October 13, 2022 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Lease Agreement with
Kingwood for Use of Heritage Crossings
Community Center**

Ms. Adams recalled that several months ago, Reunion Resort approached the Reunion East CDD Board of Supervisors to use half of the Heritage Crossings Community Center (HCCC), temporarily, as a Fitness Center. It would be accessible to Reunion Resort members and any residents of the District. Ms. Trucco presented a Temporary License Agreement between the District and Kingwood for a term of 18 months. There would be compensation of \$1,500 per month and a per use and post use inspection to ensure restoration to its original condition. Kingwood would be responsible for remediating any damages within 20 days of receiving notice from the CDD. If they failed to do so, the CDD would repair the damage and Kingwood would be responsible for the cost of the repair. At the last meeting, the Board requested a provision requiring Kingwood to replace the carpet at the end of the term or upon termination of the agreement and a 60-day termination without cause provision. Ms. Adams pointed out that the agreement was reviewed by Reunion Resort and Kingwood and they had no comments. Mr. Greenstein recommended more durable carpeting such as rubber matting or tiles if Kingwood was willing to replace the carpet. Mr. Dryburgh preferred a rubber mat if it would be close to the same expense. Mr. Dryburgh asked if Mr. Greenstein wanted Kingwood to replace the carpet or put something on top of it. Mr. Greenstein wanted a coating to prevent replacement as the carpet was extremely expensive and hard to match. Discussion ensued.

Mr. Greenstein MOVED to approve the Lease Agreement with Kingwood to use half of the Heritage Crossings Community Center as a Fitness Center and Mr. Dryburgh seconded the motion.

Mr. Goldstein asked if the District was covered if they required Kingwood to replace the carpet and they could not match it. Ms. Adams explained that the language in the License Agreement was to replace the carpeting in the Community Center and not half of the Community Center. Mr. Greenstein thanked Mr. Goldstein for pointing that out.

On VOICE VOTE with all in favor the Lease Agreement with Kingwood to use half of the Heritage Crossings Community Center as a Fitness Center was approved.

Ms. Trucco noted a provision in the agreement covering the District from any and all liabilities, damages and loses that the District faced even if it was not related to the carpeting.

SIXTH ORDER OF BUSINESS

Consideration of Research to Designate Handicapped Parking Space on Public Roadway

Ms. Adams requested direction from the Board to designate handicapped parking spaces on the roadway near residential property, as requested by residents. Through preliminary research, most governments did not have designated handicapped parking spaces on a public roadway; however, some allowed an application process for a handicapped space. The Board could present an application to the Board for approval and the Field Operations Manager would take all necessary steps with painting and signage to designate a parking space as handicapped. It was important to note that the space would not exclusive to any residential location or a personal parking space. Anyone with handicapped status would be eligible to park in a handicapped parking space. If the Board wanted staff to bring back a recommended policy and application, there was at least one location that had extreme challenges with parking, Carriage Pointe, due to the scarcity of street parking. It was also noted that the person who requested handicapped parking space nearby a residence was a seasonal resident. Mr. Goldstein was sensitive to the fact that someone needed handicapped parking, but residents could park their car in their driveway. Mr. Greenstein pointed out that the Board wanted to be as accommodative as possible, but designation of a handicapped parking space on a street would not benefit the entire community. There was not a designated handicapped parking space in front of Homestead Pool. Ms.

Wispelwey could not see having a designated handicapped parking space because it could be 10 houses down the street, which would not help the resident requesting it. Ms. Trucco would look at the Osceola County Code to determine if the District was required to have one in front of the Homestead Pool. *There was Board consensus to not move forward with this request.*

SEVENTH ORDER OF BUSINESS

**Ratification of Conservation Area
Maintenance Proposal**

Ms. Adams recalled that in the November agenda package, two proposals for conservation area maintenance were included, based on a visit from the South Florida Water Management District (SFWMD) relating to the conservation areas. Some issues were noted that the District needed to be in compliance with, which staff was working on. A proposal was presented to the Board related to specialty services with engineering in order to create a scope of work necessary to remove some of the nuisance and exotic vegetation. The Field Operations Manager solicited for multiple bids and the low bidder was American Ecosystems in the amount of \$3,500 for removal of Cogongrass and Bittermelon in Areas 1 and 2 and control of Muscadine Grapevines in Area 5. Staff met with the Chairman to discuss the proposals and Ms. Adams requested that the Board ratify approval of the proposal from American Ecosystems, based on the Chairman's approval as there was a deadline for the District to get into permit compliance.

On MOTION by Ms. Hobbs seconded by Ms. Wispealwey with all in favor the proposal with American Ecosystems for conservation area maintenance in the amount of \$3,500 was ratified.
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EIGHTH ORDER OF BUSINESS

**Consideration of Security Services
Agreement Renewal**

Ms. Adams presented an Amended and Restated Security Services Provider Agreement with Reunion Resort and Club of Orlando Master Association. The current agreement was with the Master Association for the provision of security services at Reunion East and Reunion West. Reunion West had an agreement with Reunion East to delegate authority to enter into the agreement on behalf of Reunion West. There were several changes to the agreement, which was reviewed by District Management Staff and District Counsel and as a result, the exhibit listing the District facilities needed to be updated to include all of Reunion West, Reunion Village, the Reunion West gatehouse, playground, outdoor Fitness Center and the Reunion East gatehouse.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor authorization for District Counsel to prepare the Security Services Agreement renewal was approved.

Mr. Greenstein requested the agreement for the next meeting in order to review the compensation fees.

NINTH ORDER OF BUSINESS

Consideration of Recreational Facility Policies

Ms. Adams recalled in April of 2021 the Board adopted Recreational Facility Policies for all of the CDD amenities at Reunion East. Staff recommended updating these policies since Reunion West approved the construction of two amenities recently. Due to the Districts having the Interlocal Agreement for either District to use the other District's amenities, it made sense to have a combined Amenity Policy. Updating the Amenity Policies required a rule hearing, which would be held on February 9, 2023 at 1:00 p.m. The Reunion West CDD Board decided to review the document, email any comments to management and staff would provide an amended document at the January meeting and a final document at the February hearing. This Board requested the same.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor setting a rule hearing for the Recreational Facility Policies for February 9, 2023 at 1:00 p.m. at this location was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Stormwater System Repairs

Mr. Scheerer presented a proposal from All Terrain Tractor Service, Inc. (All Terrain) for stormwater system repairs in the dry pond in Patriots Landing by the lift station on Reunion Boulevard in the amount of \$49,501.25. The District Engineer was working with All Terrain on a plan and was able to decrease the amount of the proposal to \$44,443.75. It was an extensive repair, but it would not effect any residents or traffic. Mr. Dryburgh asked if this was a required repair. Mr. Scheerer stated that SFWMD required the repair under the permit. Ms. Wispelwey asked if it was a natural wear and tear. Mr. Scheerer confirmed that it was natural erosion, due to the amount of rainfall received over the last few months. Mr. Dryburgh asked if their insurance would cover the repair. Ms. Adams stated that property insurance did not cover the stormwater system. Discussion ensued.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the proposal with All Terrain Tractor Service, Inc. for stormwater system repairs in the amount of \$44,443.75 was ratified.

ELEVENTH ORDER OF BUSINESS

**Consideration of Pavement Management
Plan Proposal**

Ms. Adams stated several years ago, the District engaged in a Reserve Study to identify potential capital expenses and an inventory of all District assets, which showed that as early as Fiscal Year 2024, the Reunion East CDD would need to spend money on roadway improvements. In preparation for the current year budget, the Board budgeted for a Pavement Management Plan and the District Engineer provided a proposal after reaching out to several firms in the area and not being satisfied with the proposals that were received. The total amount of the proposal was \$12,300; \$4,500 to provide an inventory of every linear foot of District roadway and a visual inspection of the roadway, stormwater gutter curbs and drain inlets, \$7,500 for the final report including all visual aids such as photos and a Pavement Condition Index (PCI) ranking identifying the condition of each roadway for road failure versus perfect condition and reimbursable expenses of \$300. As the roadways age due to traffic and weather conditions, the engineer would assign a PCI based on the current condition. From the Pavement Management Plan, the Board would have a long-range planning tool identifying the segments of roadway that would need to be considered from fiscal year to fiscal year.

Mr. Dryburgh asked if the District owned the roads once the bonds were paid off and could make them private. Ms. Adams explained that the roads were public because they were owned and maintained by the District and the bond retirement was not germane to the ownership. Mr. Greenstein stated that overall, the CDD roads were in excellent shape, but according to the Pavement Management Plan, in the next 5 to 10 years, the roads would be close to 35 years old. Ms. Wispelwey asked if this was a one-time study for the next five years. Ms. Adams explained that it was a longer range document. The PCI spreadsheet could be updated internally. The Reserve Study roadway replacement funding was based on expected life, but due to various conditions, the roads may get longer wear and may not need replacement per the Reserve Study schedule. The PCI provided a hierarchy of what roads needed to be addressed first. Funding was designated for some of these roadway improvements this year, but the Boards may not want to spend money on painting a roadway if it was going to be milled and resurfaced within the next

few years. Mr. Greenstein pointed out this was the only mechanism in place to monitor the condition of the roadways other than physical appearance. Ms. Adams felt that the plan was a helpful tool for the Board and staff as it had pictures and identified all of the deficiencies, how and why the pavement was assessed and why it received the PCI ranking.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the proposal with Boyd Civil Engineering for the Pavement Management Plan in the amount of \$12,300 was ratified.

TWELFTH ORDER OF BUSINESS

**Consideration of Pond Maintenance
Proposals**

A. Landscape Maintenance Proposal (Pond Mowing) for Reunion Village Phase 4 and Phase 5

Mr. Scheerer presented a proposal from Yellowstone Landscape (Yellowstone) for landscape maintenance for Reunion Village Phases 4 and 5 in the amount of \$34,596. The District recently took over the ownership of Phases 1 through 3 starting on December 1st. The stormwater ponds in Phases 4 and 5 were complete and the District was taking over maintenance responsibilities. This was a budgeted item. Mr. Greenstein asked when the Yellowstone contract would go out for bid. Mr. Scheerer stated next year. Earlier in the year, Yellowstone agreed to hold their price for 2023 and he would be working on an RFP later on next year with the District Manager for the 2024 budget. All of these improvements should be complete.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Proposal with Yellowstone Landscape for landscape maintenance for Reunion Village Phases 4 and 5 in the amount of \$34,596 was approved.

B. Aquatic Maintenance Proposal for Reunion Village

Mr. Scheerer presented a proposal with Applied Aquatic for the maintenance of all lakes in Reunion Village in the amount of \$13,380. It would expire on September 30th, which was the end of the fiscal year and the District would go through the renewal process again on October 1st. Funding was allocated in the budget for this expenditure. Ms. Adams noted that even though this proposal was for 12 months, the District would enter into an agreement that expired on September 30th and allowed for a renewal document next year with all of the ponds on one agreement.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the proposal with Applied Aquatic for aquatic maintenance of Reunion Village in the amount of \$13,380 was approved.

THIRTEENTH ORDER OF BUSINESS

Discussion of Playground Enhancement

Ms. Adams received a request to consider swings at the Reunion East playground. Recently the Reunion West CDD built a playground that included swings, which were popular, especially at playgrounds owned by cities and counties. If the Board was interested, Mr. Scheerer would bring back a proposal for an upcoming meeting. Mr. Goldstein requested this item after a number of people playing in the park questioned why there were no swings. Mr. Dryburgh requested a cost estimate. Ms. Wispelwey voiced concern about liability. Ms. Adams pointed out that there was liability with any amenity that the District owned. Mr. Scheerer sent information to Playtopia with some diagrams for an estimate.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco recalled that the Board approved a draft conveyance document from EHO for Reunion Village Phases 4 and 5 and Reunion Village Phase 3 replat. The title work was clear and there was execution by the District Engineer. She would have it finalized and the deed would be recorded. The agreement with Meyer Paving & Construction was drafted per the Board's direction. There was confirmation from Osceola County that the County Commission approved the amended Interlocal Agreement for landscape maintenance on the south side of S.R. 532 and it would be recorded. The review of the Amended and Restated Security Services Agreement renewal was completed and recommended for renewal and she would proceed. Ms. Trucco spoke to Bond Counsel, Greenberg, Traurig regarding the Irrigation Operating System Agreement. They recommended some additional provisions, which were incorporated and the agreement was provided to Kingwood's counsel. As soon as it was executed, she would provide it to the Board to finalize.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Goldstein asked if the construction of the gas line to Reunion Village on the Spine Road bridge was completed. Staff would verify. Mr. Greenstein noted that the barricades at the intersection were removed. Mr. Goldstein stated they were only up for a week. Down the road, there was sand coming from construction near the townhomes. Mr. Scheerer would monitor it.

• Field Manager (Added)

Ms. Wispealwey asked about the speed humps. Ms. Adams stated it was funded as a repair and maintenance project for this current fiscal year. The plan was to complete the Pavement Management Plan first in case a roadway was scheduled to be milled or resurfaced within a couple of years, but now that the plan was approved, once the report was received, recommendations for traffic calming would proceed. There was also funding for radar display signs. A Resident requested a pedestrian crossing sign for the rotary area. The Board had a discretionary Maintenance Fund as part of the Operations Budget and could direct the Field Manager to bring back a proposal or signage to consider at the next meeting. *There was Board consensus.*

Mr. Goldstein asked about the gate arms on Spine Road. Mr. Greenstein reported that the project was proceeding. Ms. Adams stated that the agreement was received from District Counsel and it was sent to the District Engineer to review the scope. Mr. Scheerer was in correspondence with the District Engineer who was still working with the county on the permitting issues. Mr. Scheerer confirmed that the construction plans were sent to ACT as some modifications had to be made. Ms. Adams recalled that the Board approved the construction proposal and an access control proposal is pending. Mr. Goldstein questioned the timeframe from the District Engineer on when it might be completed. Mr. Scheerer heard that it would be completed in 2023. Mr. Greenstein requested an update from Mr. Boyd for the next meeting.

ii. Approval of Check Register

Ms. Adams presented the Check Register from October 1, 2022 through October 31, 2022 in the amount of \$123,843.44 and from November 1, 2022 through November 30, 2022 in the amount of \$362,116.84, which were included in the agenda package.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the October and November Check Registers were approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through September 30, 2022, which were included in the agenda package. This was the first month of the new fiscal year.

iv. Ratification of Requisition #6

Ms. Adams presented Requisition #6 for Boyd Civil Engineering in the amount of \$430 for review of the Series 2021 requisitions, which was included in the agenda package. At the last meeting, there was a large requisition for the development of Reunion Village and requested ratification since the Chairman signed the requisition in order to process it.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor Requisition #6 for Series 2021 was ratified.

D. Security Report

Ms. Adams presented the November Security Report from Mr. Victor Vargas, Director of Reunion Security, which was emailed to the Board.

FIFTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein reported at the Reunion West CDD meeting, resident Sharon Harley requested a temporary dumpster at the stables during the holidays when occupancy was high. The fee for placement of the dumpster would be paid for by the Master Association, but the dumpster would be placed on CDD property. Ms. Adams requested that the Board consider a Temporary License Agreement. Mr. Goldstein recalled that Ms. Harley alluded to the fact that the CDD would pay for it and assumed she meant the Reunion West CDD. Ms. Adams clarified that the Temporary License Agreement would be with the Master Association. Ms. Trucco would include a provision in the agreement to cover any damages, costs or liability that the District would incur as a result of the dumpster being on CDD property. Ms. Adams questioned the timeframe for the

agreement. Mr. Greenstein preferred that the agreement be 30 days through December 31st. Discussion ensued.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor authorization for District Counsel to prepare a Temporary License Agreement to place a dumpster at the stables through December 31, 2022 was approved.

Ms. Wispelwey felt that it should be through January 31, 2023.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor amending the prior motion to authorize District Counsel to prepare a Temporary License Agreement to place a dumpster at the stables through December 31, 2022 was approved.

- **Public Comment Period (Added)**

A Resident asked if the Lease Agreement with Kingwood included paying utilities for 18 months. Ms. Adams stated that the agreement did not include it because the Management Services Agreement (MSA) for Heritage Crossings Community Center with Kingwood Reunion Resort already included utility expenses. Mr. Greenstein requested that the Board consider requested pedestrian crossings at the traffic circle as requested by a resident. Mr. Scheerer would provide options at an upcoming meeting. A Resident requested a shade to cover the swing set at the playground. Mr. Scheerer stated that Reunion East had an exposed swing set and Reunion West had a shade structure. Mr. Lester Blades of Euston Drive represented a group of full-time residents and owners that wanted to lease the stables to prevent it from being an eyesore. Subsequent to the Master Association meeting, Mr. Greenstein explained to Mr. Blades that the stables were part of the MSA for Heritage Crossing and even though it was not being utilized, it was maintained by Reunion Resort. Mr. Greenstein informed Kingwood Reunion Resort of Mr. Blades group and their interest in seeing the building used for a useful purpose and requested that Mr. Blades and his group provide a conceptual plan to provide to Kingwood and the Board would review it with counsel. Ms. Trucco indicated that the MSA was executed on September 12, 2019 and was three years. Tax exempt bonds were used to construct the stables and there was a limit under Florida Law on private use and depending on the idea for the space, she would work something out with Kingwood. Mr. Blades would provide a proposal by the next meeting, noting that their concept was to have it as a Sports Bar. Ms. Diane Davis of Corolla Court voiced concern about heavy

equipment on Excitement Drive. Mr. Greenstein requested closing the public comment period, due to the lateness of the meeting.

SEVENTEENTH ORDER OF BUSINESS

Next Meeting Date – January 12th, 2023

The next meeting was scheduled for January 12, 2023 at 1:00 p.m.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

11/29/2022



Mr. Alan Scheerer
Reunion East CDD
219 East Livingston St.
Orlando, FL 32801
Phone: 407-841-5524 Mobile: 407-398-2890
ascheerer@gmscfl.com

RE: Spine Road Gate System (112922AC)

Dear Mr. Scheerer,

Thank you for giving us the opportunity to quote on your access control requirements for Reunion, a residential community located in Osceola County. Following is a description of the job to be performed and our cost quotation.

The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.

WORK EFFORT

WEST GATE: This effort will consist of furnishing and installing two (2) powder-coated, ornamental aluminum swing gates with motorized operators. A bi-parting pair—working in a master/slave configuration—will be installed at the entrance lane, a single leaf will be installed at the exit lane. Three (3) automated barrier gates will be installed to work in conjunction with the swing gates to discourage tailgating and wrong-way entry. A bi-parting pair—working in a master/slave configuration—will be installed at the entrance lane, a single unit will be installed at the exit lane. The barrier gates and swing gates will begin to open when an “open” command is received. When the first vehicle passes the close loop of the barrier gates, they will close. The swing gates will then time out and close. One (1) RFID reader and one (1) proximity card reader will grant entry to residents only. The RFID reader and the card reader will be connected to and controlled by a web-based programable entry controller that will integrate with the *existing* access control system. Exit will be granted via free exit loop. This system contains all necessary control devices to ensure proper operation.

Quotation for
- Spine Road -
11/29/22
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EAST GATE: This effort will consist of furnishing and installing two (2) powder-coated, ornamental aluminum swing gates with motorized operators. A bi-parting pair—working in a master/slave configuration—will be installed at the exit lane, a single leaf will be installed at the entrance lane. Three (3) automated barrier gates will be installed to work in conjunction with the swing gates to discourage tailgating and wrong-way entry. A bi-parting pair—working in a master/slave configuration—will be installed at the exit lane, a single unit will be installed at the entrance lane. The barrier gates and swing gates will begin to open when an “open” command is received. When the first vehicle passes the close loop of the barrier gates, they will close. The swing gates will then time out and close. One (1) RFID reader and one (1) proximity card reader will grant entry to residents only. The RFID reader and the card reader will be connected to and controlled by a web-based programable entry controller that will integrate with the *existing* access control system. Exit will be granted via free exit loop. This system contains all necessary control devices to ensure proper operation.

NOTE: This proposal is based on design acceptance by the governing municipality.

Operation

Resident Entry

- RFID reader
- Proximity card reader

Fireman, Police and Emergency Vehicle Entry and Exit

- Emergency vehicle siren operated sensor (SOS)
- Emergency vehicle Knox switch

Exit

- Free exit loop

Gate Closing

- Gate automatically begins closing a few seconds after reaching the fully open position. If a vehicle is stopped in the closing path of the gate, closing will be delayed until the vehicle has moved (up to about 15 minutes). (*Swing Gates*)
- Loop detector senses passing of vehicle causing gate to automatically close. (*Barrier Gates*)

Auto-Open on Power Failure

- In the event of power failure, all automated gates are to open and remain open until power is restored.

Base System Equipment

- 2 ea ACT specially constructed lightning/surge isolation panel
- 2 ea Linear model “eMerge” web-based node
- 2 ea HID proximity card reader
- 2 ea Surge suppression (power and control) for card reader
- 2 ea ACT pedestal for card reader
- 2 ea TransCore “SmartPass” RFID reader
- 2 ea Surge suppression (power and control) for RFID reader
- 2 ea Ground rod for RFID reader
- 2 ea ACT pedestal for RFID reader
- 6 ea LiftMaster model “CSW24UL” swing gate operator with battery backup
- 6 ea Surge suppression (power, communication and control) for gate operator
- 6 ea Ground rod for gate operator
- 6 ea LiftMaster “MegaArm Tower” barrier gate with 12' arm
- 6 ea Surge suppression (power, communication and control) for barrier gate
- 6 ea Ground rod for barrier gate
- 10 ea Single-channel detector
- 10 ea Detector loop embedded in roadway
- 2 ea Emergency vehicle Siren Operated Sensor (SOS)
- 4 ea Emergency vehicle Knox switch
- 2 ea Ornamental aluminum swing gate approximately 20' long x 6' high, powder-coated black
- 2 ea Ornamental aluminum swing gate approximately 12' long x 6' high, powder-coated black

Base System Price

Total base system price including
equipment, installation and freight, as quoted:

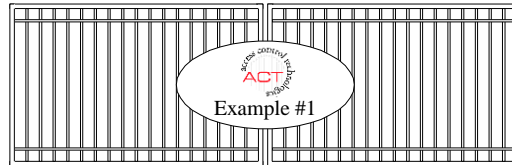
\$162,420.00

NOTE: The cost quoted is based on the following items being provided by others:

- ***A transformer/power source within 100 unobstructed feet of the entrance and exit.***
- ***Internet service with a static IP address located at the gate line.***
- ***6” chase ways, under roadways, with ends turned up and exposed.***

Gate Design

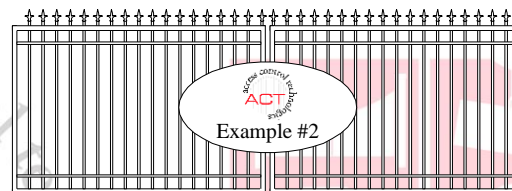
The gate design in the base system is “Traditional Georgian” – example #1. When fabricated in ornamental aluminum, pickets are 1" square mounted 6-1/4" o/c. All materials are powder-coated black.



For the addition of decorative finials to tops of pickets on decorative gates;

Add to base system price: (“Traditional Regal” – Example #2)

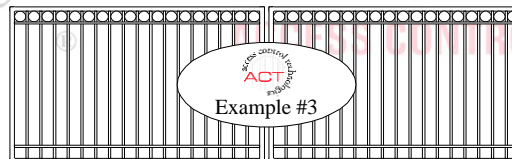
+\$1,000.00



For the addition of one row of circles just below top horizontal frame member;

Add to base system price: (“Regal with Circles” – Example #3)

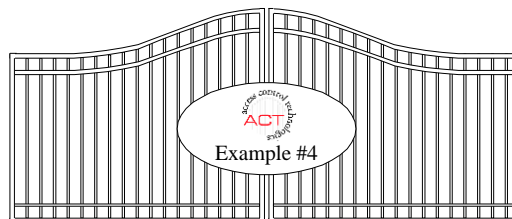
+\$1,000.00



For the addition of an arch over the span of the gate;

Add to base system price: (“Royal Georgian” – Example #4)

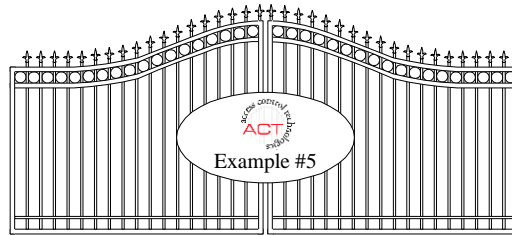
+\$1,500.00



For all of the above options combined;

Add to base system price: (“Royal Mediterranean” – Example #5)

+\$3,500.00



INSTALLATION

Includes:

- Installing all equipment.
- Concrete work required for device mounting.
- Providing electrical power to system equipment (115vac, 20amp, single-phase, circuit breaker protected power to each item of equipment).
- Providing of conduit and control wiring between equipment items.
- Making all power and electrical connections to equipment.
- Installing loops in driveway.
- Testing out system for proper operation.
- Training owner in operation of system.

Does Not Include:

- ***6" chase ways, under roadways, with ends turned up and exposed.***
- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Adequate lighting, if required or applicable.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work required for construction of walls, islands or curb separations in or adjacent to roadways.
- Removal of trees or other landscaping that may be required in order to install equipment.
- Repair and/or replacements of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet service with a Static IP address required by telephone entrance device and/or programmable entry device.

ADDITIONAL INFORMATION

Warranty

Our warranty covers **all parts, labor & travel**, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is **one year** from date of completed installation.

Annual Service Agreement

In most cases customers choose, after the one-year warranty expires, to utilize our annual service agreement for the mechanical and electronic items. Please let us know if this would be of interest and I will be glad to work up the contract cost for your final system configuration.

Service Support

At ACT, we are very proud of our service department. We have provided sales and service in Central Florida since **1942** and have been installing and maintaining gated entry systems for over **25** years. ACT provides factory-trained technicians, radio dispatched service vehicles and a large inventory of spares for most products sold. Because of this attention to service, calls are responded to the same or next working day with 95% of all problems encountered being repaired on the first call. If the highest quality installation and service after the sale are of importance in your purchasing decision, ACT is the right choice.

Quotation Expiration

This quotation remains valid for 15 days from the submission date. ACT reserves the right to requote after this time period elapses.

Terms of Sale

DRAWS as per schedule of values.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,



Steven Guettler
Access Control Systems, LLC
dba Access Control Technologies, Inc.
407-422-8850
steve.guettler@actflorida.com

Quotation for
- Spine Road -
11/29/22
Page 6 of 6

SECTION V



Service Agreement

(Company) agrees to perform the work described in this service agreement according to the specific terms and conditions contained herein.

Property Location

Name:

Street:

City:

State:

Zip Code:

Phone:

Fax:

Property Contact:

Email:

Phone:

Billing Info

Name:

Street:

City:

State:

Zip Code:

Phone:

Fax:

Ordered By:

Email:

Phone:

Service Details and Fees

Hourly Sweeping Service

Per Hour:

Hour Minimum:

Portal to Portal:

OT Per Hour:

Scheduled Sweeping Service

Service Frequency:

Sweeps Per Term:

Per Sweep:

OT Per Hour:

Per Curb Mile Sweeping Service

Per Curb Mile:

Per Cycle:

Miles Per Cycle:

Contract Term:

Start Date:

Additional Fees

Disposal Fee:

Variable Energy Charge (VEC)*:

Environmental, Health & Safety Charge (EHSC)*:

Mobilization Fee:

*For details, please visit www.sweepingcorp.com/vec/ or www.sweepingcorp.com/ehsc.

The Company shall provide equipment, labor, fuel, and any other materials necessary to complete the required work. The Company will clean an area seven (7) ft. wide from the curb, barrier or paved shoulder edge. No cleaning operation shall be conducted when there are climatic conditions present or forecast that would make such an operation ineffectual or dangerous. Company's service is based on removal of a regular day-to-day build-up of material and debris. Any excessive, out of the ordinary, or unusual build-up or residue of any dirt, debris or material is not covered by the price quoted in this agreement under the hourly rate.

Special Instructions / Comments - Additional Space on Last Page, if Needed

Authorized Signatures

The undersigned individual signing this Service Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to execute this Agreement on behalf of the Customer.

Customer

Signature:

Print Name:

Title:

Date:

Company Representative

Signature:

Print Name:

Title:

Date:

Terms and Conditions

NOTICE: ANY ACCEPTANCE OF COMPANY'S OFFER IS EXPRESSLY LIMITED TO ACCEPTANCE OF THESE TERMS AND CONDITIONS AND COMPANY EXPRESSLY OBJECTS TO ANY ADDITIONAL OR CHANGED TERMS PROPOSED BY CUSTOMER. NO OTHER TERMS AND CONDITIONS OF ANY FORM SHALL MODIFY THESE, EVEN IF SIGNED BY COMPANY. ANY ORDER TO PERFORM WORK OR COMPANY'S PERFORMANCE OF THE WORK SHALL EXPLICITLY CONSTITUTE CUSTOMER'S AGREEMENT TO THESE TERMS AND CONDITIONS.

- 1) Definitions: "Customer" means the entity to which the Company is providing Services under the Agreement. "Agreement" means either (i) the contract agreement signed by both parties for the Services; or (ii) the purchase order signed by Customer and accepted by Company in writing, together with these Terms and Conditions. "Company" means the Sweeping Corporation of America entity providing Services under the Agreement.
- 2) Services Rendered: Customer grants exclusive rights to Company to furnish all labor, equipment, and services necessary for the performance of the service ("Service") in conformance with the standards of service set forth in this Agreement and Customer agrees to make payments as provided in the Agreement.
- 3) Coverage and Term of Agreement. This Agreement shall control and govern all Services provided by Company as of its effective date. The effective date and initial term of this Agreement shall start on the date on which Service under this Agreement commences and shall continue for a term of twelve (12) months. Thereafter, it shall automatically renew for successive twelve (12) month terms unless either party gives written notice of termination to the other at least sixty (60) days before the end of the then current term.
- 4) Standards of Service: Services shall be performed in accordance with best management practices of the Company. Obstructions or debris, including but not limited to accumulations of leaves, silt, compacted dirt, and similar debris will be removed as part of the customary and ordinary service under this Agreement. If he Company, at its sole discretion, determines that such removal constitutes extra work from that contemplated under this Agreement, the Company shall, for additional compensation consistent with the fee schedule provided with this Agreement ("compensation schedule"), perform extra services as may be required to provide the requisite service. The cost to perform extra services shall be as set forth in the compensation schedule. Services shall be performed to prevent litter, leaves, sand, dirt and debris from being swept into any street side drainage inlets contiguous to or within the designated work area. Customer represents and warrants that all materials to be collected by Company are nonhazardous waste and recyclables. Nothing in this Agreement shall convey on the Company the status of "generator". Any waste swept and collected from the designated work area by Company shall remain the waste of the Customer and it is agreed that Company under no circumstances shall be deemed to have generated the waste or to own the waste. The Company shall dispose of all waste within the Customer's dumpster and Customer hereby authorizes the use of its dumpster for that purpose, unless otherwise stated on the front of this Agreement. Any waste that cannot be disposed of in the Customer's dumpster shall be disposed of in accordance with the compensation schedule.
- 5) Warranties. Except as otherwise provided herein, Company makes no express or implied warranties, including but not limited to, implied warranties of merchantability or fitness for a service. All are expressly disclaimed.
- 6) Time and Performance. Upon acceptance by Customer, Company shall commence performance within the time frame specified by Company or, in the absence of a specified time frame, shall commence work within a reasonable time and pursue such with reasonable diligence until completed. If a scheduled sweeping is not possible due to inclement weather or other unforeseen occurrences, Company shall endeavor to perform the services when the weather or circumstances permit.
- 7) Clean Up. Company agrees to remove from the Customer's premises any Company equipment.
- 8) Payment. Customer shall pay Company for Services rendered monthly in accordance with the compensation schedule and invoice received. Unless otherwise agreed by the parties in writing, Customer shall pay Company for services within ten (10) days from the invoice date. Company may charge late fees and interest, not to exceed the maximum rate allowed by applicable law, on all amounts past due. In the event a payment is not made when due, Company, at its sole option, may terminate the Agreement on notice to the Customer and recover all past due amounts.
- 9) Suspension. If any amount due from Customer is not paid within sixty (60) days of the date of the Company's invoice, Company may, with or without notice, suspend service without terminating the contract, until the Customer has paid all amounts owed to Company.
- 10) Rate Adjustments. Customer agrees that it shall pay Company for any increase in costs due to an escalation in energy costs. These surcharges shall be referred to as "energy" on the compensation schedule. Customer also agrees that it shall pay Company for increased rates due to increases in Company's costs because of changes in local, state or federal law, rules, ordinances or regulations applicable to Company's operations or services or because of increases in taxes, fees, costs or other governmental

charges. These charges shall be referred to as "environmental" on the compensation schedule. The energy/environmental recovery fee(s) shall be shown on the customer invoice.

- 11) Damage to Pavement. Company shall not be responsible for any damages to the Customer's pavement or accompanying subsurface, curbing or other driving surfaces resulting from the Company's Services.
- 12) Independent Contractor. Nothing contained in this Agreement shall be construed to constitute Customer as a partner, employee, or agent of Company, nor shall either party have any authority to bind the other in any respect. It is intended that Company shall, in all instances, be and remain an independent contractor responsible for its own actions and for its own agents, employees and representatives.
- 13) Indemnity. Customer shall defend, hold harmless and indemnify the Company, its officers, directors, members, affiliates, employees, or contractors from and against any and all damage to persons, property or both (including death) or other liabilities (including, but not limited to, investigation and reasonable legal expenses) resulting from the Customer's (or its employees, invitees or subcontractors) negligence or misconduct, violation of law or breach of this Agreement.
- 14) Termination. This Agreement may only be terminated by the Customer by providing written notice of Company's breach of the Agreement and, only after providing a right to cure the breach and, Company fails to cure the breach within 30 days of written notice. Except as otherwise provided in this Agreement, the termination shall have no effect upon the rights of the parties prior or existing transactions and any liabilities. Upon termination, Company shall wind down its work in progress in a safe manner, protective of Customer and Company owned or operated property, and Customer and Company shall work in good faith to close out any service in an expeditious manner.
- 15) Assignability. This agreement is binding and shall inure to the benefit of all successors and assigns. This Agreement, and any duties hereunder and any retention of Company subject to this Agreement may be assigned in whole or in part, without the mutual written consent of the parties to this Agreement.
- 16) Notice. Any notice to be given under this Agreement by either party to the other shall be in writing and personally delivered or mailed to the other party at its address as set forth above or to such successor addresses as the parties may designate by notice pursuant to this provision.

- 17) Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall govern the relationship of the parties notwithstanding any previous written agreement and/or any previous or subsequent oral understandings or agreements.
- 18) No Waiver. No waiver of any provision or condition of this Agreement shall be implied or imputed by reason of a party's failure to complain or to seek remedies because of any previous breach or violation.
- 19) Severability. If any clause or provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the balance of this Agreement shall be enforced as the written agreement of the parties.
- 20) Credit History. Customer represents and warrants that it has the financial means to meet its obligations under this Agreement, and Customer hereby agrees that Company may, at any time, investigate the credit history of Customer.
- 21) Disputes, Remedies: Except for claims by the Company for collection of fees, the parties' knowingly and voluntarily agree that the any controversy arising between them shall be resolved by binding arbitration under the rules of the American Arbitration Association, and judgement on the award may be entered by any court having jurisdiction. Under no circumstances shall either party be liable to the other for loss of profits or revenues, or for any indirect, special, incidental, consequential or punitive damages, whether in contract, tort and any theory of liability.
- 22) Attorneys' fees, Jury Waiver and Jurisdiction and Venue. The parties agree that if Company files a lawsuit to collect any money due and payable under this Agreement, in any suit brought, Company shall be entitled to recover its reasonable costs and attorneys' fees. Each party, to the extent permitted by law, knowingly, voluntarily, and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this Agreement. Customer and Company agree to personal jurisdiction and venue in Cuyahoga County, Ohio and neither Company nor Customer shall object or oppose personal jurisdiction or venue if the lawsuit is filed in Cuyahoga County, Ohio.
- 23) Excused Performance. Neither party to this Agreement shall be liable for its failure to perform or delay in performance due to contingencies beyond its reasonable control, including but not limited to, unsafe conditions, weather, strikes, riots, compliance with laws or governmental orders, fires, or acts of God

Special Instructions / Comments Continued...

SECTION VI

**SECOND EXTENSION AND AMENDMENT TO THE
AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)**

This **SECOND EXTENSION AND AMENDMENT TO THE AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT (OPERATIONS)**, dated _____, _____ (the “Extension”), is made by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), and **THE REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “POA”).

WHEREAS, the District and POA are parties to the Security Services Provider Agreement, dated November 10, 2005, as amended by the Amended and Restated Security Services Provider Agreement, dated October 1, 2019, as further amended by the First Extension and Amendment to the Amended and Restated Security Services Provider Agreement, dated October 1, 2021 (collectively, the “Agreement”), relating to security services provided within the boundaries of the District; and

WHEREAS, District and POA desire to extend the Agreement for two (2) additional years and to amend the Agreement pursuant to the terms herein.

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

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and POA acknowledge and agree that the Agreement is in full force and effect.
3. The District and POA hereby agree to extend the Agreement for two (2) additional years, expiring on September 30, 2024.
4. The District and POA hereby agree to amend Exhibit “A” of the Agreement to include the following as part of the “District Facilities”:
 - Reunion Village entrance gate; and
 - Amenities located in Reunion West; and
 - Reunion West entrance gates (except for the entrance gate to the Encore neighborhood)
5. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
6. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

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

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

[Signatures provided on following page.]

**SIGNATURE PAGE TO THE SECOND EXTENSION AND AMENDMENT TO THE
AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT**

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

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

WITNESS:

X _____

By: _____

Print: _____

Print: _____

Title: _____

SECTION VII

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

Amenity Policies & Fees

Adopted April 8 , 2021
Revised February 9, 2023

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.

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.

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

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).

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.

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

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

Security Office

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

1. Facility Access Cards

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

2. Non-Resident Annual User Fee

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

3. Guest Policies

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

4. Renter's Privileges

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

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.
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.

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 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.

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 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.

10. Bocce Court

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

11. Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

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

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

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

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.
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 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.

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

SECTION VIII



KATRINA S. SCARBOROUGH, CFA, CCF, MCF

OSCEOLA COUNTY PROPERTY APPRAISER

Reunion East CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Reunion East CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Reunion East CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please return signed original copy, no later than January 31, 2023

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION IX

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ Trucco	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. ACT Proposal for Access Control System to be considered January
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan	Boyd		Pavement Management Plan approved 12.08.2022.
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 in process. Should be fully implemented by February 2023.
12/8/22	Swingset at Playground	Scheerer	In Process	Proposal pending
12/8/22	Roundabout Ped. Crossing	Scheerer	In Process	Proposal pending
Reunion West Action Items				

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Equipment installation completed. Fencing installed in January. Sidewalks and other concrete work to be completed January 2023. Amenity Policy document to be considered. Signage will be consistent with policies. Fitness Center Mulch approved 12.09.2022 and installation pending.
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion	Adams		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		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	Boyd		Pavement Management Plan approved at 12.08.2022 BOS Meeting.

SECTION 2

Reunion West

Community Development District

Summary of Check Register

December 1, 2022 to December 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	12/9/22	2006-2025	\$ 2,226,130.87
	12/14/22	2026-2030	\$ 13,331.10
	12/21/22	2031-2033	\$ 2,401.06
			<hr/> \$ 2,241,863.03
Replacement & Maintenance Fund	12/9/22	42	\$ 23,357.31
			<hr/> \$ 23,357.31
Payroll	<u>November 2022</u>		
	Graham Staley	50584	\$ 184.70
	Mark Greenstein	50585	\$ 184.70
	Sharon Harley	50586	\$ 184.70
	Michael Barry	50587	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 2,265,959.14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/22	00031	12/01/22 12012022 202212 300-20700-10800 FY23 DEBT SERVICE SER2022		REUNION WEST C/O USBANK	*	136,137.08	136,137.08 002014
12/09/22	00031	12/07/22 12072022 202212 300-20700-10400 FY23 DEBT SERVICE SER2015		REUNION WEST C/O USBANK	*	183,138.87	183,138.87 002015
12/09/22	00031	12/07/22 12072022 202212 300-20700-10500 FY23 DEBT SERVICE SER2016		REUNION WEST C/O USBANK	*	301,439.76	301,439.76 002016
12/09/22	00031	12/07/22 12072022 202212 300-20700-10600 FY23 DEBT SERVICE SER2017		REUNION WEST C/O USBANK	*	282,102.12	282,102.12 002017
12/09/22	00031	12/07/22 12072022 202212 300-20700-10700 FY23 DEBT SERVICE SER2019		REUNION WEST C/O USBANK	*	245,680.59	245,680.59 002018
12/09/22	00031	12/07/22 12072022 202212 300-20700-10800 FY23 DEBT SERVICE SER2022		REUNION WEST C/O USBANK	*	580,130.98	580,130.98 002019
12/09/22	00031	12/08/22 12082022 202212 300-20700-10400 FY23 DEBT SERVICE SER2015		REUNION WEST C/O USBANK	*	246.30	246.30 002020
12/09/22	00031	12/08/22 12082022 202212 300-20700-10500 FY23 DEBT SERVICE SER2016		REUNION WEST C/O USBANK	*	405.40	405.40 002021
12/09/22	00031	12/08/22 12082022 202212 300-20700-10000 FY23 DEBT SERVICE SER2017		REUNION WEST C/O USBANK	*	379.39	379.39 002022
12/09/22	00031	12/08/22 12082022 202212 300-20700-10700 FY23 DEBT SERVICE SER2019		REUNION WEST C/O USBANK	*	330.41	330.41 002023
12/09/22	00031	12/08/22 12082022 202212 300-20700-10800 FY23 DEBT SERVICE SER2022		REUNION WEST C/O USBANK	*	780.21	780.21 002024
12/09/22	00070	11/21/22 62681 202211 320-53800-53200 REPLCE ENTRANCE SIGN LTRS			*	140.80	

REUW REUNION WEST TVISCARRA

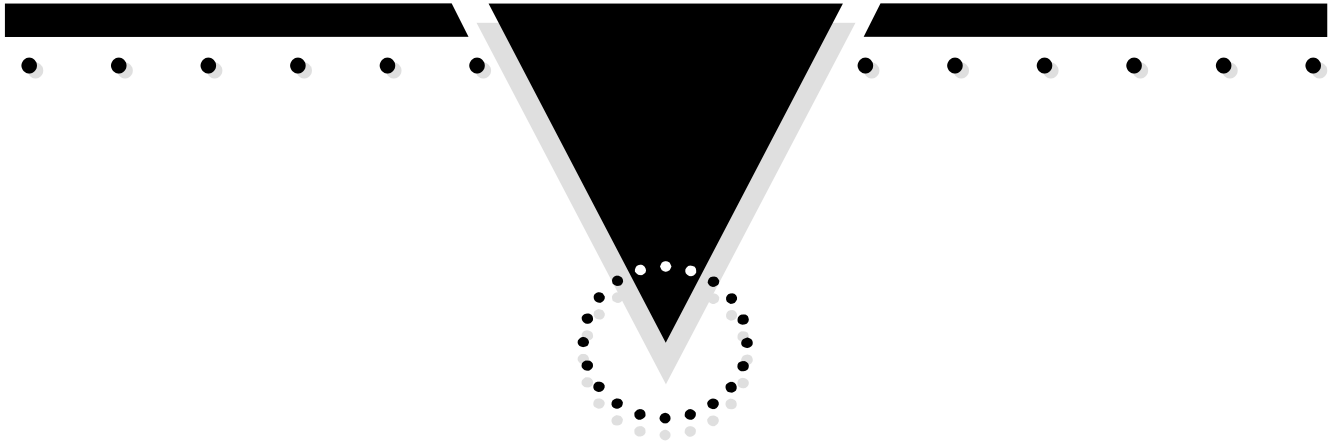
*** CHECK DATES 12/01/2022 - 12/31/2022 ***
 REUNION WEST-GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/21/22	62681 202211 300-13100-10100		*	179.20	
			REPLCE ENTRANCE SIGN LTRS				
				TERRY'S ELECTRIC INC			320.00 002025
12/14/22	00053	12/02/22	5176 202212 300-13100-10100		*	182.00	
			REINST.DIVIDED ROAD SIGN				
		12/02/22	5176 202212 320-53800-53200		*	143.00	
			REINST.DIVIDED ROAD SIGN				
		12/04/22	5181 202212 300-13100-10100		*	159.60	
			SNAKE OUT TOILET GRDHOUSE				
		12/04/22	5181 202212 320-53800-57400		*	125.40	
			SNAKE OUT TOILET GRDHOUSE				
		12/09/22	5182 202212 300-13100-10100		*	187.60	
			REINST.NO PARKING SIGN				
		12/09/22	5182 202212 320-53800-53200		*	147.40	
			REINST.NO PARKING SIGN				
				BERRY CONSTRUCTION INC.			945.00 002026
12/14/22	00066	12/09/22	RWCDD112 202211 300-13100-10100		*	637.83	
			RPR COUPLING/NOZZLE/PIPE				
		12/09/22	RWCDD112 202211 320-53800-46500		*	501.15	
			RPR COUPLING/NOZZLE/PIPE				
				CREATIVE NORTH INC			1,138.98 002027
12/14/22	00020	12/01/22	543 202212 310-51300-34000		*	3,874.00	
			MANAGEMENT FEES DEC22				
		12/01/22	543 202212 310-51300-35200		*	83.33	
			WEBSITE ADMIN DEC22				
		12/01/22	543 202212 310-51300-35100		*	133.33	
			INFORMATION TECH DEC22				
		12/01/22	543 202212 310-51300-31300		*	833.33	
			DISSEMINATION FEE DEC22				
		12/01/22	543 202212 310-51300-51000		*	.27	
			OFFICE SUPPLIES				
		12/01/22	543 202212 310-51300-42000		*	5.13	
			POSTAGE				
		12/01/22	544 202212 320-53800-12000		*	2,739.75	
			FIELD MANAGEMENT DEC22				
				GOVERNMENTAL MANAGEMENT SERVICES			7,669.14 002028
12/14/22	00043	11/10/22	106675 202210 310-51300-31500		*	1,802.00	
			MTG/GRANT EASEMENT/BOCCE				
		12/09/22	107303 202211 310-51300-31500		*	1,084.12	
			TOW AGR/PH3 PLAT/MTG/ENCR				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,886.12 002029
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/22	00005	11/23/22 64134691	202211 310-51300-48000	NOT.LANDOWNER/BD MTG 12/8	*	691.86	
				ORLANDO SENTINEL			691.86 002030
12/21/22	00035	12/15/22 207964	202212 300-13100-10100	AQUATIC MGMT ENCORE DEC22	*	109.20	
		12/15/22 207964	202212 320-53800-47000	AQUATIC MGMT ENCORE DEC22	*	85.80	
		12/15/22 207966	202212 300-13100-10100	AQUATIC PLANT MGMT DEC22	*	80.64	
		12/15/22 207966	202212 320-53800-47000	AQUATIC PLANT MGMT DEC22	*	63.36	
				APPLIED AQUATIC MANAGEMENT, INC.			339.00 002031
12/21/22	00036	11/30/22 475	202211 320-53800-43100	TOHO METER#62644093 NOV22	*	97.12	
		11/30/22 478	202211 320-53800-43000	DUKEENERGY#9100 8324 0443	*	505.94	
				REUNION RESORT			603.06 002032
12/21/22	00070	12/12/22 63092	202212 300-13100-10100	RPLC BULB/BALLAST FIXTURE	*	817.04	
		12/12/22 63092	202212 320-53800-47200	RPLC BULB/BALLAST FIXTURE	*	641.96	
				TERRY'S ELECTRIC INC			1,459.00 002033
TOTAL FOR BANK A						2,241,863.03	
TOTAL FOR REGISTER						2,241,863.03	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/22	00001	12/01/22	12012022 202212 300-20700-10100 EXPENSES DUE TO RE OCT22		*	59,844.64	
		12/01/22	12012022 202212 300-13100-10100 EXPENSES DUE FROM RE OCT		*	36,487.33-	
REUNION EAST CDD							23,357.31 000042
TOTAL FOR BANK C						23,357.31	
TOTAL FOR REGISTER						23,357.31	

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

November 30, 2022



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$1,529,320	\$66,813	---	---	\$1,596,133
CUSTODY ACCOUNT	\$2,882	---	---	---	\$2,882
STATE BOARD OF ADMINISTRATION	---	\$766,338	---	---	\$766,338
DUE FROM GENERAL FUND	---	---	\$373,704	---	\$373,704
DUE FROM REUNION EAST	\$117,874	\$36,487	---	---	\$154,361
INVESTMENTS					
SERIES 2015					
Reserve	---	---	\$164,062	---	\$164,062
Revenue	---	---	\$102,868	---	\$102,868
SERIES 2016					
Reserve	---	---	\$277,153	---	\$277,153
Revenue	---	---	\$94,251	---	\$94,251
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$256,431	---	\$256,431
Revenue	---	---	\$76,827	---	\$76,827
Prepayment	---	---	\$2,498	---	\$2,498
SERIES 2019					
Reserve	---	---	\$327,731	---	\$327,731
Revenue	---	---	\$36,074	---	\$36,074
Construction	---	---	---	\$87,463	\$87,463
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$87,898	---	\$87,898
TOTAL ASSETS	\$1,650,076	\$869,639	\$2,059,458	\$87,463	\$4,666,636
LIABILITIES:					
ACCOUNTS PAYABLE	\$23,041	---	---	---	\$23,041
DUE TO REUNION EAST	\$426,910	\$83,930	---	---	\$510,840
DUE TO DEBT 2015	\$42,976	---	---	---	\$42,976
DUE TO DEBT 2016	\$70,738	---	---	---	\$70,738
DUE TO DEBT 2017	\$66,200	---	---	---	\$66,200
DUE TO DEBT 2019	\$57,653	---	---	---	\$57,653
DUE TO DEBT 2022	\$136,137	---	---	---	\$136,137
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$785,708	---	---	\$785,708
UNASSIGNED	\$826,422	---	---	---	\$826,422
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$309,906	---	\$309,906
RESTRICTED FOR DEBT 2016	---	---	\$442,166	---	\$442,166
RESTRICTED FOR DEBT 2017	---	---	\$401,956	---	\$401,956
RESTRICTED FOR DEBT 2019	---	---	\$421,458	---	\$421,458
RESTRICTED FOR DEBT 2022	---	---	\$483,973	---	\$483,973
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$87,463	\$87,463
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,650,076	\$869,639	\$2,059,458	\$87,463	\$4,666,636

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,760,063	\$239,757	\$239,757	\$0
Interest	\$0	\$0	\$8	\$8
Rental Income	\$1,760	\$293	\$3,410	\$3,117
TOTAL REVENUES	\$1,761,823	\$240,050	\$243,174	\$3,125
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$2,000	\$600	\$1,400
FICA	\$918	\$153	\$46	\$107
Engineering	\$8,000	\$1,333	\$323	\$1,011
Attorney	\$20,000	\$3,333	\$2,886	\$447
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$1,667	\$1,667	\$0
Arbitrage	\$3,000	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$700	\$0	\$0	\$0
Annual Audit	\$7,500	\$0	\$0	\$0
Management Fees	\$46,488	\$7,748	\$7,748	\$0
Information Technology	\$1,600	\$267	\$267	\$0
Website Maintenance	\$1,000	\$167	\$167	\$0
Telephone	\$100	\$17	\$0	\$17
Postage	\$1,500	\$250	\$18	\$232
Printing & Binding	\$500	\$83	\$0	\$83
Insurance	\$11,416	\$11,416	\$10,226	\$1,190
Legal Advertising	\$5,000	\$833	\$1,384	(\$550)
Other Current Charges	\$350	\$58	\$20	\$38
Office Supplies	\$300	\$50	\$1	\$49
Travel Per Diem	\$250	\$42	\$0	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$159,297	\$37,092	\$33,027	\$4,065
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$32,877	\$5,480	\$5,480	\$0
Management Services Agreement	\$14,300	\$2,383	\$2,383	(\$0)
Telephone	\$6,600	\$1,100	\$935	\$165
Electric	\$259,446	\$43,241	\$46,092	(\$2,851)
Water & Sewer	\$31,852	\$5,309	\$4,514	\$795
Gas	\$35,992	\$5,999	\$2,497	\$3,502
Pool and Fountain Maintenance	\$129,800	\$21,633	\$25,678	(\$4,045)
Environmental	\$7,040	\$1,173	\$3,856	(\$2,683)
Property Insurance	\$32,571	\$32,571	\$29,735	\$2,836
Irrigation Repairs	\$7,150	\$1,192	\$2,175	(\$984)
Landscape Contract	\$515,490	\$85,915	\$85,594	\$321
Landscape Contingency	\$22,000	\$3,667	\$3,886	(\$219)
Gate and Gatehouse Expenses	\$22,000	\$3,667	\$4,748	(\$1,081)
Roadways/Sidewalks	\$11,000	\$1,833	\$2,475	(\$642)
Lighting	\$4,400	\$733	\$977	(\$243)
Building Repairs & Maintenance	\$8,800	\$1,467	\$0	\$1,467
Pressure Washing	\$15,400	\$2,567	\$0	\$2,567
Maintenance (Inspections)	\$220	\$37	\$0	\$37
Repairs & Maintenance	\$11,000	\$1,833	\$12,681	(\$10,848)
Contract Cleaning	\$28,600	\$4,767	\$4,485	\$282
Fitness Center Repairs & Maintenance	\$2,200	\$367	\$498	(\$132)
Operating Supplies	\$2,200	\$367	\$0	\$367
Signage	\$4,400	\$733	\$2,508	(\$1,775)
Security	\$87,208	\$14,535	\$11,211	\$3,323
Parking Violation Tags	\$220	\$37	\$0	\$37
TOTAL MAINTENANCE	\$1,602,526	\$245,104	\$252,408	(\$7,305)
TOTAL EXPENDITURES	\$1,761,823	\$282,196	\$285,436	(\$3,240)
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	(\$42,261)	\$0
FUND BALANCE - Beginning	\$0	\$0	\$868,683	\$0
FUND BALANCE - Ending	\$0	\$0	\$826,422	\$0

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

Transfer In	\$294,760	\$0	\$0	\$0
Interest	\$3,500	\$583	\$4,510	\$3,927

TOTAL REVENUES

\$298,260	\$583	\$4,510	\$3,927
-----------	-------	---------	---------

EXPENDITURES:

Contingency	\$500	\$83	\$76	\$7
Building Improvements	\$138,399	\$23,067	\$0	\$23,067
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$32,962	\$5,167	\$27,795
Landscape Improvements	\$0	\$0	\$0	\$0
Irrigation Improvemnts	\$0	\$0	\$0	\$0
Lighting Improvements	\$0	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0
Pool Furniture	\$6,600	\$1,100	\$0	\$1,100
Pool Repair & Replacements	\$0	\$0	\$5,345	(\$5,345)
Roadways/Sidewalks Improvements	\$48,972	\$8,162	\$23,896	(\$15,734)
Signage	\$22,000	\$3,667	\$0	\$3,667
Stormwater Improvement	\$22,000	\$3,667	\$0	\$3,667
Capital Outlay	\$4,400	\$733	\$19,965	(\$19,231)

TOTAL EXPENDITURES

\$440,640	\$73,440	\$54,449	\$18,991
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EXCESS REVENUES (EXPENDITURES)

(\$142,380)	(\$49,939)
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FUND BALANCE - Beginning

\$795,325	\$835,647
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FUND BALANCE - Ending

\$652,945	\$785,708
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Other Debt Service	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	(\$10,811)	\$10,811
TOTAL OTHER	\$0	\$0	(\$10,811)	\$10,811
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,811)	
FUND BALANCE - Beginning	\$0		\$10,811	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$44,527	\$44,527	\$0
Interest	\$200	\$33	\$1,299	\$1,266
TOTAL REVENUES	\$327,075	\$44,560	\$45,826	\$1,266
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$79,763	\$79,763	\$79,763	\$0
Principal Expense 05/01	\$170,000	\$0	\$0	\$0
Interest Expense 05/01	\$79,763	\$0	\$0	\$0
TOTAL EXPENDITURES	\$329,525	\$79,763	\$79,763	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,450)		(\$33,937)	
FUND BALANCE - Beginning	\$176,868		\$343,843	
FUND BALANCE - Ending	\$174,418		\$309,906	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$73,290	\$73,290	\$0
Interest	\$350	\$58	\$2,710	\$2,652
TOTAL REVENUES	\$538,374	\$73,348	\$76,000	\$2,652
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$185,016	\$185,016	\$185,016	\$0
Principal Expense 11/01	\$165,000	\$165,000	\$165,000	\$0
Interest Expense 05/01	\$181,406	\$0	\$0	\$0
TOTAL EXPENDITURES	\$531,422	\$350,016	\$350,016	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,952		(\$274,016)	
FUND BALANCE - Beginning	\$434,696		\$716,181	
FUND BALANCE - Ending	\$441,648		\$442,166	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$68,588	\$68,588	\$0
Interest	\$300	\$50	\$2,496	\$2,446
TOTAL REVENUES	\$503,809	\$68,638	\$71,084	\$2,446
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$173,850	\$173,850	\$173,850	\$0
Principal Expense 11/01	\$155,000	\$155,000	\$155,000	\$0
Interest Expense 05/01	\$171,138	\$0	\$0	\$0
TOTAL EXPENDITURES	\$499,988	\$328,850	\$328,850	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,822		(\$257,766)	
FUND BALANCE - Beginning	\$399,252		\$659,721	
FUND BALANCE - Ending	\$403,074		\$401,956	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$59,733	\$59,733	\$0
Interest	\$300	\$50	\$1,943	\$1,893

TOTAL REVENUES	\$438,805	\$59,783	\$61,676	\$1,893
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EXPENDITURES:

Interest Expense 11/01	\$153,150	\$153,150	\$153,150	\$0
Principal Expense 05/01	\$130,000	\$0	\$0	\$0
Interest Expense 05/01	\$153,150	\$0	\$0	\$0

TOTAL EXPENDITURES	\$436,300	\$153,150	\$153,150	\$0
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Transfer In/(Out)	\$0	\$0	(\$1,038)	\$1,038
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TOTAL OTHER	\$0	\$0	(\$1,038)	\$1,038
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EXCESS REVENUES (EXPENDITURES)	\$2,505		(\$92,512)	
---------------------------------------	----------------	--	-------------------	--

FUND BALANCE - Beginning	\$182,601		\$513,969	
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FUND BALANCE - Ending	\$185,106		\$421,458	
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$1,039,749	\$141,048	\$141,048	\$0
Interest	\$250	\$42	\$2,218	\$2,176
TOTAL REVENUES	\$1,039,999	\$141,090	\$143,266	\$2,176
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$252,587	\$252,587	\$252,587	\$0
Principal Expense 05/01	\$690,000	\$0	\$0	\$0
Interest Expense 05/01	\$177,600	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,120,187	\$252,587	\$252,587	\$0
Transfer In/(Out)	\$0	\$0	\$10,811	(\$10,811)
TOTAL OTHER	\$0	\$0	\$10,811	(\$10,811)
EXCESS REVENUES (EXPENDITURES)	(\$80,188)		(\$98,510)	
FUND BALANCE - Beginning	\$321,018		\$582,483	
FUND BALANCE - Ending	\$240,830		\$483,973	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$328	\$328
TOTAL REVENUES	\$0	\$0	\$328	\$328
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$1,038	\$1,038
TOTAL OTHER	\$0	\$0	\$1,038	\$1,038
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,366	
FUND BALANCE - Beginning	\$0		\$86,097	
FUND BALANCE - Ending	\$0		\$87,463	

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$239,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,757
Interest Income	\$4	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Rental Income	\$1,760	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,410
Total Revenues	\$1,764	\$241,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,174
Expenses													
Supervisor Fees	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FICA	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Engineering	\$323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Attorney	\$1,802	\$1,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,886
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,874	\$3,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,748
Information Technology	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
Website Maintenance	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$9	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$10,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,226
Legal Advertising	\$692	\$692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,384
Other Current Charges	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Office Supplies	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
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
Total Administrative	\$26,297	\$6,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,027

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,740	\$2,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,480
Management Services Agreement	\$1,192	\$1,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,383
Telephone	\$468	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$935
Electric	\$21,878	\$24,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,092
Water & Sewer	\$2,549	\$1,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,514
Gas	\$840	\$1,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,497
Pool and Fountain Maintenance	\$11,574	\$14,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,678
Environmental	\$1,939	\$1,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,856
Property Insurance	\$29,414	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,735
Irrigation Repairs	\$810	\$1,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175
Landscape Contract	\$28,181	\$57,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,594
Landscape Contingency	\$2,930	\$955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,886
Gate and Gatehouse Expenses	\$2,635	\$2,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,748
Roadways/Sidewalks	\$0	\$2,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,475
Lighting	\$977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$977
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$8,392	\$4,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,681
Contract Cleaning	\$2,243	\$2,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,485
Fitness Center Repairs & Maintenance	\$0	\$498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$279	\$2,229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,508
Security	\$6,078	\$5,133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,211
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 - R&M Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$125,119	\$127,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,408
Total Expenses	\$151,415	\$134,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,436
Excess Revenues (Expenditures)	(\$149,652)	\$107,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$42,261)

**Reunion West
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$164,062
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$160,000)
CURRENT BONDS OUTSTANDING	\$3,270,000

SERIES 2016, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$277,153
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$165,000)
CURRENT BONDS OUTSTANDING	\$7,400,000

SERIES 2017, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$256,431
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$155,000)
CURRENT BONDS OUTSTANDING	\$7,130,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$327,731
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
CURRENT BONDS OUTSTANDING	\$6,850,000

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2031
RESERVE FUND BALANCE	\$259,938
BONDS OUTSTANDING - 02/15/22	\$11,840,000
CURRENT BONDS OUTSTANDING	\$11,840,000

SPECIAL ASSESSMENT RECEIPTS - FY2023

Gross Assessments	\$ 4,896,194	\$ 1,872,413	\$ 347,739	\$ 572,366	\$ 535,648	\$ 466,492	\$ 1,101,537
Net Assessments	\$ 4,602,423	\$ 1,760,069	\$ 326,875	\$ 538,024	\$ 503,509	\$ 438,502	\$ 1,035,445

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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: **7**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement

Boyd Civil Engineering, Inc.

(D) Amount Payable: **\$ 537.50**

(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 #3531 – Review of Series 2021 requisitions. – November 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: _____

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: _____



BOYD CIVIL ENGINEERING, INC.

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

INVOICE

INVOICE DATE: 12/7/2022
INVOICE NO: 03531
BILLING THROUGH: 11/30/2022

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

1003.001 - Reunion East Bonds

Managed By: Steven N Boyd, P.E.

1003.001.A - PROFESSIONAL SERVICES

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
Principal:				
11/16/2022	Requisition Review and Finalization	0.50	\$215.000	\$107.50
11/17/2022	Requisition Review and Finalization , Phase 4 and 5	2.00	\$215.000	\$430.00
TOTAL SERVICES		2.50		\$537.50
TOTAL (1003.001.A)		2.50		\$537.50

1003.001.B - REIMBURSABLE EXPENSES

\$0.00

SUBTOTAL \$537.50

AMOUNT DUE THIS INVOICE \$537.50

This invoice is due upon receipt