

*Reunion East Community
Development District*

Agenda

February 9, 2023

AGENDA

Reunion East
Community Development District
Meeting Agenda

Thursday
February 9, 2023
1:00 PM

Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, Florida

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

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 12, 2023 Meeting
4. Public Hearing for Rule Amendment
 - A. Open Public Hearing
 - B. Public Comment
 - C. Consideration of Resolution 2023-03 Amending Rules Relating to Use of Amenity Facilities
 - D. Close Public Hearing
5. Consideration of Proposal for Street Sweeping
6. Review of Special Events Policies
7. Consideration of Proposal from Playtopia for Swing Set
8. Consideration of Proposal for Additional Lounge Chairs at Seven Eagles Pool
9. Consideration of Preventative Maintenance Agreement Renewal with Fitness Services of Florida
10. **Consideration of Resolution 2023-04 Relating to the Declaration of Intent to Accept Dedications on the Plat Entitled "Spectrum at Reunion Phase 2" - ADDED**
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - D. Security Report
12. Other Business
13. Supervisor's Requests
14. Next Meeting Date March 9, 2023
15. Adjournment

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, January 12, 2023 at 1:00 p.m. via Zoom and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Pete Whitman	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the January 12, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll. All Supervisors were present in person.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Residents were asked to state their name and limit their comments to three minutes.

- Mr. Dan Talmidge of Heritage Crossing requested that resident receive minutes and any proposals with the meeting notice as the website was difficult to navigate.
- Mr. Howard Rosen noted that several stop signs were at the wrong height, in the wrong position and not clearly marked within Linear Park. He requested that the Board look at the condition of Linear Park, which were an embarrassment, especially the fountains, which were 10 years old and barely functioned and compare them to the Reunion Grande fountains, which were maintained beautifully.
- Mr. Charles Schnars, Seven Eagles Condo Association President, reported safety issues with the Fitness Room. When the fire alarms went off this weekend, it was difficult to hear the audio instructions and people did not evacuate, the doors were left open due to an odor and the laminate floors were slippery. There were not enough chairs at the pool, even though there was space for more. The front gate was noisy, but appreciated Mr. Scheerer working on it and an additional mail kiosk was needed.
- Ms. Sarah Gowen of Heritage Crossing voiced concern about speeding and not having enough sidewalks in Heritage Crossing.
- Ms. Jean Martino of Heritage Crossing felt that security was lax, access cards at the pool did not work most of the time causing people to be unable to leave the pool, only one light worked in the pool and the pool filter was working too fast, which would cause the pump to burn out.
- Mr. Sal Demartino of Heritage Crossing reported an issue with the Men's Restroom door. A Resident noticed that the cleaning crew was propping the door to keep it open. *Mr. Greenstein requested that Mr. Scheerer look at the door.*

There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 8, 2022 Meeting

Ms. Adams received corrections to the December 8, 2022 minutes from Ms. Wispelwey, which were incorporated.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the December 8, 2022 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of ACT Proposal for Gate Equipment Installation at Reunion Village Bridge

Ms. Adams reported that the access control system installation would be completed at the same time as the construction project that the Board previously approved. Mr. Scheerer presented a proposal from Access Control Systems (formerly Access Control Technologies (ACT)), which was included in the agenda package, to install two swing arms in before and after the bridge on Spine Road. The system would be similar to the Liberty Bluff resident only gate, with key card and transponder systems. All current cards and transponders would be integrated into the new system. The proposal was for \$160,420. There were modifications to the infrastructure work, such as installing pipe and running wires and conduits, which did not impact this project. Reunion staff was working with the District on the internet IPs. Mr. Boyd reported that the county approved the plans before Christmas and a pre-construction meeting was scheduled. The plans were revised to accommodate what ACT needed, incorporate comments from the developer, Reunion Village and the relocation of a curb inlet.

Mr. Greenstein questioned why ACT was approached versus other vendors. Mr. Scheerer explained that ACT was the primary vendor for Reunion when the original equipment was installed and they were the most competitive and knowledgeable gate installation company. Mr. Goldstein asked if bids were obtained from two other companies, whether their systems would mesh with the current system. Mr. Scheerer did not believe that other vendors would have the historical knowledge that ACT had. Mr. Dryburgh was more comfortable receiving three bids for this project as well as future projects. Mr. Greenstein agreed, as they needed to show taxpayers this was the best solution and questioned when the site would be ready for the installation. Mr. Boyd did not yet have a schedule, but anticipated June or July, if the contractor mobilized in February. Mr. Goldstein requested that vendors provide proposals before the next meeting. Ms. Wispelwey questioned how long they would be using ACT as the software would need to be updated. Mr. Scheerer stated that the Board could choose any vendor to perform maintenance on the current system, but it runs through the IP system for Reunion. *After further discussion, there was Board*

consensus to defer this matter until the next meeting for Mr. Scheerer to obtain two additional proposals.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Street Sweeping

Ms. Adams presented a proposal from Sweeping Corp. of Florida for street sweeping in the amount of \$1,650, which was included in the agenda package. The Board requested this proposal following the recent hurricanes and road construction which caused debris to build up. It was for a one-time sweep of all interior Reunion East roads, but not any of the Reunion Villages roads for \$1,650 per sweep with a \$250 disposal fee per event, which was not budgeted for this fiscal year. Mr. Scheerer reported that the Reunion West CDD received the same proposal and questioned Encore Reunion West not being part of the sweeping. Mr. Dryburgh asked if the proposal was just for the public roads. Mr. Scheerer stated that it would include Reunion Boulevard, Gathering Drive, the portion of Tradition Boulevard to the I-4 Bridge and all of the interior single-family roads in Homestead from Excitement Drive to Houston and back to Old Lake Wilson Road, but not any of the private roads in Heritage Crossing or the condos. Mr. Goldstein requested that residents be sent a printed sheet with the time of the street cleaning so that they can move their cars. Mr. Dryburgh preferred signs. Mr. Greenstein recalled that Reunion West did not approve the proposal but agreed to have street sweeping on an as needed basis and for Mr. Scheerer to obtain a cost for street sweeping roads in Reunion Village, since there was ongoing construction. The ARC Board of the HOA was meeting with all of the builders in early February to discuss this matter. Ms. Adams confirmed that they did not have pricing for Reunion Village at this time. Mr. Greenstein requested pricing for Reunion Village to be on the same timetable as Reunion West. Mr. Goldstein pointed out that builders were hiring street sweepers. *After further discussion, there was Board consensus to defer this matter until the next meeting for Mr. Scheerer to obtain a proposal for Reunion Village.*

Ms. Adams explained for Ms. Wispelwey's purpose that when the Board approved a proposal, District Counsel was directed to prepare an agreement that includes protections for the District. Ms. Trucco advised that as a precautionary measure, they had a form of agreement for all of their vendors that was favorable to the CDD, putting the vendor on notice of certain statutory requirements. The provisions included ensuring that the vendor was compliant with the E-Verify

system, the statutory limit on sovereign immunity, indemnification and reimbursement for damages by the vendor and insurance requirements.

SIXTH ORDER OF BUSINESS

Consideration of Security Services Agreement Renewal

Ms. Adams recalled that at the last meeting, the Board directed staff to prepare the Amended and Restated Security Services Provider Agreement renewal with Reunion Resort and Club of the Orlando Master Association. District Counsel prepared the renewal, which included provisions for some areas that were added subsequent to the last agreement being executed such as the Reunion Village entrance gate. It also memorialized all of the entrance gates for the Reunion West CDD, with the exception of the Encore neighborhood, which had a separate agreement, and patrol areas would include the newly developed playground and outdoor Fitness Center in Reunion West. Ms. Trucco reported that the agreement was initially entered into in 2005 and was amended and restated in order to extend it. This was the second extension. The last extension expired on September 30th and proposed a two-year extension, which expired in September of 2024. There was also a termination clause of 60 days without cause and an agreement for the District to reimburse Reunion Resort for any expenses and costs affiliated with the agreement, not exceeding the current annual budgeted amount of \$140,000. She recommended approval, subject to confirmation of the locations being added in the Reunion West section under Paragraph 4.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Amended and Restated Security Services Provider Agreement renewal with Reunion Resort and Club of the Orlando Master Association was approved, subject to confirmation of the locations being added in Reunion West under Paragraph 4.

SEVENTH ORDER OF BUSINESS

Consideration of Revised Recreational Facility Policies

Ms. Adams recalled at last month's meeting, the Board reviewed revisions to the Recreational Facility Policies and authorized staff to set a Rule Hearing for February 9, 2023 at 1:00 p.m. It was advertised in accordance with Florida Statutes and the Board had the ability to revise the policies until the Rule Hearing. Non-substantive changes were received from Reunion West CDD Board Members, which would be incorporated into a document that would be provided

to the Board next month. No action was required by the Board. Mr. Greenstein noted a typo under the Annual User Fee.

EIGHTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County

Ms. Adams presented the Data Sharing and Usage Agreement with the Osceola County Property Appraiser's office, which was included in the agenda package. It was an annual agreement with Osceola County for the District to agree to not release records which were exempt from public record requests.

On MOTION by Mr. Goldstein seconded by Ms. Hobbs with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco spoke with Kingwood's counsel yesterday regarding the Irrigation Operating System Agreement. Feedback was received from Bond Counsel, which was incorporated and provided to Kingwood for approval. As soon as it was ready, she would bring it before the Board for review and approval. At the last meeting, it was brought to her attention that the Sheriff's Department was not responding to certain calls that they received within Reunion East and West. She contacted the Sheriff's Department and it appears their position is due to apparent restricted access, because there were additional gates added throughout the community, and thus were looking for an agreement. At the Reunion West CDD's direction, she would reach out to the County Attorney to clarify that the Sheriff's Office needed to come out to enforce traffic and other laws because the CDD did not have police powers and because the roads are public roads. The District had parking and towing powers, but could not issue speeding tickets. Ms. Trucco would update the Board at the next meeting.

Mr. Dryburgh requested that staff respond to resident Sarah Gowen's concern. Mr. Greenstein requested clarification on where the District had and did not have jurisdiction relative to Seven Eagles, villas and any condo development with Reunion. Mr. Scheerer recalled that the road into Heritage Crossing was owned by the CDD, but the parking spaces were owned by the Condo Association. Seven Eagles amenity center is owned by the CDD, a food and beverage

operation center at Seven Eagles was owned by Kingwood, the villas were owned by HOAs and a portion of the road into Sandy Ridge was owned by the CDD. Mr. Greenstein stated that the stop signs on the roadway Mr. Rosen was referring to was not owned by the CDD and suggested informing the Master Association or Kingwood that this issue was brought up and the recommendation to install stop signs or stop bars in areas approaching CDD roadways. Mr. Scheerer pointed out that there were stop signs for informational purposes entering and exiting Seven Eagles on the main road and offered to talk to Kingwood about adding stop bars and verifying that there was 7 feet from the bottom of stop signs. Mr. Dryburgh requested that Mr. Scheerer follow up with Mr. Rosen. Ms. Trucco would update the Board at the next meeting regarding traffic enforcement.

B. Engineer

Mr. Boyd reported that the Pavement Management Plan was planned for February and would be provided to the Board in March or April. He was attending a workshop with the Central Florida Expressway on January 17th on County Road 532 and Poinciana Parkway. Mr. Greenstein did not expect any surprises because the two sections of the project were agreed to. Ms. Wispelwey asked if anything was expected on the Pavement Management Plan that needed immediate attention. Mr. Boyd advised that the age of their roadways compared to other communities in Osceola County were in good shape, but it was inevitable to have areas that required immediate attention. Ms. Wispelwey noted a lack of traffic control when the bridge was being power washed. Mr. Scheerer would speak with the vendor.

- **Field Manager (Added)**

Ms. Adams requested that Mr. Scheerer address the issues that were discussed by residents earlier in the meeting. Mr. Scheerer explained that the issue with the Linear Park fountains was that there was no flow from the pump system to the top of the fountain and asked Spies Pools to look at it. He recommended replacing both fountains in 2024, as it would cost \$12,900 to repair them and adding potable water as the water coming into Linear Park to the fountains was murky and they were not designed with a filter system. In his opinion, the park was well maintained and clean. Mr. Goldstein preferred to see proposals as soon as possible as the fountains were an eyesore. Mr. Dryburgh felt that it did not make sense to spend \$12,000 to repair the fountain and a year later pay \$50,000 for new ones. Ms. Adams pointed out that the fountains were not budgeted,

but funding was available. Mr. Goldstein asked if there were signs on the fountains warning that the water was not drinkable.

Mr. Scheerer explained that the fire alarms went off in the Seven Eagles Fitness Center on Christmas Eve, after the heat was turned on when the temperature dropped 20 to 30 degrees and the heat coils started to smoke. Security called Fire Rescue and shut the entire facility down. Mr. Dryburgh asked if these were old air conditioners. Mr. Scheerer stated that they were the original A/C units. The new ones were installed in the new Fitness Center. Barry's Electric came out on Christmas Eve and determined that the heater coil failed and repaired it; however, there was lingering smoke throughout the duct work and would he get with janitorial staff to alleviate the smoke odor. Mr. Dryburgh asked if the controls for the air conditioner were locked. Mr. Scheerer confirmed that they were always locked, assumed that staff unlocked it to warm up the room and complimented Mr. Vargas and his staff on doing a great job controlling the smoke. Mr. Scheerer received a request for additional chairs at Seven Eagles and there were funds budgeted for this year. Mr. Dryburgh questioned who made the request. Mr. Scheerer stated that Ms. Haley Hall with Reunion Resort requested additional chairs over the holidays. Regarding the mail kiosk, multiple carriers delivered to Seven Eagle Condo Association and their mail route was inside the gate. An additional box with card access was requested. Mr. Dryburgh suggested installing a box around the corner at the second gate. Mr. Scheerer would speak to the Post Office.

Mr. Dryburgh felt that field management did a great job keeping the plants alive in the park. Mr. Scheerer noted that the Boards had a vested interest in ensuring that the quality was the best that they could have. Yellowstone did some additional cleanup and were looking at the landscaping every other day. Mr. Greenstein believed that the park was maintained to a high standard. The District was performing all of the maintenance and doing a good job. Mr. Scheerer reported that Security checked the gates at the Heritage Crossing pools and they were working fine. Barry's Electric repaired all of the pool deck lights in Carriage Pointe and would be doing the same with the Heritage Crossing lights as quickly as possible. They could not repair just one light as there was a mobilization charge. Mr. Dryburgh asked if this was the first time that Mr. Scheerer heard about the door issues. Mr. Scheerer indicated that they make adjustments on the doors and brick pavers on a monthly basis. Some doors were replaced because they were old and rusty and would ensure that they were working properly. Regarding the speeding, Mr. Greenstein

suggested that the Board look at traffic calming devices and radar signs and install where they were needed.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. There was funding in the budget for traffic control devices in the Replacement and Maintenance (R&M) Fund. A proposal would be provided to the Board for speed cushions and locations would be determined once the Pavement Management Plan was completed in May or June. Mr. Scheerer was working with ACT on the installation of an Envera system in Carriage Pointe, with the exception of one card reader all equipment was installed. It should be installed relatively quickly. The IP addresses were provided and internet would be available through Reunion's IT Department. Envera and ACT would schedule a day to activate everything simultaneously. Ms. Adams stated that a formal communication plan was coordinated with the HOA for Carriage Pointe and sent, on behalf of the District, two email blasts describing the system along with a letter by US mail. As a result of the communication, she received questions and comments about the system and appreciation to the Board for implementing the system. One resident thanked the Reunion Security team for how smoothly the process was and going above and beyond to assist with an access card. The final communication would have the go live date, which should be within the next month, barring any unexpected complications. Mr. Dryburgh recalled that once a year, access cards needed to be re-keyed by Security and suggested sending an e-blast to all residents as a reminder.

Ms. Adams recalled that at the last meeting, staff was asked to provide a proposal for a swing set at the Reunion East playground. That was in process as well as information regarding a pedestrian crossing at the roundabout. Mr. Boyd explained that there were typically pedestrian crossings at roundabouts, but Reunion did not have those. Ms. Hobbs noted that three out of the four entry access points had roundabouts, but the bridge walkway was right on the edge of the roundabout versus other crossings. Mr. Scheerer asked Fausnight Stripe & Line look at having a pedestrian crossing in the short space coming from west to east around the roundabout. Mr. Dryburgh asked if they would improve the two that they currently had versus adding one. Mr. Scheerer pointed out that the resident was concerned about drivers not having enough warning for a pedestrian. Ms. Wispelwey questioned whether they were required to have handicapped parking. Ms. Adams recalled that at the last meeting, the Board discussed a request from a resident to

designate handicap spaces on a public roadway and there was a question whether handicapped parking was required in the amenity parking lot. Mr. Boyd confirmed that it was not required, but if the Board wanted handicapped parking, it must be at the accessible units and there must be wheelchair access. Mr. Scheerer suggested having handicapped access at the parallel parking spots. Mr. Dryburgh voiced concern if they added handicapped parking at one parallel space, they must do it at all of them. *After further discussion, this item was tabled.* Mr. Goldstein asked if they looked at the area where the swing set was proposed to go. Mr. Scheerer provided dimensions to the proposer. Mr. Dryburgh requested that the Board discuss the Seven Eagles issues at the next meeting.

ii. Approval of Check Register

Ms. Adams presented the Check Register from December 1, 2022 through December 31, 2022 in the amount of \$2,399,093.74, which was included in the agenda package. This was the time of year when there were transmittals to the Trustee as tax revenues were received from the Osceola County Tax Collector.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through November 30, 2022, which were included in the agenda package for informational purposes. Mr. Goldstein questioned the reason for all of the safety inspections. Ms. Adams confirmed that these were maintenance items. Mr. Scheerer recalled that the Board requested that they check the pavers at the pool on a regular basis.

iv. Consideration of Series 2021 Requisition #7

Ms. Adams presented Requisition #7 for Boyd Civil Engineering in the amount of \$537.50 for review of the Series 2021 requisitions, which was included in the agenda package.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Requisition #7 for Series 2021 was ratified.
--

D. Security Report

Ms. Adams presented the December Security Report, which was emailed to the Board prior to the meeting. December was a busy month with vehicle thefts and a visiting politician.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – February 9th, 2023

The next meeting was scheduled for February 9, 2023 at 1:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES & FEES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “Board”) finds that it is in the best interests of the District to adopt by this Resolution the “Reunion East Community Development District and Reunion West Community Development District Amenity Policies & Fees,” adopted on April 8, 2021 and revised on February 9, 2023, regarding amenity policies and fees for the District, attached hereto as Exhibit “A” (the “Rule”) for immediate use and application, and to replace the prior “Amenity Policies & Fees” adopted by the District; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Rules of Procedure.

SECTION 2. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of February, 2023.

[Signatures provided on following page.]

**SIGNATURE PAGE TO RESOLUTION 2023-03
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 9th day of February, 2023.

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary / Assistant Secretary

Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

AMENITY POLICIES AND FEES

[See following page.]

**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 for 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. The names of the current Board of Supervisors of each District are located on the Districts’ website (www.reunioneastcdd.com or www.reunionwestcdd.com).

“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. The name of the professional management company is available on each District’s website (www.reunioneastcdd.com or www.reunionwestcdd.com).

“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 Districts' 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 community is split into two sections for CDD (Community Development District) purposes, specifically the Reunion East CDD and the Reunion West CDD. Even though the Reunion community is split into two separate CDDs, certain assets and amenities are accessible and maintained by both CDDs in accordance with the Interlocal Agreement between the CDDs.

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 at Governmental Management Services – Central Florida, LLC.

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 Chapter 119, *Florida Statutes*).

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 will be provided upon request.

Reunion East Community Development District
Reunion West Community Development District
c/o Governmental Management Services – Central Florida, LLC
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. Facility 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. A parent or legal guardian is required to sign a waiver of liability for Patrons under the age of 18.
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 pursuant to Chapter 190, *Florida Statutes*.
 - 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 Section 316.212, *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 and/or vaping is not permitted at any of the District facilities. 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/Patrons under the age of 18 must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at any time.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any Guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on www.reunioneastcdd.com and www.reunionwestcdd.com) 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, employee 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 by 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, damaged 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 the Districts 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. 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 the Reunion Community 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 are 5 to 12.
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 aged 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. The 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 South Florida Water Management District (SFWMD) 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 SFWMD. 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 SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to 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 on October 14, 2021, 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, Terraces Pavilion, Linear Park and Seven Eagles Pool Area**. 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 the Districts.

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
Heritage Crossings Pool A, Heritage Crossings Pool B, Homestead Pool, Carriage Pointe Pool, Terraces Pool, Terraces Pavilion, Linear Park, Seven Eagles Pool	<ul style="list-style-type: none">Capacity varies per Reunion East Event Policy Adopted October 21, 2021.	Rental Rate and Deposit varies per Reunion East Event Policy Adopted October 21, 2021.
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.

Nonprofit 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

DRAFT

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

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

SPECIAL EVENT POLICY

Adopted October 14, 2021

October 14, 2021

I. INTRODUCTION:

The Board of Supervisors (the “**Board**”) of the Reunion East Community Development District (the “**CDD**” or “**District**”) has implemented a uniform policy and schedule for Special Events requested to be held on District Property (as defined in Exhibit A).

“**Special Event**” shall mean any preplanned meeting, activity, or gathering of a group of twenty 20 or more persons, but not greater than the venue capacity, having a common purpose on District Property which special event inhibits the usual flow of pedestrian travel or which occupies any District Property or public place so as to preempt use of space by CDD residents, CDD landowners, non-resident user fee payers and their guests or which deviates from the established use of space or building.

“**District Property**” is defined for purposes of this policy as the District-owned or maintained real and personal property listed on Exhibit A.

Please note that the District does not own all of the real and personal property contained within the District’s boundaries (e.g., private commercial and retail property) and the permits provided for herein are for the use of the District Property only.

II. GENERAL INFORMATION:

The District is a special purpose government. Special Events are important to our community; they bring interest and excitement to the District and enhance our quality of life. The District is happy to assist organizations and groups in providing quality Special Events, while balancing the interests of the landowners and residents of the CDD and promoting public health, safety and welfare. The District has implemented this Special Event Policy (this “**Policy**”) and has duly adopted a Rule establishing a rate/deposit schedule for Special Events.

III. PURPOSE OF A SPECIAL EVENT POLICY:

The District understands the attractive nature of use of the District Property for Special Events and programs and has established this Policy for the consideration and permitting of Special Events. Such consideration is handled through the production and submittal of an “**Event Use Application**” (form attached hereto as **Exhibit “B”**, the terms of which are incorporated herein by this reference) in order to ensure that activities and events proposed are in conformance with this Policy, applicable legal requirements, and are not detrimental to public health, safety or welfare. This Policy applies to Special Events with attendance of twenty (20) or more persons, but not greater than the Event Capacity. Proposed Special Events with attendance less than twenty (20) person is not required to have a Special Event Permit and Special Events with attendance greater than the Event Capacity are not allowed. The form of the Event Use Application may be modified by the District from time to time. Event Use Applications may only be filed with the District by District residents, District landowners and non-resident user fee payers. The District resident, District landowner, or non-resident user fee payer filing an Event Use Application are hereinafter collectively referred to as the “**Applicant**.”

IV. AUTHORITY:

The District has adopted this Policy to issue permits (each, an “**Event Use Permit**”) pursuant to the guidelines described herein for the use of specified areas of the District Property (the “**Site**”) and to provide the District Manager with authority to approve Event Use Applications or deny Applications that do not meet the

requirements of this Policy. This Policy may be amended, rescinded or otherwise revised, in whole or part, by the District from time to time after applicable notice and hearing, provided that ministerial changes (e.g., those to correct typographical errors) may be made at any time.

V. REQUIREMENTS FOR USE OF DISTRICT PROPERTY AND APPLICATION PROCESS:

1. For each proposed Special Event, an Event Use Application must be completed and submitted to the District Manager at the District office, which is currently located at:

Reunion East Community Development District
219 East Livingston St.
Orlando, Florida 32801
Telephone: 407-841-5524 extension 138
Email: tadams@gmscfl.com

2. Event Use Applications must be filed not more than one hundred eighty (180) days before and not less than fourteen (14) days before the date and time at which the proposed Special Event is intended to occur; provided, however, that for good cause shown, the District may waive the maximum and minimum filing periods and may accept an Event Use Application filed within a longer or shorter period.

3. Each Event Use Applications shall be accompanied by cash or check(s) for an “**Event Deposit**,” which Event Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Policy:

A. Rate/Deposit Schedule:

Site	Capacity	Rental Rate	Deposit
Heritage Crossings Pool A	30	\$200.00	\$150 Plus Damages
Heritage Crossings Pool B	30	\$200.00	\$150 Plus Damages
Homestead Pool	45	\$200.00	\$150 Plus Damages
Carriage Point Pool	25	\$200.00	\$150 Plus Damages
Terraces Pool	30	\$200.00	\$150 Plus Damages
Linear Park	100	\$750.00	\$500 Plus Damages
Seven Eagles Pool Area	100	\$1,000.00	\$500 Plus Damages

B. Upon request, the District will provide an invoice or other notice of the required Event Deposit to the Applicants.

C. If the District determines, in its sole discretion, that the Event Use Application requires additional engineering, legal or other professional staff review, the Applicant shall reimburse the District for the actual costs the District incurs for such professional services.

D. For any Special Event that is not approved, the Event Deposit shall be refunded to the Applicant. The Event Deposit shall secure the obligations of the Applicant under this Policy, including, but not limited to, Paragraphs 3(C) and 10 hereof. The Event Deposit will be retained by the District Manager until such time as all the District’s costs pursuant to this Policy for which the Applicant is obligated to reimburse or pay have been satisfied. If the Applicant does not pay such cost within fourteen (14) days after the District has billed the Applicant for the cost thereof, which bill shall include an itemized statement as to the costs incurred

by the District, the District shall apply the Event Deposit to said costs and remit any remainder to the Applicant. If the Event Deposit is insufficient to pay such cost, the District may seek any remedy against the Applicant available at law or equity, including referring the matter to the District Attorney or third party collection agency, and the Applicant shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Applicant or its affiliate from applying for, or holding, any future Special Events at the District.

4. Applicant must attend the Special Event and be at the Site for the duration of the Special Event.

5. 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.

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

7. 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.

8. No alcohol may be sold or served on any District Property at any time except at Seven Eagles Pool Area and Linear Park where Reunion Resort has exclusive ability to provide catering services and/or food and beverage sales including the sale of alcohol.

9. Other than as provided herein, the Special Event 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.

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

11. The Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/sheriff services, emergency services.

12. The District shall determine the allowed time of the Special Event as may be appropriate for the event and the surrounding neighborhood(s) and businesses. However, Special Events may not last longer than four (4) hours and under no circumstance shall events scheduled on Sunday through Thursday operate past 10:00 PM, and on Friday and Saturday, operate past 11:00 PM.

13. The Applicant may be responsible for providing the District with appropriate certificate(s) of insurance. The District reserves the right to determine the limits and/or coverages for insurance.

14. All Special Events shall comply with applicable law, including the Osceola County Code and the laws of the State of Florida and the United States of America, including, but not limited to any and all regulations imposed under the American's with Disability Act. However, nothing herein shall require the District to enforce same.

15. An indemnification and/or hold harmless agreement with the District must be signed on or with the Event Use Application.

VI. APPLICATION REVIEW PROCESS:

All Event Use Applications will be reviewed by the District Manager, who has the authority to approve complete Event Use Applications and issue Event Use Permits for such uses. At the District Managers discretion, the District Manager may refer any Event Use Applications to the Board for review at the next regularly-scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Special Event, the anticipated number of participants and the necessity for County and/or District services which will be required in connection therewith, elect to reject, approve, or conditionally approval the Event Use Application.

VII. OTHER SPECIAL EVENT POLICY ELEMENTS:

1. Conditional Approvals; Additional Restrictions. The District may impose reasonable additional conditions, restrictions, or limitations as part of its approval of an Event Use Application based on the specifics of the proposed Special Event as it pertains to the District Property.

2. Revocation of Approval or Permit. An approved Event Use Application may be revoked at any time if the District or the District Manager feels there is a danger to District Property or other health, safety, or general welfare of the public; for violations of the District's rules or policies by the Applicant or the Applicant's representatives; or the default of any conditions of the Event Use Permit. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

3. Termination of Events. All Applicants must understand that at any time during the Special Event, the Osceola County Sheriff's Office and/or Department of Fire Rescue or other Law Enforcement officers, County officials, or any other official having jurisdiction over the Special Event, may order termination of the Special Event if it is in violation of any law or ordinance, or if it endangers any person, participant or spectator, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for public safety officials whereby the proper execution of their duties are endangered. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

4. Substance of Events. The District's approval, conditional approval, or disapproval of any Special Event in no way is a reflection of the District's or the Board's approval or disapproval of the conduct or basis of or for such event.

EXHIBIT A

REUNION EAST CDD EVENT USE APPLICATION

The CDD may, after due consideration for the date, time, place, and nature of the event/program, the anticipated number of participants and the necessity for the CDD services which will be required in connection therewith, elect to reject or approve this Application. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Application.

PLEASE TYPE OR PRINT IN INK

Name of Applicant: _____

Mailing Address: _____ Phone: _____
_____ Email: _____

Contact Person (name and title): _____

Mailing Address: _____ Phone: _____
_____ Email: _____

Date of event/program: _____ TIMES—Start: _____ End: _____

Nature of event/program (including the type(s) of activities which will occur during its conduct): _____

Number of people expected to attend: _____

Site to be reserved: _____

Setup will begin at said Site at approximately (time) _____ and will be completed at (time) _____

People will begin arriving at said Site at approximately (time) _____ and will be dispersed at (time) _____

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props): _____

Provider or description of debris and trash removal: _____

Will any goods or services be sold? ____ If yes, describe: _____

FEES: Applicant has included with this Application, the required Special Event Rental Fee and Deposit. Further, Applicant agrees that additional fees and expenses may be incurred by the Applicant in accordance with the CDD Special Event Policy.

AGREEMENT: By submission of this Event Use Application, the Applicant acknowledges that it has received a copy, has read and understands the CDD Special Event Policy, and agrees to abide by such policy.

Signed by Applicant:

Date: _____

(Insert name of organization, if applicable)

Witness: _____

Print Name: _____

Witness: _____

Print Name: _____

Signature

Print Name: _____

Title: _____

SPECIAL EVENT AGREEMENT

Reunion East Community Development District, a Florida community development district ("CDD") hereby grants permission to the applicant ("Applicant") named on the attached EVENT USE APPLICATION (the "Application") to use the area described on the Application (the "Site") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Special Event"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD Special Event Policy, has read and understands the policy, and agrees to comply with all terms and requirements of the CDD Special Event Policy.**

1. General Compliance: The CDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant.
2. Right to Terminate: The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. Indemnification: Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.
4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Site.
6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.
7. "As Is" Condition: Applicant accepts the use of the Site in its "as is condition." The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Site. Applicant has inspected the Site prior to filing its Application and is aware of the Site's current condition.
8. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the CDD's Special Event Policy, as well as the following requirements:
 - a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
 - b) No materials or items shall be affixed to any portion of the Site or any facilities or improvements located thereon so as to cause damage thereto.
 - c) Applicant shall remove all trash and other property of Applicant from the Site and shall return the Site to the condition that existed prior to Applicant's use of the Site.

- d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Site as and when provided above.
10. Other Conditions. Depending upon the nature of the Special Event and the Site, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Site:
- a) Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Site and the Special Event;
 - b) Security appropriate for the Special Event and Site;
 - c) Additional deposit to cover clean up/repair costs; and/or
 - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
 - e) Such other conditions or limitations reasonably related to mitigating impacts to the Site because of the Special Event.

Signed by Applicant:

By: _____

Name: _____

Title: _____

Date: _____

Witness: _____

Print Name: _____

Approved by:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

Witness: _____

Print Name: _____

SECTION VII



Date: 1/23/2023
Quoted By: Playtopia Direct
For: Reunion West CDD
Contact: Alan Scheerer
 1408 Hamlin Ave - Unit E
City, State, Zip: St. Cloud, FL 34771
Email: ascheerer@gmscfl.com
Phone: 407-398-2890
Fax:
Other:

Playtopia, Inc.

FOB /Ship to: 217 Murphy Ave.

Ferguson, KY 42533

www.goplaytopia.com

PH:844.543.7529

Reunion Swing

Payment Terms: 50% with order. Outstanding balance is due 30 days from date of install.

Item Number	QTY	Description	MSRP	Extended
PSW002NSPB	1	2 bay single post swing - 2 bucket/2 strap seats	\$3,315.40	\$3,315.40
BORDERS	34	12"x4' borders and stakes	\$55.20	\$1,876.80
RAMP	1	ADA half ramp	\$625.00	\$625.00
SURFACING	1	45 CYD of IPEMA certified Engineered Wood Fiber installed at 3", installed with weed barrier	\$3,342.60	\$3,342.60
INSTALL	1	Installation of above	\$3,728.75	\$3,728.75
SUBTOTAL				\$12,888.55
FREIGHT				\$2,042.50
TOTAL				\$14,931.05

1152sf

Pricing: Firm for 30 days from date on this quotation.

Taxes: State and local taxes added unless exemption certificate is provided.

Exclusions: Unless previously discussed and agreed to by all parties. Sitework and landscaping; security of equipment (onsite at night); drainage.

Permits are not included in cost, unless specifically listed. Adding permits to job will increase it's completion length (due to permit process at municipality). It is expected that owner will provide approved site plans of the area for the permit office if required, and will help and assist in securing of all required approvals before assembly of equipment can begin.

Installation Terms: Installation shall be by Certified Installer. If playground equipment, installer will be CPSI Certified. Playtopia will be responsible scheduling and coordination with the installer, unless otherwise discussed. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor costs. Customer will be billed hourly or per job for any additional costs that were not previously included.

Freight Quotes: Are specific to the zip code specified. Changes made to the destination will likely affect the cost of the freight charges and the final balance will be adjusted accordingly. Playtopia will be happy to supply owner with a 2-day notice of the time your shipment will be ready so they may independently arrange shipping and pick up with a freight carrier of their choice. However, equipment not picked up within 5 days will be handled on a hold and bill basis. LTL rates are valid for 24 hours and dedicated rates are valid for 30 days from dated of freight quote.

Quotation prepared by: Marlee Ruth

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

SECTION VIII

JNJ Home Servcies
14819 Lone Eagle Dr.
Orlando, FL 32837

JoAnne Costello c.407 625 9121

Quote

DELIVERY
TBD

Name Reunion East CCD
Address 1408 Hamlin Ave. Unit E
City St. Cloud State FL ZIP 34771
Phone

Misc

Date 2/1/2023
Order No.
PO
INV#

		Unit Price	TOTAL
20	Sling chaise lounges /stackable Frame: White Fabric: Seabreeze	\$ 341.00	\$ 6,800.00
		SubTotal	\$ 6,800.00
		Freight	\$ 150.00
			\$ (3,400.00)
		Balance due	

Payment

Comments 50% deposit to generate order
50% balance at time of shipping

Tax Rate(s)
50% DEPOSIT

Office Use Only

Thank you for your business.

SECTION IX



Fitness Services of Florida, Inc.

4220 Northwest 120th Ave, Coral Springs Florida 33065 * 954.753.6088

www.gymrepair.com

PREVENTATIVE MAINTENANCE AGREEMENT **RENEWAL**

THIS AGREEMENT made this 20 January 2023 between **FITNESS SERVICES OF FLORIDA, INC.** (Servicer), located at 4220 Northwest 120th Avenue, Coral Springs, Florida 33065, and **Reunion East at Seven Eagles** (Customer), located at Seven Eagles Court, Reunion, Florida 34747.

Attention: **Tricia Adams,**

WHEREAS, Customer desires to engage Servicer to provide preventative maintenance services to certain equipment owned and/or operated by Customer at the following location(s) listed on *Exhibit A*; and

WHEREAS, the equipment to be serviced is listed on *Exhibit A* attached hereto; and

WHEREAS, the schedule for regular maintenance of the equipment shall be as listed on *Exhibit B* hereto; and

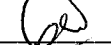
NOW, THEREFORE, in consideration of the premises and of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. **Term.** This Agreement shall be for a term of one (1) year, commencing on **January 1st, 2023 and expiring December 31st, 2023.** Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Thirty days prior to the end of term a renewal will be automatically submitted to the customer for approval.
2. **Services to be Performed.** The services to be performed by Servicer are as follows:
 - A. **Regular Maintenance.** Each regularly scheduled FULL MAINTENANCE PLAN visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval).

Servicer Initials *TS*

Customer Initials

- B. Repairs. Upon receiving a Customer call for repair work, Servicer will use its best efforts to repair equipment as promptly as reasonably possible. Response time will generally be within 48 business hours. All contract repairs (other than during emergency hours - see Section 2C below) shall be billed at a discounted rate of **\$80.00** per hour for labor per technician; the cost of parts will be applicable, and a service charge of **\$75.00** will be applicable. The first hour will be a one hour minimum charge, unless the repairs are performed at the time of a scheduled maintenance call, in which case the Customer will be charged for the labor to perform the repair in half hour increments. All repair charges shall be invoiced as due upon receipt. Repairs necessitated by casualty, act of God, voltage aberrations, abuse, or negligence are not covered by this Agreement, but will be performed at Servicer's standard hourly rates plus applicable service charge and cost of parts. Servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.
- C. Emergency Services. All services performed by Servicer on major holidays, between the hours of 9:00 a.m. and 5:00 p.m. are considered Emergency Service. If emergency service is requested by Customer, Servicer's standard hourly rates shall apply (such rates are currently \$95.00 labor per hour, plus a service charge of \$90.00).
3. Warranty. All service performed by Servicer shall be warranted for ninety (90) days from the service date and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturer's original warranty will be provided under that warranty.
4. Payment Terms: Customer shall pay Servicer **\$300.00 per visit**, the sum of **\$3,600.00** *reference Exhibit B*). Terms are due upon receipt of invoice following services rendered at each visit.
5. Payment Methods: Payment may be provided via one of the followings: corporate check, official check, and wire transfer, Visa or MasterCard. Checks made payable to: Fitness Services of Florida, Inc.
6. Insurance; Disclaimer; Indemnification. Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located. **SERVICER'S LIABILITY IS STRICTLY LIMITED TO PROVIDING SERVICE TO THE EQUIPMENT AS MAY BE REASONABLY REQUIRED HEREUNDER. THE ONLY WARRANTY APPLICABLE TO THE SERVICES PERFORMED BY SERVICER HEREUNDER SHALL BE AS SPECIFICALLY PROVIDED IN THIS AGREEMENT. SERVICER SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
7. Assignment. This Agreement may not be assigned, other than by a writing signed by all parties hereto.
8. Governing Law/Waiver of Jury Trial/Venue. This Agreement has been executed in and shall be governed by the laws of the State of Florida. Each party waives any right to a trial by jury in any litigation related to this Agreement. Each party consents to the venue of any litigation related to this Agreement being solely in the Florida state court system.

Servicer Initials 

Customer Initials _____

9. Binding Agreement. This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.
10. Prevailing Party. If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.
11. Entire Agreement. This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.
12. Severability. If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, _____.

CUSTOMER:
Reunion East at Seven Eagles

By: _____
(Signature)

(Print Name)

Its: _____
(Title)

SERVICER:
FITNESS SERVICES OF FLORIDA, INC.

By: 

Ronnette Bolanos
Vice President/Owner

EXHIBIT A

Address of Exercise Equipment to be serviced:

Reunion East at Seven Eagles
Seven Eagles Court
Reunion, Florida 34747
Phone: 863-241-8050
Attention: Tricia Adams

Equipment Listing

Assigned #	Type of Equipment	Manufacturer	Model	Base Serial #	Console Serial #
FSF	Treadmill	Life Fitness	Discover 95T	AST115262	EAT302547
FSF	Treadmill	Life Fitness	Discover 95T	AST115170	EAT306298
FSF	Treadmill	Life Fitness	Discover 95T	AST115264	EAT306513
FSF	Treadmill	Life Fitness	Discover 95T	AST115166	EAT306549
	Treadmill	Life Fitness	Discovery 95TS		
	Treadmill	Life Fitness	Discovery 95TS		
	Cross Trainer	Life Fitness	Elevation 95X		
	Cross Trainer	Life Fitness	Elevation 95X		
	Cross Trainer	Life Fitness	Elevation 95X		
	Cross Trainer	Life Fitness	Discovery 95XS		
	Upright Bike	Life Fitness	Elevation 95C		
	Upright Bike	Life Fitness	Discovery 95CS		
	Recumbent Bike	Life Fitness	Elevation 95R		
	Recumbent Bike	Life Fitness	Discovery 95RS		
	Leg Raise	Life Fitness	Signature		
	Adjustable Bench	Hammer Strength			
	Adjustable Bench	Hammer Strength			
	Adjustable Bench	Life Fitness	Signature		
	Ab Bench	Life Fitness	Signature		
	Row / Rear Deltoid	Life Fitness	Signature		
	Leg Extension	Life Fitness	Signature		
	Seated Leg Curl	Life Fitness	Signature		
	Shoulder Press	Life Fitness	Signature		
	Chest Press	Life Fitness	Signature		
	Pull Down	Life Fitness	Signature		
	Dual Adjustable Pulley	Life Fitness	Signature		

Equipment Listing (continued)
Reunion East at Seven Eagles

Assigned #	Type of Equipment	Manufacturer	Model	Base Serial #	Console Serial #
	Rower				
	Rower				
	Bike				
	Bike				

Servicer Initials De

Customer Initials _____

EXHIBIT B

Reunion East at Seven Eagles

12 visits at \$300.00 per visit

January 2023
February 2023
March 2023
April 2023
May 2023
June 2023
July 2023
August 2023
September 2023
October 2023
November 2023
December 2023

Preventative Maintenance Total = \$ 3,600.00

Tax Exempt

Grand Total = \$ 3,600.00

Servicer Initials



Customer Initials

SECTION X

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE DECLARATION OF INTENT TO ACCEPT DEDICATIONS ON THE PLAT ENTITLED “SPECTRUM AT REUNION PHASE 2”; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida (the “County”); and

WHEREAS, the District has been created and established for the purpose of delivering certain community development services and facilities for the benefit of the landowners and residents of the District; and

WHEREAS, the County has requested a declaration of the District’s intention to accept for ownership and maintenance certain tracts or easements dedicated to the District within the boundaries of the plat entitled, “SPECTRUM AT REUNION PHASE 2” (a replat of Tracts Club-2, Condo-2, P-1 & P-2, Spectrum at Reunion, Per Plat Book 28, Pages 138-143, in the Public Records of Osceola County, Florida), hereinafter referred to as the “Plat,” which is currently being submitted by EHOF II – Spectrum, LLC, a Delaware limited liability company (the “Developer”), subject to the District’s acceptance of real property and improvements; and

NOW THEREFORE, be it resolved by the Board of Supervisors of the Reunion East Community Development District that:

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. AFFIRMATION OF INTENT TO ACCEPT DEDICATIONS. To the extent necessary or otherwise required by the County, the District hereby affirms its intention to accept or otherwise own the dedicated tracts and easements, as depicted on the Plat, subject to compliance with the Developer’s compliance with the District’s procedure for acceptance of such dedications and improvements thereupon.

SECTION 3. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

SECTION 4. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's acceptance of the Plat and in furtherance of the District's approval of the dedications contained in the Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this 9th day of February, 2023.

[Signatures provided on following page.]

**SIGNATURE PAGE TO RESOLUTION 2023-04
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 9th day of February, 2023.

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary / Assistant Secretary

Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

PLAT

[See attached.]

SPECTRUM AT REUNION PHASE 2

A REPLAT OF TRACTS CLUB-2, CONDO-2, P-1 & P-2,
SPECTRUM AT REUNION, PER PLAT BOOK 28, PAGES 138-143, IN
THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
A PORTION OF SECTIONS 27 & 34 – TOWNSHIP 25 SOUTH –
RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

DEED RESTRICTIONS FOR THIS PLAT ARE RECORDED IN ORG 5543, PAGE 838, AND ACCOMPANIED BY DEED COVENANTS.

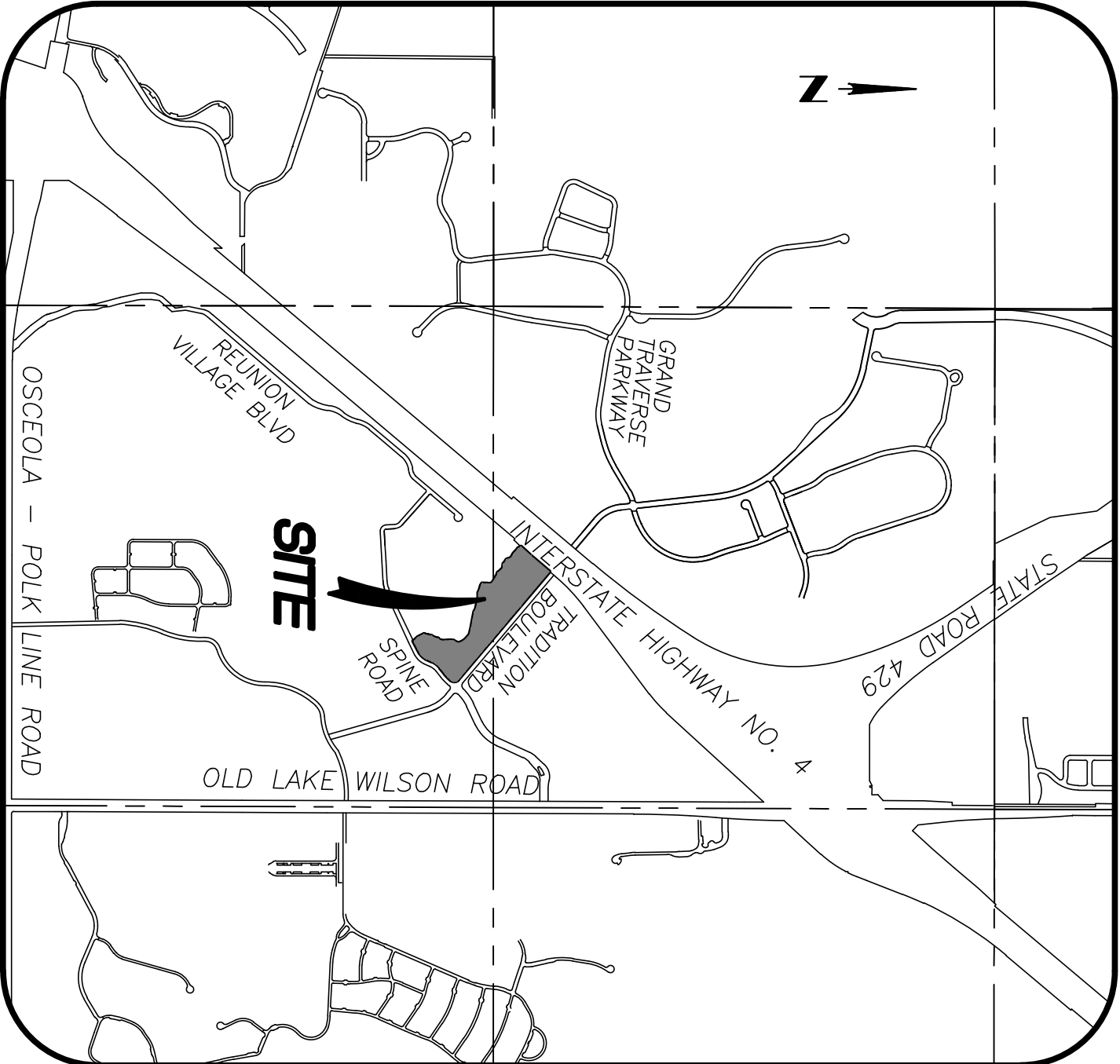
LEGAL DESCRIPTION:

TRACT CLUB-2, TRACT CONDO-2, TRACT P-1 AND TRACT P-2, SPECTRUM AT REUNION, ACCORDING TO PLAT BOOK 28, PAGES 138 THROUGH 143, INCLUSIVE, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TRACT CONDO-2 RE-PLATTED AND NOW BEING DESCRIBED AS:

PHASE 14, THROUGH 184 AND 189, INCLOSURE, SPECTRUM AT REUNION, A COMMUNITY DEVELOPMENT DISTRICT, DECLARED BY THE DELAYWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, AF ENCORE MANAGEMENT, LLC, A FLORIDA CORPORATION, AND ITS GENERAL MANAGER, ARTHUR J. FALCONE, MANAGER, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINS 13,806 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET 1 – COVER
SHEET 2 – KEY MAP
SHEET 3 & 4 – GEOMETRY

ABBREVIATIONS:

A.E. = ACCESS EASEMENT	DIST. = DISTANCE	LB = LICENSED BUSINESS	GOVT = GOVERNMENT
BLDG = BUILDING	DUE = DRAINAGE & UTILITY EASEMENT	LS = LICENSED SURVEYOR	PCC = POINT OF COMPOUND CURVE
CA = COMMON AREA	EASE = EASEMENT	NR = NON-RADIAL	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CB = CHORD BEARING	FIRC = FLORIDA DEPARTMENT OF TRANSPORTATION	NTS = NOT TO SCALE	R = RADIUS
CD = COMMUNITY DEVELOPMENT DISTRICT	FIRC = FOUND IRON ROD & CAP	OA = OVERALL	RP = RADIUS POINT
CL = CENTERLINE	FND = FOUND	OR = OFFICIAL RECORD BOOK	BLVN = BOULEVARD
(C) = CALCULATED	ID = IDENTIFICATION	PR = PLAT BOOK	SP = STATE ROAD
(D) = DESCRIBED	L = ARC LENGTH	PC = PAGE	EX = EXISTING
CH = CHORD DISTANCE	JUE = JOINT ACCESS EASEMENT	PC = POINT OF CURVATURE	RD = ROAD
CM = CONCRETE MONUMENT	N = NORTH	PPM = PERMANENT REFERENCE MONUMENT	TYP = TYPICAL
CON = CORNER	E = EAST	POP = PERMANENT CONTROL POINT	TYP = TYPICAL
CONSV = CONSERVATION	S = SOUTH	P = POINT OF INTERSECTION	UTL = UTILITY EASEMENT
DE = DRAINAGE EASEMENT	W = WEST	PNT = POINT OF NON-TANGENCY	SUE = SIDEWALK & UTILITY EASEMENT
			SW = SIDEWALK

SPECTRUM AT REUNION PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS SHOWN ON THIS PLAT TO THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, FOR THE USES AND PURPOSES HEREIN EXPRESSLY SAID AND LABELED, DEDICATED TO BE USED AS A PORTION OF SECTIONS 27 & 34 – TOWNSHIP 25 SOUTH – RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA.

BY: _____

PRINT NAME: MARK GREENSTEIN
TITLE: CHAIRMAN-BOARD OF SUPERVISORS
SIGNED IN THE PRESENCE OF _____

SIGNATURE	SIGNATURE
PRINTED NAME	PRINTED NAME

STATE OF FLORIDA .
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON _____ DAY OF _____, 2023, BY MARK GREENSTEIN, THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN TO ME, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SPECTRUM AT REUNION PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ENCORE MANAGEMENT, LLC, A FLORIDA CORPORATION, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO BE USED AS A PORTION OF SECTIONS 27 & 34 – TOWNSHIP 25 SOUTH – RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA.

BY: ENCORE ACQUISITIONS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: ENCORE HOUSING OPPORTUNITY FUND II GENERAL PARTNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: AF ENCORE MANAGEMENT, LLC, A FLORIDA CORPORATION, AND ITS GENERAL MANAGER, ARTHUR J. FALCONE, MANAGER

STATE OF FLORIDA,
COUNTY OF PALM BEACH,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS DAY OF _____, 2023, BY ARTHUR J. FALCONE, AS MANAGER OF AF ENCORE MANAGEMENT, LLC, A FLORIDA CORPORATION, THE EXECUTIVE MANAGING MEMBER OF ENCORE HOUSING OPPORTUNITY FUND II GENERAL PARTNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE SOLE MEMBER OF ENCORE II, A DELAWARE LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE: _____

NOTARY PUBLIC STATE OF FLORIDA

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, IS A LICENSED AND REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED BY HIM UNDER HIS DIRECTION AND SUPERVISION; THAT THE SURVEY AND MAP WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL REQUIRED RECORDING REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA.

KPM FRANKLIN
CERTIFICATE OF AUTHORIZATION NUMBER LB 6605

BY: DONALD DUNN, D.S.U.,
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION NO. PSW 8811

CERTIFICATE OF APPROVAL BY SURVEYOR REPRESENTING OSCEOLA COUNTY

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE: _____ DATED: _____

PRINT NAME: _____ REGISTRATION NO.: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER UNDER
CONTRACT TO OSCEOLA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____

CHAIRMAN OF THE BOARD: _____

CLERK OF THE BOARD: _____

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED ON _____
AND APPROVED BY _____
COUNTY ENGINEER

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND WAS FILED FOR RECORD ON _____ AT _____

FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR OSCEOLA COUNTY, FLORIDA



ENGINEERS • PLANNERS • SURVEYORS

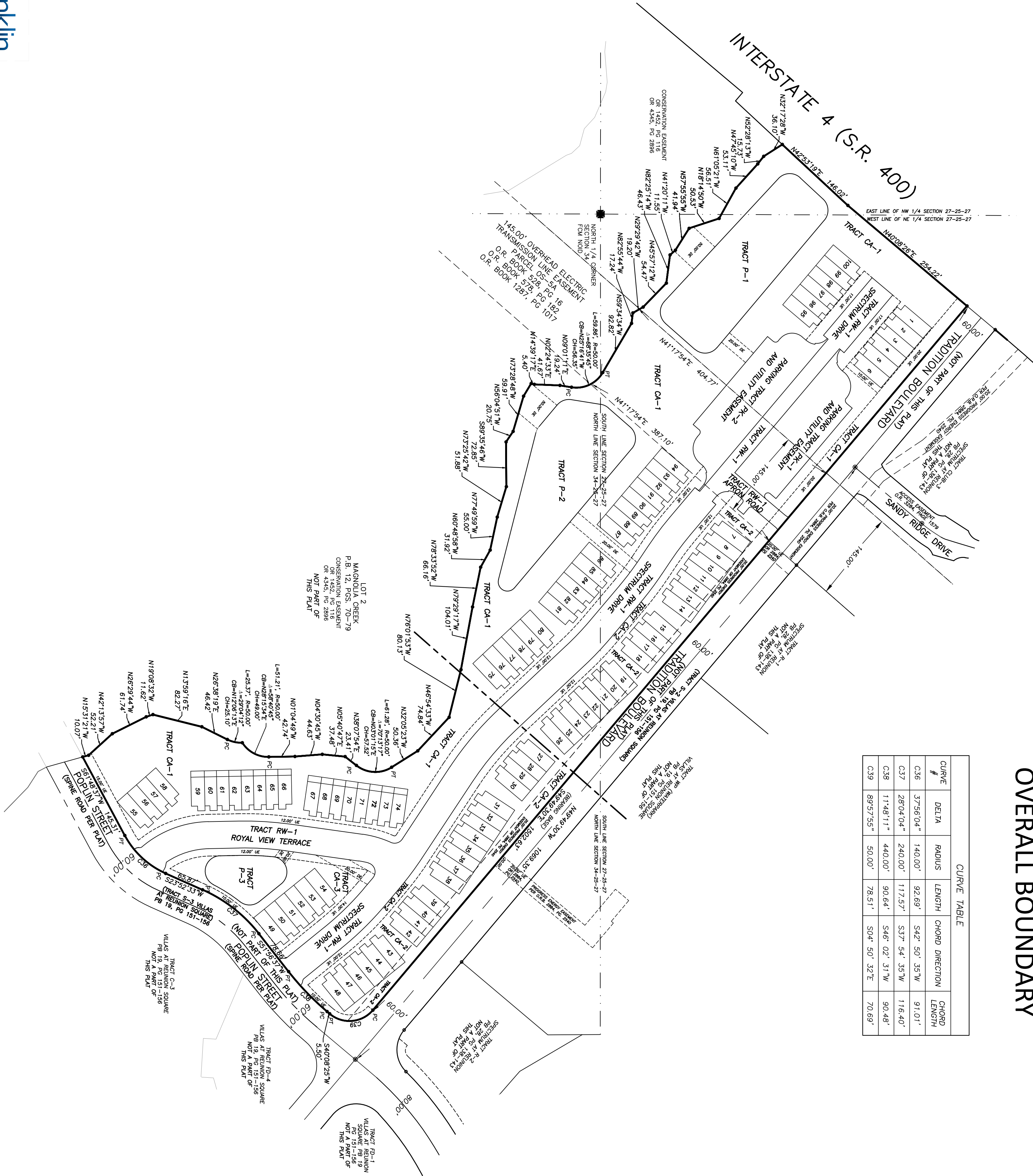
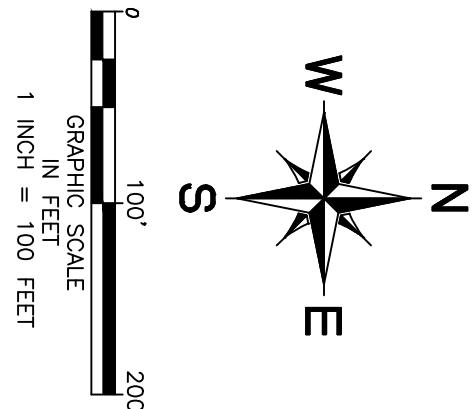
222 CHURCH STREET, KISSIMEE, FL 34741
PHONE: 407-946-1716 – FAX 407-946-0037
CERTIFICATE NUMBER LB 6605

SPECTRUM AT REUNION PHASE 2

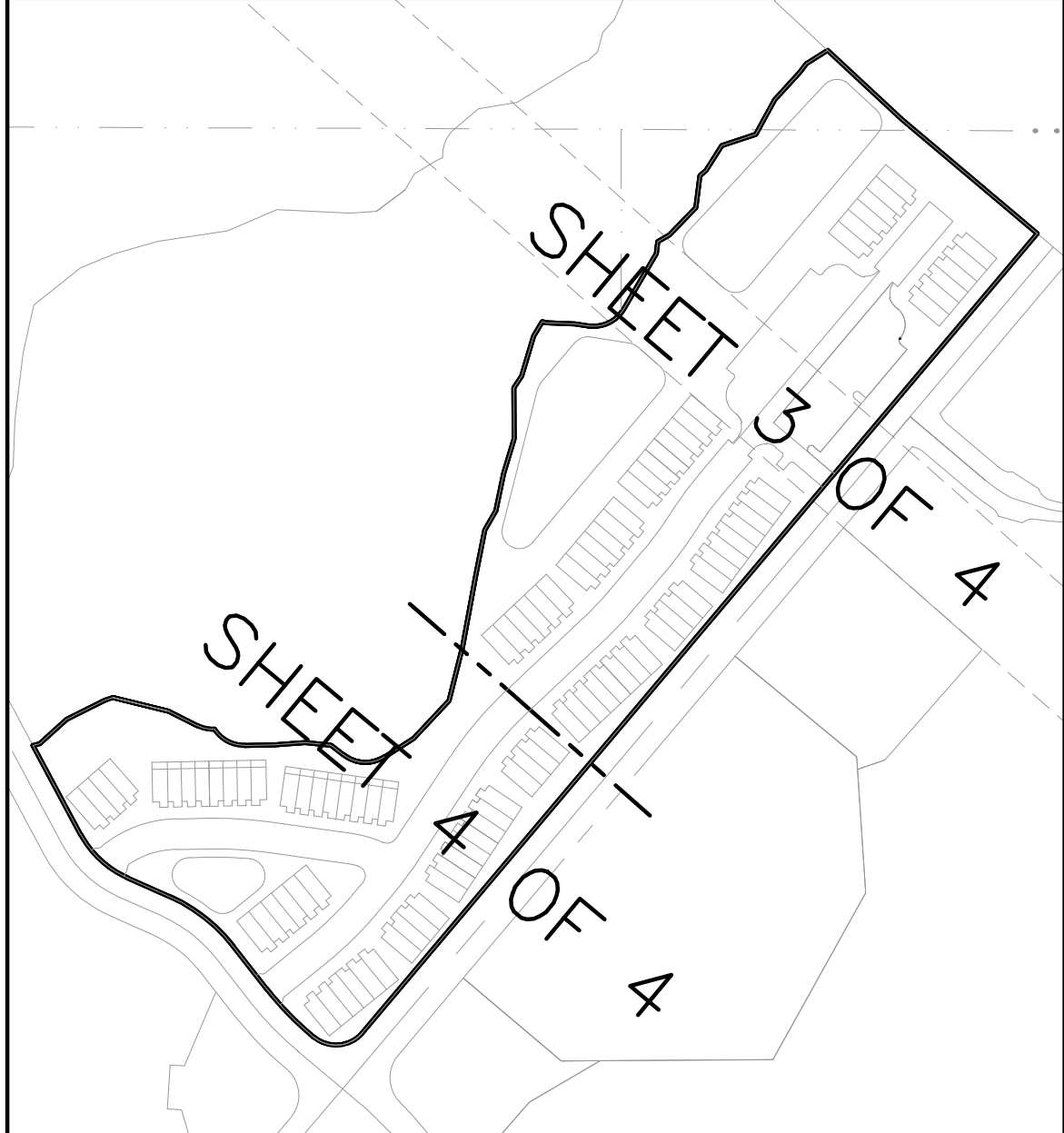
A REPLAT OF TRACTS CLUB-2, CONDO-2, P-1 & P-2,
SPECTRUM AT REUNION, PER PLAT BOOK 28, PAGES 138-143, IN
THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
A PORTION OF SECTIONS 27 & 34 – TOWNSHIP 25 SOUTH –
RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

OVERALL BOUNDARY

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C36	37°56'04"	140.00'	92.69'	S42°50'35"W	91.01'
C37	28°04'04"	240.00'	117.57'	S37°54'35"W	116.40'
C38	17°48'17"	440.00'	90.64'	S46°02'31"W	90.48'
C39	89°57'35"	50.00'	78.51'	S04°50'32"E	70.69'

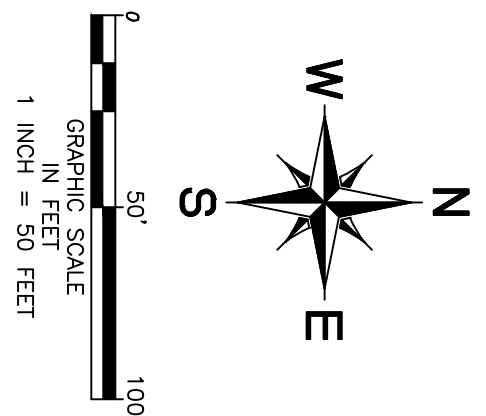
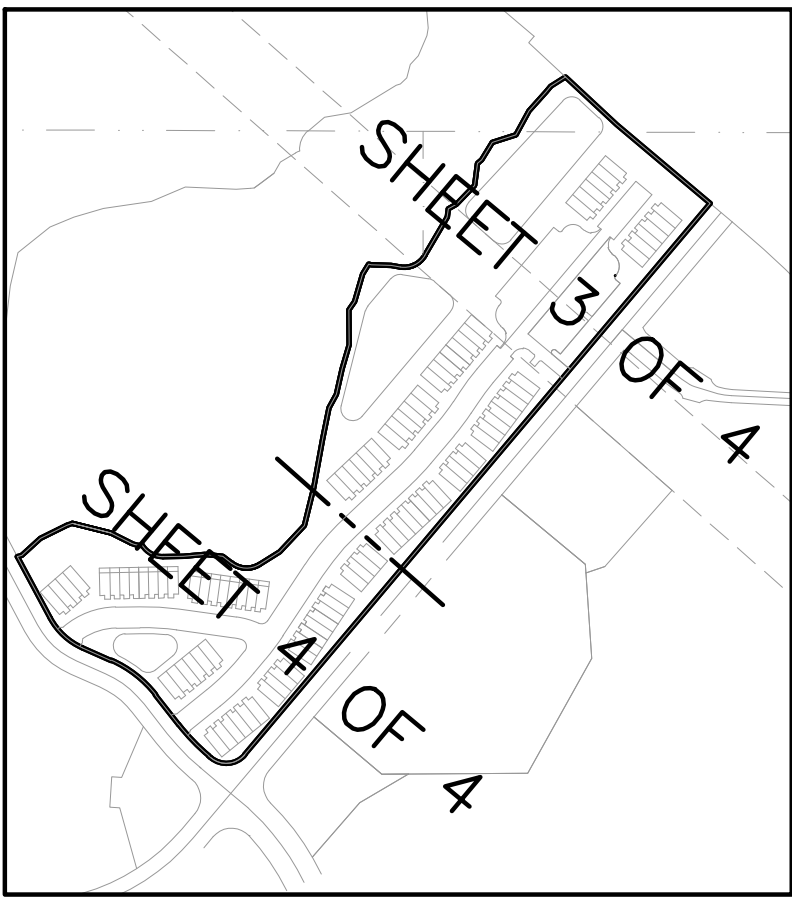


222 CHURCH STREET, SUITE 200, FT. LAUDERDALE, FL 33301
PHONE: 407-466-1216 • FAX: 407-466-0037
CERTIFICATE NUMBER: LB 5605

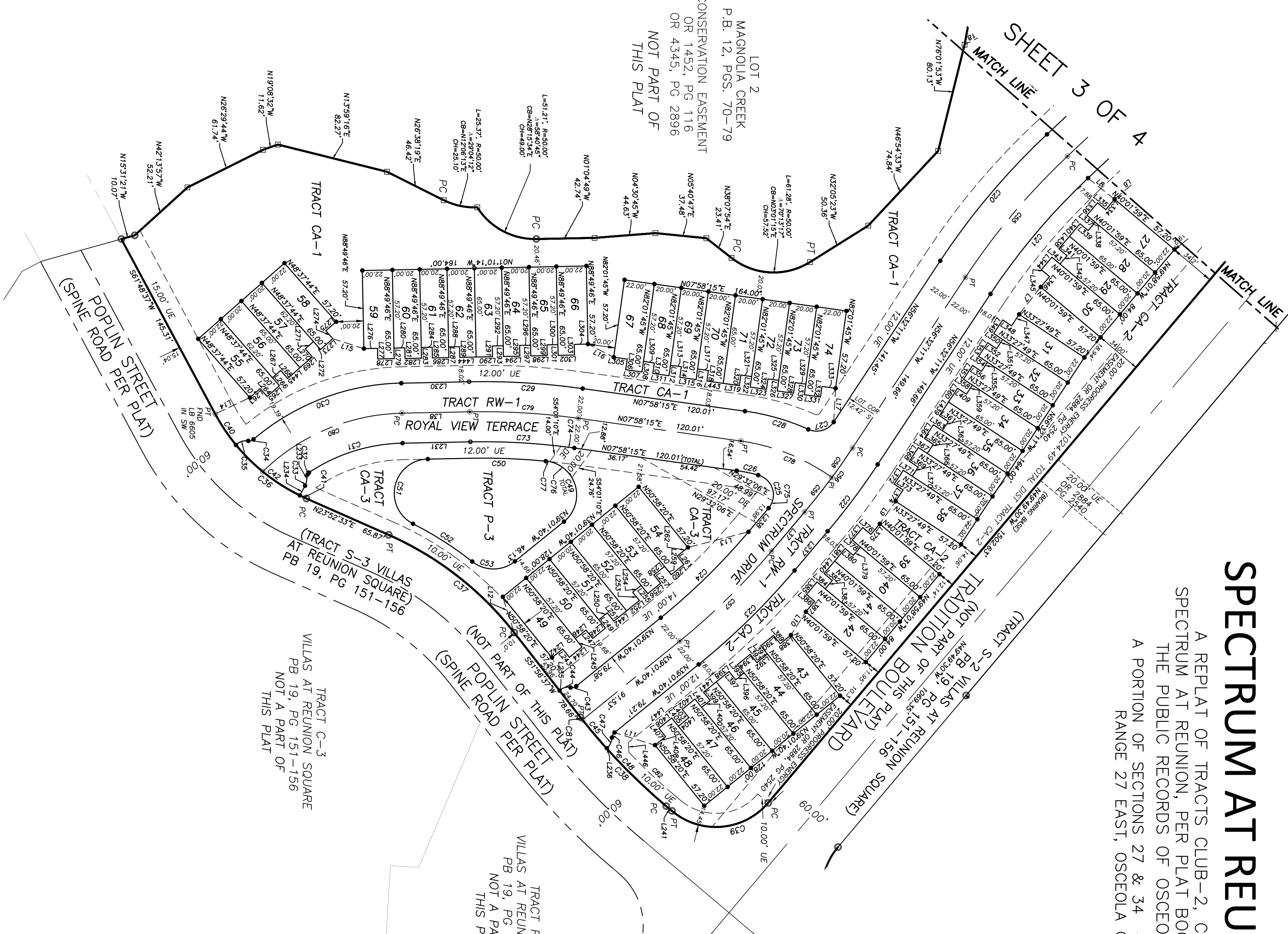


SPECTRUM AT REUNION PHASE 2

A REPLAT OF TRACTS CLUB-2, CONDO-2, P-1 & P-2,
SPECTRUM AT REUNION, PER PLAT BOOK 28, PAGES 138-143, IN
THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH -
RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C73	9708.28"	478.00'	76.26'	S03° 24' 00"W
C74	1110.39"	478.00'	9.82'	S07° 22' 55"W
C75	24706.02"	15.00'	6.31'	N61° 52' 31"W
C76	47709.23"	25.00'	20.58'	S36° 00' 22"W
C77	6750.26"	25.00'	2.98'	S09° 00' 28"W
C78	27741.51"	150.00'	72.51'	S21° 49' 10"W
C79	9708.28"	500.00'	79.77'	S03° 24' 00"W
C80	4313.22"	150.00'	113.16'	S22° 46' 55"E
C81	0719.46"	440.00'	2.53'	N51° 46' 43"E
C82	6710.13"	430.00'	46.31'	N43° 13' 38"E



LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S60°17'15"E	25.91'
L7	N51°46'50"W	25.49'
L8	S38°28'10"W	24.77'
L9	N65°54'51"W	20.25'
L10	N57°11'03"W	20.30'
L11	N17°16'41"E	31.05'
L12	N22°24'00"E	27.39'
L13	N14°31'13"W	45.84'
L14	S25°14'42"E	28.12'
L15	S17°40'08"W	23.86'
L16	S27°07'14"W	21.16'
L17	N86°44'05"W	24.70'
L18	N49°49'30"W	37.63'
L19	N1°10'14"W	49.67'
L20	N1°10'14"W	49.67'
L21	N1°10'14"W	49.67'
L22	N1°10'14"W	49.67'
L23	N80°05'56"W	5.30'
L24	N61°29'37"W	7.98'
L25	S38°03'23"E	0.85'
L26	S41°56'52"E	0.19'
L27	N49°49'30"W	37.63'
L28	S49°49'30"E	22.86'
L29	N40°08'25"E	5.50'
L30	N39°01'40"W	10.00'
L31	S50°58'20"W	7.80'
L32	N39°01'40"W	12.00'
L33	N80°05'56"W	5.30'
L34	N61°29'37"W	7.98'
L35	S38°03'23"E	0.85'
L36	S41°56'52"E	0.19'
L37	N49°49'30"W	37.63'
L38	S49°49'30"E	22.86'
L39	N40°08'25"E	5.50'
L40	N39°01'40"W	10.00'
L41	S50°58'20"W	7.80'
L42	N39°01'40"W	12.00'
L43	N80°05'56"W	5.30'
L44	N61°29'37"W	7.98'
L45	S38°03'23"E	0.85'
L46	S41°56'52"E	0.19'
L47	N49°49'30"W	37.63'
L48	S49°49'30"E	22.86'
L49	N40°08'25"E	5.50'
L50	N39°01'40"W	10.00'
L51	S50°58'20"W	7.80'
L52	N39°01'40"W	12.00'
L53	N80°05'56"W	5.30'
L54	N61°29'37"W	7.98'
L55	S38°03'23"E	0.85'
L56	S41°56'52"E	0.19'
L57	N49°49'30"W	37.63'
L58	S49°49'30"E	22.86'
L59	N40°08'25"E	5.50'
L60	N39°01'40"W	10.00'
L61	S50°58'20"W	7.80'
L62	N39°01'40"W	12.00'
L63	N80°05'56"W	5.30'
L64	N61°29'37"W	7.98'
L65	S38°03'23"E	0.85'
L66	S41°56'52"E	0.19'
L67	N49°49'30"W	37.63'
L68	S49°49'30"E	22.86'
L69	N40°08'25"E	5.50'
L70	N39°01'40"W	10.00'
L71	S50°58'20"W	7.80'
L72	N39°01'40"W	12.00'
L73	N80°05'56"W	5.30'
L74	N61°29'37"W	7.98'
L75	S38°03'23"E	0.85'
L76	S41°56'52"E	0.19'
L77	N49°49'30"W	37.63'
L78	S49°49'30"E	22.86'
L79	N40°08'25"E	5.50'
L80	N39°01'40"W	10.00'
L81	S50°58'20"W	7.80'
L82	N39°01'40"W	12.00'
L83	N80°05'56"W	5.30'
L84	N61°29'37"W	7.98'
L85	S38°03'23"E	0.85'
L86	S41°56'52"E	0.19'
L87	N49°49'30"W	37.63'
L88	S49°49'30"E	22.86'
L89	N40°08'25"E	5.50'
L90	N39°01'40"W	10.00'
L91	S50°58'20"W	7.80'
L92	N39°01'40"W	12.00'
L93	N80°05'56"W	5.30'
L94	N61°29'37"W	7.98'
L95	S38°03'23"E	0.85'
L96	S41°56'52"E	0.19'
L97	N49°49'30"W	37.63'
L98	S49°49'30"E	22.86'
L99	N40°08'25"E	5.50'
L100	N39°01'40"W	10.00'
L101	S50°58'20"W	7.80'
L102	N39°01'40"W	12.00'
L103	N80°05'56"W	5.30'
L104	N61°29'37"W	7.98'
L105	S38°03'23"E	0.85'
L106	S41°56'52"E	0.19'
L107	N49°49'30"W	37.63'
L108	S49°49'30"E	22.86'
L109	N40°08'25"E	5.50'
L110	N39°01'40"W	10.00'
L111	S50°58'20"W	7.80'
L112	N39°01'40"W	12.00'
L113	N80°05'56"W	5.30'
L114	N61°29'37"W	7.98'
L115	S38°03'23"E	0.85'
L116	S41°56'52"E	0.19'
L117	N49°49'30"W	37.63'
L118	S49°49'30"E	22.86'
L119	N40°08'25"E	5.50'
L120	N39°01'40"W	10.00'
L121	S50°58'20"W	7.80'
L122	N39°01'40"W	12.00'
L123	N80°05'56"W	5.30'
L124	N61°29'37"W	7.98'
L125	S38°03'23"E	0.85'
L126	S41°56'52"E	0.19'
L127	N49°49'30"W	37.63'
L128	S49°49'30"E	22.86'
L129	N40°08'25"E	5.50'
L130	N39°01'40"W	10.00'
L131	S50°58'20"W	7.80'
L132	N39°01'40"W	12.00'
L133	N80°05'56"W	5.30'
L134	N61°29'37"W	7.98'
L135	S38°03'23"E	0.85'
L136	S41°56'52"E	0.19'
L137	N49°49'30"W	37.63'
L138	S49°49'30"E	22.86'
L139	N40°08'25"E	5.50'
L140	N39°01'40"W	10.00'
L141	S50°58'20"W	7.80'
L142	N39°01'40"W	12.00'
L143	N80°05'56"W	5.30'
L144	N61°29'37"W	7.98'
L145	S38°03'23"E	0.85'
L146	S41°56'52"E	0.19'
L147	N49°49'30"W	37.63'
L148	S49°49'30"E	22.86'
L149	N40°08'25"E	5.50'
L150	N39°01'40"W	10.00'
L151	S50°58'20"W	7.80'
L152	N39°01'40"W	12.00'
L153	N80°05'56"W	5.30'
L154	N61°29'37"W	7.98'
L155	S38°03'23"E	0.85'
L156	S41°56'52"E	0.19'
L157	N49°49'30"W	37.63'
L158	S49°49'30"E	22.86'
L159	N40°08'25"E	5.50'
L160	N39°01'40"W	10.00'
L161	S50°58'20"W	7.80'
L162	N39°01'40"W	12.00'
L163	N80°05'56"W	5.30'
L164	N61°29'37"W	7.98'
L165	S38°03'23"E	0.85'
L166	S41°56'52"E	0.19'
L167	N49°49'30"W	37.63'
L168	S49°49'30"E	22.86'
L169	N40°08'25"E	5.50'
L170	N39°01'40"W	10.00'
L171	S50°58'20"W	7.80'
L172	N39°01'40"W	12.00'
L173	N80°05'56"W	5.30'
L174	N61°29'37"W	7.98'
L175	S38°03'23"E	0.85'
L176	S41°56'52"E	0.19'
L177	N49°49'30"W	37.63'
L178	S49°49'30"E	22.86'
L179	N40°08'25"E	5.50'
L180	N39°01'40"W	10.00'
L181	S50°58'20"W	7.80'
L182	N39°01'40"W	12.00'
L183	N80°05'56"W	5.30'
L184	N61°29'37"W	7.98'
L185	S38°03'23"E	0.85'
L186	S41°56'52"E	0.19'
L187	N49°49'30"W	37.63'
L188	S49°49'30"E	22.86'
L189	N40°08'25"E	5.50'
L190	N39°01'40"W	10.00'
L191	S50°58'20"W	7.80'
L192	N39°01'40"W	12.00'
L193	N80°05'56"W	5.30'
L194	N61°29'37"W	7.98'
L195	S38°03'23"E	0.85'
L196	S41°56'52"E	0.19'
L197	N49°49'30"W	37.63'
L198	S49°49'30"E	22.86'
L199	N40°08'25"E	5.50'
L200	N39°01'40"W	10.00'
L201	S50°58'20"W	7.80'
L202	N39°01'40"W	12.00'
L203	N80°05'56"W	5.30'
L204	N61°29'37"W	7.98'
L205	S38°03'23"E	0.85'
L206	S41°56'52"E	0.19'
L207	N49°49'30"W	37.63'
L208	S49°49'30"E	22.86'
L209	N40°08'25"E	5.50'
L210	N39°01'40"W	10.00'
L211	S50°58'20"W	7.80'
L212	N39°01'40"W	12.00'
L213	N80°05'56"W	5.30'
L214	N61°29'37"W	7.98'
L215	S38°03'23"E	0.85'
L216	S41°56'52"E	0.19'
L217	N49°49'30"W	37.63'
L218	S49°49'30"E	22.86'
L219	N40°08'25"E	5.50'
L220	N39°01'40"W	10.00'
L221	S50°58'20"W	7.80'
L222	N39°01'40"W	12.00'
L223	N80°05'56"W	5.30'
L224	N61°29'37"W	7.98'
L225	S38°03'23"E	0.85'
L226	S41°56'52"E	0.19'
L227	N49°49'30"W	37.63'
L228	S49°49'30"E	22.86'
L229	N40°08'25"E	5.50'
L230	N39°01'40"W	10.00'
L231	S50°58'20"W	7.80'
L232	N39°01'40"W	12.00'
L233	N80°05'56"W	5.30'
L234	N61°29'37"W	7.98'
L235	S38°03'23"E	0.85'
L236	S41°56'52"E	0.19'
L237	N49°49'30"W	37.63'
L238	S49°49'30"E	22.86'
L239	N40°08'25"E	5.50'
L240	N39°01'40"W	10.00'
L241	S50°58'20"W	7.80'
L242	N39°01'40"W	12.00'
L243	N80°05'56"W	5.30'
L244	N61°29'37"W	7.98'
L245	S38°03'23"E	0.85'
L246	S41°56'52"E	0.19'
L247	N49°49'30"W	37.63'
L248	S49°49'30"E	22.86'
L249	N40°08'25"E	5.50'
L250	N39°01'40"W	10.00'
L251	S50°58'20"W	7.80'
L252	N39°01'40"W	12.00'
L253	N80°05'56"W	5.30'
L254	N61°29'37"W	7.98'
L255	S38°03'23"E	0.85'
L256	S41°56'52"E	0.19'
L257	N49°49'30"W	37.63'
L258	S49°49'30"E	22.86'
L259	N40°08'25"E	5.50'
L260	N39°01'40"W	10.00'
L261	S50°58'20"W	7.80'
L262	N39°01'40"W	12.00'
L263	N80°05'56"W	5.30'
L264	N61°29'37"W	7.98'
L265	S38°03'23"E	0.85'
L266	S41°56'52"E	0.19'
L267	N49°49'30"W	37.63'
L268	S49°49'30"E	22.86'
L269	N40°08'25"E	5.50'
L270	N39°01'40"W	10.00'
L271	S50°58'20"W	7.80'
L272	N39°01'40"W	12.00'
L273	N80°05'56"W	5.30'
L274	N61°29'37"W	7.98'
L275	S38°03'23"E	0.85'
L276	S41°56'52"E	0.19'
L277	N49°49'30"W	37.63'
L278	S49°49'30"E	22.86'
L279	N40°08'25"E	5.50'
L280	N39°01'40"W	10.00'
L281	S50°58'20"W	7.80'
L282	N39°01'40"W	12.00'
L283	N80°05'56"W	5.30'
L284	N61°29'37"W	7.98'
L285	S38°03'23"E	0.85'
L286	S41°56'52"E	0.19'
L287	N49°49'30"W	37.63'
L288	S49°49'30"E	22.86'
L289	N40°08'25"E	5.50'
L290	N39°01'40"W	10.00'
L291	S50°58'20"W	7.80'
L292	N39°01'40"W	12.00'
L293	N80°05'56"W	5.30'
L294	N61°29'37"W	7.98'
L295	S38°03'23"E	0.85'
L296	S41°56'52"E	0.19'
L297	N49°49'30"W	37.63'
L298	S49°49'30"E	22.86'
L299	N40°08'25"E	5.50'
L300	N39°01'40"W	10.00'
L301	S50°58'20"W	7.80'
L302	N39°01'40"W	12.00'
L303	N80°05'56"W	5.30'
L304	N61°29'37"W	7.98'
L305	S38°03'23"E	0.85'
L306	S41°56'52"E	0.19'
L307	N49°49'30"W	37.63'
L308	S49°49'30"E	22.86'
L309	N40°08'25"E	5.50'
L310	N39°01'40"W	10.00'
L311	S50°58'20"W	7.80'
L312	N39°01'40"W	12.00'
L313	N80°05'56"W	5.30'
L314	N61°29'37"W	7.98'
L315	S38°03'23"E	0.85'
L316	S41°56'52"E	0.19'
L317	N49°49'30"W	37.63'
L318	S49°49'30"E	22.86'
L319	N40°08'25"E	5.50'
L320	N39°01'40"W	10.00'
L321	S50°58'20"W	7.80'
L322	N39°01'40"W	12.00'
L323	N80°05'56"W	5.30'
L324	N61°29'37"W	7.98'
L325	S38°03'23"E	0.85'
L326	S41°56'52"E	0.19'
L327	N49°49'30"W	37.63'
L328	S49°49'30"E	22.86'
L329	N40°08'25"E	5.50'
L330	N39°01'40"W	10.00'
L331	S50°58'20"W	7.80'
L332	N39°01'40"W	12.00'
L333	N80°05'56"W	5.30'
L334	N61°29'37"W	7.98'
L335	S38°03'23"E	0.85'
L336	S41°56'52"E	0.19'
L337	N49°49'30"W	37.63'
L338	S49°49'30"E	22.86'
L339	N40°08'25"E	5.50'
L340	N39°01'40"W	10.00'
L341	S50°58'20"W	7.80'
L342	N39°01'40"W	12.00'
L343	N80°05'56"W	5.30'
L344	N61°29'37"W	7.98'
L345	S38°03'23"E	0.85'
L346	S41°56'52"E	0.19'
L347	N49°49'30"W	37.63'
L348	S49°49'30"E	22.86'
L349	N40°08'25"E	5.50'
L350	N39°01'40"W	10.00'
L351	S50°58'20"W	7.80'
L352	N39°01'40"W	12.00'
L353	N80°05'56"W	5.30'
L354	N61°29'37"W	7.98'
L355	S38°03'23"E	0.85'
L356	S41°56'52"E	0.19'
L357	N4	

SECTION XI

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 construction proposal 10.13.2022. Agreement executed. Proposals for Access Control System to be considered when multiple bids are available.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan	Boyd	In Process	Report to be presented to BOS at April's meeting.
9/9/21	Security Improvements at Carriage Pointe	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022. Project in process and communication to residents in process. Should be fully implemented by February 2023.
12/8/22	Roundabout Ped. Crossing	Scheerer	In Process	Proposal pending.
12/8/22	Swing set at Playground	Scheerer	In Process	Proposal pending.
1/9/23	Seven Eagles Pool Furniture	Scheerer		

1/9/23	Seven Eagles Fountain Replacement	Scheerer		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	Amenity Policy document to be adopted 02.09.2022. Pending 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		In Process	Radar Display Signs to be presented to BOS February 2023.
	Pavement Management Plan	Boyd		Report to be presented to BOS at April's meeting.
1/9/23	Sign Upgrades	Scheerer		Street signs to be upgraded to Reunion standard where needed.

SECTION 2

Reunion East

Community Development District

Summary of Check Register

January 1, 2023 to January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/5/23	5560-5563	\$ 390,795.32
	1/12/23	5564-5577	\$ 233,855.98
	1/19/23	5578-5584	\$ 22,823.49
	1/25/23	5585-5589	\$ 64,164.12
			<hr/> \$ 711,638.91
Replacement & Maintenance	1/12/23	203	\$ 7,292.50
	1/19/23	204	\$ 27,600.00
			<hr/> \$ 34,892.50
Payroll	<u>January 2023</u>		
	John Dryburgh	50685	\$ 184.70
	June Wispelwey	50686	\$ 184.70
	Mark Greenstein	50687	\$ 184.70
	Steven Goldstein	50688	\$ 184.70
	Trudy Hobbs	50689	\$ 184.70
			<hr/> \$ 923.50
			<hr/>
			\$ 747,454.91

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/05/23	00011	1/03/23 23433	202212 310-51300-32200 FY22 AUDIT FEE - DEC22		*	2,500.00	
				GRAU & ASSOCIATES			2,500.00 005560
1/05/23	00163	12/31/22 1834	202212 320-53800-47500 PRS.WSH-EXCITMNT/TER/HOUS		*	3,640.00	
		12/31/22 1834	202212 300-13100-10100 PRS.WSH-EXCITMNT/TER/HOUS		*	2,860.00	
				PRESSURE WASH THIS			6,500.00 005561
1/05/23	00103	12/27/22 12272022	202301 300-20700-10000 FY23 DEBT SRVC SER2015A		*	307,794.60	
				REUNION EAST CDD C/O USBANK			307,794.60 005562
1/05/23	00103	12/27/22 12272022	202301 300-20700-10800 FY23 DEBT SRVC SER2021		*	74,000.72	
				REUNION EAST CDD C/O USBANK			74,000.72 005563
1/12/23	00129	12/16/22 5186	202212 320-53800-46200 INSP.POOL UMBRLLA/FURNITR		*	383.60	
		12/16/22 5186	202212 300-13100-10100 INSP.POOL UMBRLLA/FURNITR		*	301.40	
		12/16/22 5187	202212 320-53800-46200 TER-INST.SPUD GASKET BATH		*	316.40	
		12/16/22 5187	202212 300-13100-10100 TER-INST.SPUD GASKET BATH		*	248.60	
		12/16/22 5188	202212 320-53800-53200 REINST.STOP SGN/BACKET		*	238.00	
		12/16/22 5188	202212 300-13100-10100 REINST.STOP SGN/BACKET		*	187.00	
		12/18/22 5191	202212 320-53800-57400 INSP.GH WINDOWS FOR LEAKS		*	215.60	
		12/18/22 5191	202212 300-13100-10100 INSP.GH WINDOWS FOR LEAKS		*	169.40	
		12/18/22 5192	202212 320-53800-57400 RPR SPINE GH VALLEY ROOF		*	299.60	
		12/18/22 5192	202212 300-13100-10100 RPR SPINE GH VALLEY ROOF		*	235.40	
				BERRY CONSTRUCTION INC.			2,595.00 005564
1/12/23	00134	1/06/23 3578	202212 310-51300-31100 OUTFALL RPR/GATE STATUS		*	565.00	
				BOYD CIVIL ENGINEERING			565.00 005565
1/12/23	00144	12/24/22 73127362	202212 320-53800-46200 INSP.RTU/NO PWR/DISSCONNE		*	53.20	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/24/22	73127362 202212 300-13100-10100 INSP.RTU/NO PWR/DISSCONNE		*	41.80	
		12/30/22	73507648 202212 320-53800-46200 INSP.RTU/RPLC ELEC.HEATER		*	53.20	
		12/30/22	73507648 202212 300-13100-10100 INSP.RTU/RPLC ELEC.HEATER		*	41.80	
FRANK'S AIR CONDITIONING, INC.							190.00 005566
1/12/23	00049	1/01/23	574 202301 310-51300-34000 MANAGEMENT FEES JAN23		*	3,874.08	
		1/01/23	574 202301 310-51300-35200 WEBSITE ADMIN JAN23		*	83.33	
		1/01/23	574 202301 310-51300-35100 INFORMATION TECH JAN23		*	133.33	
		1/01/23	574 202301 310-51300-31300 DISSEMINATION FEE JAN23		*	833.33	
		1/01/23	574 202301 310-51300-51000 OFFICE SUPPLIES		*	3.36	
		1/01/23	574 202301 310-51300-42000 POSTAGE		*	63.56	
		1/01/23	574 202301 310-51300-42500 COPIES		*	29.25	
		1/01/23	575 202301 320-53800-12000 FIELD MANAGEMENT JAN23		*	3,487.00	
GOVERNMENTAL MANAGEMENT SERVICES							8,507.24 005567
1/12/23	00042	1/01/23	2335425 202301 320-53800-46200 EMERGE PHONE SEVEN EAG		*	365.77	
		1/01/23	2335425 202301 300-13100-10100 EMERGE PHONE SEVEN EAG		*	287.39	
		1/01/23	2335685 202301 320-53800-46200 EMERG PHONE CARRIAGE PT		*	355.62	
		1/01/23	2335685 202301 300-13100-10100 EMERG PHONE CARRIAGE PT		*	279.42	
		1/01/23	2335686 202301 320-53800-46200 EMERG PHONE HC POOL B		*	348.70	
		1/01/23	2335686 202301 300-13100-10100 EMERG PHONE HC POOL B		*	273.98	
		1/01/23	2335687 202301 320-53800-46200 EMERG PHONE HC POOL A		*	348.70	
		1/01/23	2335687 202301 300-13100-10100 EMERG PHONE HC POOL A		*	273.98	
		1/01/23	2335721 202301 320-53800-46200 EMRG.PHONE HOMESTEAD POOL		*	355.62	
		1/01/23	2335721 202301 300-13100-10100 EMRG.PHONE HOMESTEAD POOL		*	279.42	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/01/23	2336334	202301 320-53800-46200 EMERGE PHONE TERRACES	*	326.39	
		1/01/23	2336334	202301 300-13100-10100 EMERGE PHONE TERRACES	*	256.45	
KINGS III OF AMERICA, INC.							3,751.44 005568
1/12/23	00163	1/09/23	1835	202301 320-53800-47500 PRS.WSH/TREAT-SPINE ROAD	*	1,752.80	
		1/09/23	1835	202301 300-13100-10100 PRS.WSH/TREAT-SPINE ROAD	*	1,377.20	
		1/10/23	1837	202301 320-53800-47500 PRS.WSH-TRAFFIC CIRCLE	*	2,072.00	
		1/10/23	1837	202301 300-13100-10100 PRS.WSH-TRAFFIC CIRCLE	*	1,628.00	
PRESSURE WASH THIS							6,830.00 005569
1/12/23	00103	1/10/23	01102023	202301 300-20700-10000 FY23 DEBT SRVC SER2015A	*	79,956.82	
REUNION EAST CDD C/O USBANK							79,956.82 005570
1/12/23	00103	1/10/23	01102023	202301 300-20700-10800 FY23 DEBT SRVC SER2021	*	19,223.41	
REUNION EAST CDD C/O USBANK							19,223.41 005571
1/12/23	00175	1/01/23	8311	202301 320-53800-46200 POOL MAINTENANCE JAN23	*	8,680.00	
		1/01/23	8311	202301 300-13100-10100 POOL MAINTENANCE JAN23	*	6,820.00	
ROBERTS POOL SERVICE AND REPAIR INC							15,500.00 005572
1/12/23	00060	12/06/22	393958	202212 320-53800-46200 SE-RPLC IMPELLER/SEAL/RNG	*	245.81	
		12/06/22	393958	202212 300-13100-10100 SE-RPLC IMPELLER/SEAL/RNG	*	193.14	
		12/08/22	393998	202212 320-53800-46200 HC A-SAFE INSP/2 GRATES	*	129.30	
		12/08/22	393998	202212 300-13100-10100 HC A-SAFE INSP/2 GRATES	*	101.60	
		12/08/22	393999	202212 320-53800-46200 HS-DYE TEST/CLR DEBRIS/VL	*	268.24	
		12/08/22	393999	202212 300-13100-10100 HS-DYE TEST/CLR DEBRIS/VL	*	210.76	
		12/09/22	394037	202212 320-53800-46200 TER-CHCK POOL HEATER/BYPS	*	154.00	
		12/09/22	394037	202212 300-13100-10100 TER-CHCK POOL HEATER/BYPS	*	121.00	
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/13/22	394081 202212 320-53800-46200 SE-INST.SUMP PUMP/INSULAT		*	634.13	
		12/13/22	394081 202212 300-13100-10100 SE-INST.SUMP PUMP/INSULAT		*	498.25	
		12/13/22	394082 202212 320-53800-46200 SE-INSP.HEATER/ADJ.BYPASS		*	154.00	
		12/13/22	394082 202212 300-13100-10100 SE-INSP.HEATER/ADJ.BYPASS		*	121.00	
		12/14/22	394109 202212 320-53800-46200 CP-CHECK SPA/RPLC VALVE		*	335.44	
		12/14/22	394109 202212 300-13100-10100 CP-CHECK SPA/RPLC VALVE		*	263.56	
		12/17/22	394344 202212 320-53800-46200 CP-TRBLSHT/RPLC MOTR/SEAL		*	572.88	
		12/17/22	394344 202212 300-13100-10100 CP-TRBLSHT/RPLC MOTR/SEAL		*	450.12	
		12/22/22	394455 202212 320-53800-46200 SE-INST.SUMP PUMP/VALVE		*	589.65	
		12/22/22	394455 202212 300-13100-10100 SE-INST.SUMP PUMP/VALVE		*	463.30	
		12/23/22	394526 202212 320-53800-46200 HC B-INST.MAGNA LATCH/EQP		*	206.05	
		12/23/22	394526 202212 300-13100-10100 HC B-INST.MAGNA LATCH/EQP		*	161.90	
				SPIES POOL LLC			5,874.13 005574
1/12/23	00142	8/30/22	IV001274 202207 320-53800-46200 HC A/B-TEST BACKFLOWS		*	95.40	
		8/30/22	IV001274 202207 300-13100-10100 HC A/B-TEST BACKFLOWS		*	84.60	
		9/06/22	IV001277 202208 320-53800-46200 RPLC BACKFLOW PREVNT/TOHO		*	1,205.22	
		9/06/22	IV001277 202208 300-13100-10100 RPLC BACKFLOW PREVNT/TOHO		*	1,068.78	
				UNITED FIRE PROTECTION, INC.			2,454.00 005575
1/12/23	00030	12/15/22	OS 47111 202212 320-53800-47300 LANDSCAPE MAINT DEC22		*	27,392.40	
		12/15/22	OS 47111 202212 300-13100-10100 LANDSCAPE MAINT DEC22		*	21,522.60	
		12/15/22	OS 47111 202212 320-53800-47300 PH 1-3 LANDSCAPE DEC22		*	3,437.28	
		12/15/22	OS 47111 202212 300-13100-10100 PH 1-3 LANDSCAPE DEC22		*	2,700.72	
		12/15/22	OS 47111 202212 320-53800-47300 BEDDING PLANTS DEC22		*	6,246.24	

REUE REUNION EAST TVISCARRA

GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/15/22	OS 47111	202212	300-13100-10100					*	4,907.76		
			BEDDING PLANTS	DEC22									
		12/15/22	OS 47111	202212	320-53800-47300					*	705.60		
			PH 1-3 BEDDING	DEC22									
		12/15/22	OS 47111	202212	300-13100-10100					*	554.40		
			PH 1-3 BEDDING	DEC22									
		12/15/22	OS 47111	202212	320-53800-47300					*	8,587.04		
			PALM TRIMMING	DEC22									
		12/15/22	OS 47111	202212	300-13100-10100					*	6,746.96		
			PALM TRIMMING	DEC22									
		12/15/22	OS 47111	202212	320-53800-47300					*	2,301.60		
			PH 1-3 PALM TRIM	DEC22									
		12/15/22	OS 47111	202212	300-13100-10100					*	1,808.40		
			PH 1-3 PALM TRIM	DEC22									
		12/19/22	OS 47136	202212	320-53800-46500					*	570.34		
			RPLC RAINBIRD	VLV/ADAPTER									
		12/19/22	OS 47136	202212	300-13100-10100					*	448.13		
			RPLC RAINBIRD	VLV/ADAPTER									
		1/05/23	OS 47755	202301	320-53800-47400					*	268.50		
			TER-PALM TREE	REMOVAL									
		1/05/23	OS 47755	202301	300-13100-10100					*	210.97		
			TER-PALM TREE	REMOVAL									
									YELLOWSTONE LANDSCAPE			88,408.94	005577
1/19/23	00129	1/13/23	5196	202301	320-53800-47700					*	467.60		
			SE-RPR	MANSRD	COLUMN/RAIL								
		1/13/23	5196	202301	300-13100-10100					*	367.40		
			SE-RPR	MANSRD	COLUMN/RAIL								
		1/13/23	5199	202301	320-53800-53200					*	159.60		
			MOVE	NO	PARK/INST.DRIVEWY								
		1/13/23	5199	202301	300-13100-10100					*	125.40		
			MOVE	NO	PARK/INST.DRIVEWY								
		1/13/23	5200	202301	320-53800-53200					*	299.60		
			RPLC	SGN	POST REUNION RES								
		1/13/23	5200	202301	300-13100-10100					*	235.40		
			RPLC	SGN	POST REUNION RES								
									BERRY CONSTRUCTION INC.			1,655.00	005578
1/19/23	00164	9/30/22	7	202210	310-51300-31300					*	100.00		
			REV.AMORT.-SER	2015A									
									DISCLOSURE SERVICES LLC			100.00	005579
1/19/23	00106	10/06/22	332-5314	202210	320-53800-53200					*	355.60		
			6	PROHIBITED	ACTIVITY	SGN							
		10/06/22	332-5314	202210	300-13100-10100					*	279.40		
			6	PROHIBITED	ACTIVITY	SGN							

REUE REUNION EAST TVISCARRA

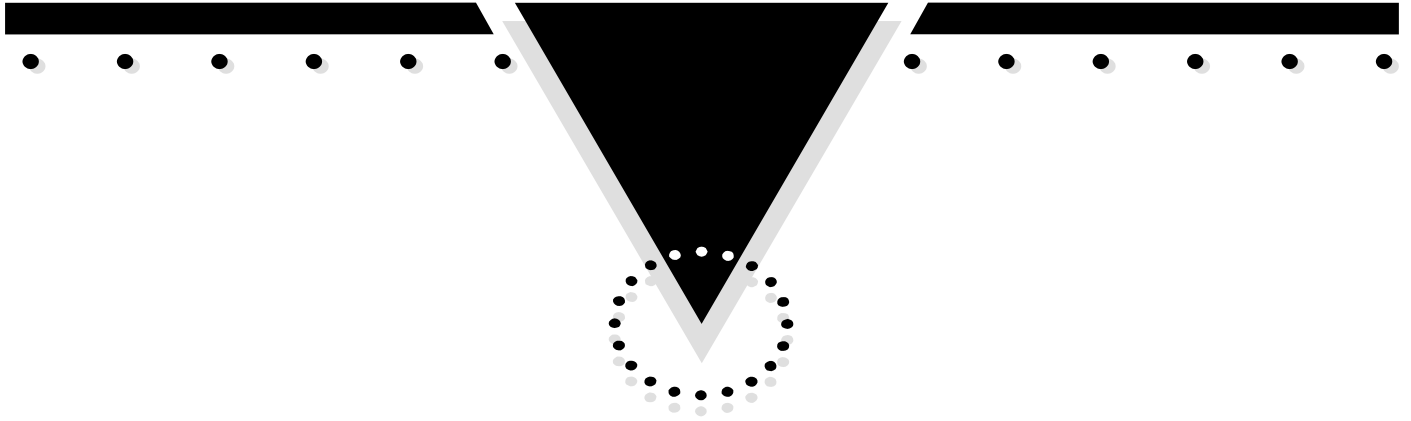
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/25/23	00163	1/20/23 1838	202301 320-53800-47500		*	2,072.00	
			PRS.WSH-GRND TRVRS/TERRAC				
		1/20/23 1838	202301 300-13100-10100		*	1,628.00	
			PRS.WSH-GRND TRVRS/TERRAC				
			PRESSURE WASH THIS				3,700.00 005586
1/25/23	00060	1/04/23 395290	202301 320-53800-46200		*	341.01	
			TER-RPLC VALVE/BASIN/TIMR				
		1/04/23 395290	202301 300-13100-10100		*	267.94	
			TER-RPLC VALVE/BASIN/TIMR				
		1/05/23 395303	202301 320-53800-46200		*	358.40	
			SE-INST.SUMP PUMP/FNT LIN				
		1/05/23 395303	202301 300-13100-10100		*	281.60	
			SE-INST.SUMP PUMP/FNT LIN				
		1/10/23 395349	202301 320-53800-46200		*	158.90	
			TER-INSP.JET/RPLC 11EYEBL				
		1/10/23 395349	202301 300-13100-10100		*	124.85	
			TER-INSP.JET/RPLC 11EYEBL				
			SPIES POOL LLC				1,532.70 005587
1/25/23	00142	10/06/22 IV001292	202208 320-53800-46200		*	182.85	
			RPLC CHECK VLV/GASKET/INT				
		10/06/22 IV001292	202208 300-13100-10100		*	162.15	
			RPLC CHECK VLV/GASKET/INT				
			UNITED FIRE PROTECTION, INC.				345.00 005588
1/25/23	00030	1/01/23 OS 47378	202301 320-53800-47300		*	27,392.40	
			LANDSCAPE MAINT JAN23				
		1/01/23 OS 47378	202301 300-13100-10100		*	21,522.60	
			LANDSCAPE MAINT JAN23				
		1/01/23 OS 47378	202301 320-53800-47300		*	5,051.76	
			PH 1-5 LANDSCAPE JAN23				
		1/01/23 OS 47378	202301 300-13100-10100		*	3,969.24	
			PH 1-5 LANDSCAPE JAN23				
		1/18/23 OS 48173	202301 320-53800-46500		*	289.76	
			PLAYGROUND IRRG-8 ROTORS				
		1/18/23 OS 48173	202301 300-13100-10100		*	227.66	
			PLAYGROUND IRRG-8 ROTORS				
			YELLOWSTONE LANDSCAPE				58,453.42 005589
				TOTAL FOR BANK A		711,638.91	
				TOTAL FOR REGISTER		711,638.91	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/23	00015	12/27/22 35363	202212 320-53800-66000		*	4,083.80	
			FINAL-RFID READ/CARD READ				
		12/27/22 35363	202212 300-13100-10100		*	3,208.70	
			FINAL-RFID READ/CARD READ				
ACCESS CONTROL SYSTEMS LLC							7,292.50 000203
1/19/23	00001	1/13/23 5201	202301 320-53800-53000		*	15,456.00	
			SIDEWALK RPLC SPRKLNG-EXC				
		1/13/23 5201	202301 300-13100-10100		*	12,144.00	
			SIDEWALK RPLC SPRKLNG-EXC				
BERRY CONSTRUCTION INC.							27,600.00 000204
TOTAL FOR BANK C						34,892.50	
TOTAL FOR REGISTER						34,892.50	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

December 31, 2022



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement & Maintenance Income Statement</u>
4	<u>Debt Service Series 2002A-2 Income Statement</u>
5	<u>Debt Service Series 2005 Income Statement</u>
6	<u>Debt Service Series 2015A Income Statement</u>
7	<u>Debt Service Series 2021 Income Statement</u>
8	<u>Capital Projects Series 2005 Income Statement</u>
9	<u>Capital Projects Series 2021 Income Statement</u>
10-11	<u>Month to Month</u>
12	<u>Long Term Debt</u>
13	<u>FY23 Assessment Receipt Schedule</u>

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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$2,051,135	\$76,930	---	---	\$2,128,064
CUSTODY ACCOUNT	\$465,629	---	---	---	\$465,629
STATE BOARD OF ADMINISTRATION	\$1,276,694	\$3,400,862	---	---	\$4,677,556
DUE FROM GENERAL FUND	---	---	\$386,795	---	\$386,795
DUE FROM REUNION WEST	\$202,320	\$27,294	---	---	\$229,614
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$101,636	---	\$101,636
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$195,710	---	\$195,710
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$2,061,837	---	\$2,061,837
Prepayment	---	---	\$36	---	\$36
SERIES 2015-1					
Revenue	---	---	---	---	\$0
SERIES 2015-2					
Revenue	---	---	---	---	\$0
SERIES 2015-3					
Revenue	---	---	---	---	\$0
SERIES 2021					
Reserve	---	---	\$1,116,155	---	\$1,116,155
Revenue	---	---	\$662,207	---	\$662,207
Construction	---	---	---	\$585,427	\$585,427
TOTAL ASSETS	\$3,995,778	\$3,505,087	\$4,699,383	\$585,437	\$12,785,685
LIABILITIES:					
ACCOUNTS PAYABLE	\$130,481	\$7,293	---	---	\$137,774
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$312,795	---	---	---	\$312,795
DUE TO DEBT 2021	\$74,001	---	---	---	\$74,001
DUE TO REUNION WEST	\$46,721	\$5,908	---	---	\$52,629
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,486,512	---	\$3,486,512
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$4,040,000	---	\$4,040,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,789,994	---	\$2,789,994
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,575,000	---	\$3,575,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,491,886	---	---	\$3,734,638
UNASSIGNED	\$3,187,705	---	---	---	\$3,187,705
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$7,424,873)	---	(\$7,424,873)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,169,280)	---	(\$6,169,280)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,549,668	---	\$2,549,668
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,852,363	---	\$1,852,363
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$585,427	\$585,427
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,995,778	\$3,505,087	\$4,699,383	\$585,437	\$12,785,685

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,633,206	\$1,445,734	\$1,445,734	\$0
Special Assessments - Direct	\$368,729	\$52,490	\$52,490	\$0
Interest	\$1,250	\$313	\$15,059	\$14,746
Rental Income	\$2,240	\$560	\$4,340	\$3,780
TOTAL REVENUES	\$2,005,425	\$1,499,096	\$1,517,622	\$18,526
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$3,000	\$1,800	\$1,200
FICA	\$918	\$230	\$138	\$92
Engineering	\$15,000	\$3,750	\$5,834	(\$2,084)
Attorney	\$35,000	\$8,750	\$11,988	(\$3,238)
Trustee Fees	\$8,620	\$0	\$0	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$2,500	\$2,600	(\$100)
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Property Taxes	\$400	\$400	\$124	\$276
Annual Audit	\$7,800	\$2,500	\$2,500	\$0
District Management Fees	\$46,489	\$11,622	\$11,622	\$0
Information Technology	\$1,600	\$400	\$400	\$0
Website Maintenance	\$1,000	\$250	\$250	\$0
Telephone	\$300	\$75	\$0	\$75
Postage	\$1,500	\$375	\$52	\$323
Printing & Binding	\$500	\$125	\$19	\$106
Insurance	\$18,000	\$18,000	\$16,110	\$1,890
Legal Advertising	\$5,000	\$1,250	\$0	\$1,250
Other Current Charges	\$600	\$150	\$35	\$115
Office Supplies	\$500	\$125	\$3	\$122
Travel Per Diem	\$250	\$63	\$0	\$63
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$174,052	\$58,739	\$58,650	\$89
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$41,844	\$10,461	\$10,461	\$0
Management Services Agreement	\$18,200	\$4,550	\$4,550	\$0
Telephone	\$8,400	\$2,100	\$1,752	\$348
Electric	\$330,204	\$82,551	\$85,076	(\$2,525)
Water & Sewer	\$40,538	\$10,135	\$8,448	\$1,687
Gas	\$45,808	\$11,452	\$6,064	\$5,388
Pool & Fountain Maintenance	\$165,200	\$41,300	\$48,868	(\$7,568)
Environmental	\$8,960	\$2,240	\$5,388	(\$3,148)
Property Insurance	\$41,454	\$41,454	\$37,844	\$3,610
Irrigation Repairs	\$9,100	\$2,275	\$3,778	(\$1,503)
Landscape Contract	\$656,079	\$164,020	\$167,698	(\$3,678)
Landscape Contingency	\$28,000	\$7,000	\$4,946	\$2,054
Gate and Gatehouse Expenses	\$28,000	\$7,000	\$9,316	(\$2,316)
Roadways/Sidewalks	\$14,000	\$3,500	\$6,896	(\$3,396)
Lighting	\$5,600	\$1,400	\$3,400	(\$2,000)
MSA Building Repairs	\$11,200	\$2,800	\$0	\$2,800
Pressure Washing	\$19,600	\$4,900	\$12,034	(\$7,134)
Maintenance (Inspections)	\$280	\$70	\$0	\$70
Repairs & Maintenance	\$14,000	\$3,500	\$16,395	(\$12,895)
Contract Cleaning	\$36,400	\$9,100	\$8,639	\$461
Fitness Center Repairs & Maintenance	\$2,800	\$700	\$634	\$66
Operating Supplies	\$2,800	\$700	\$0	\$700
Signage	\$5,600	\$1,400	\$4,726	(\$3,326)
Security	\$110,992	\$27,748	\$23,423	\$4,325
Parking Violation Tags	\$280	\$70	\$0	\$70
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$75,000	\$18,750	\$0	\$18,750
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$111,034	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,831,373	\$461,175	\$470,335	(\$9,160)
TOTAL EXPENDITURES	\$2,005,425	\$519,914	\$528,985	(\$9,071)
EXCESS REVENUES (EXPENDITURES)	\$0		\$988,637	
FUND BALANCE - Beginning	\$0		\$2,441,821	
FUND BALANCE - Ending	\$0		\$3,430,457	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

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

REVENUES:

Transfer In	\$111,034	\$0	\$0	\$0
Interest	\$12,000	\$3,000	\$32,321	\$29,321

TOTAL REVENUES

\$123,034	\$3,000	\$32,321	\$29,321
-----------	---------	----------	----------

EXPENDITURES:

Contingency	\$500	\$125	\$115	\$10
Building Improvements	\$176,145	\$44,036	\$0	\$44,036
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$62,926	\$10,660	\$52,266
Landscape Improvements	\$0	\$0	\$0	\$0
Irrigation Improvements	\$0	\$0	\$0	\$0
Lighting Improvements	\$0	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0
Pool Furniture	\$8,400	\$2,100	\$0	\$2,100
Pool Repair & Replacements	\$0	\$0	\$6,802	(\$6,802)
Roadways/Sidewalks Improvement	\$62,328	\$15,582	\$36,322	(\$20,740)
Signage	\$28,000	\$7,000	\$0	\$7,000
Stormwater Improvement	\$28,000	\$7,000	\$0	\$7,000
Capital Outlay	\$5,600	\$1,400	\$25,410	(\$24,010)

TOTAL EXPENDITURES

\$560,678	\$140,170	\$79,308	\$60,861
-----------	-----------	----------	----------

EXCESS REVENUES (EXPENDITURES)

(\$437,644)	(\$46,987)
-------------	------------

FUND BALANCE - Beginning

\$3,392,439	\$3,538,873
-------------	-------------

FUND BALANCE - Ending

\$2,954,795	\$3,491,886
-------------	-------------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

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

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$524	\$524
TOTAL REVENUES	\$0	\$0	\$524	\$524
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$524	
FUND BALANCE - Beginning	\$0		(\$7,425,398)	
FUND BALANCE - Ending	\$0		(\$7,424,873)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

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

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$1,010	\$1,010
TOTAL REVENUES	\$0	\$0	\$1,010	\$1,010
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,010	
FUND BALANCE - Beginning	\$0		(\$6,170,290)	
FUND BALANCE - Ending	\$0		(\$6,169,280)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
Special Assessments	\$2,568,595	\$1,946,622	\$1,946,622	\$0
Interest	\$450	\$113	\$5,861	\$5,749

TOTAL REVENUES

\$2,569,045	\$1,946,735	\$1,952,483	\$5,749
-------------	-------------	-------------	---------

EXPENDITURES:

Special Call 11/01	\$0	\$0	\$10,000	(\$10,000)
Interest Expense 11/01	\$543,875	\$543,875	\$543,875	\$0
Principal Expense 05/01	\$1,525,000	\$0	\$0	\$0
Interest Expense 05/01	\$543,875	\$0	\$0	\$0

TOTAL EXPENDITURES

\$2,612,750	\$543,875	\$553,875	(\$10,000)
-------------	-----------	-----------	------------

EXCESS REVENUES (EXPENDITURES)

(\$43,705)	\$1,398,608
------------	-------------

FUND BALANCE - Beginning

\$942,874	\$1,151,059
-----------	-------------

FUND BALANCE - Ending

\$899,169	\$2,549,668
-----------	-------------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

REVENUES:

Special Assessments	\$1,116,155	\$718,038	\$718,038	\$0
Interest	\$500	\$125	\$8,613	\$8,488

TOTAL REVENUES

\$1,116,655	\$718,163	\$726,652	\$8,488
-------------	-----------	-----------	---------

EXPENDITURES:

Interest Expense 11/01	\$342,381	\$342,381	\$342,381	\$0
Principal Expense 05/01	\$435,000	\$0	\$0	\$0
Interest Expense 05/01	\$342,381	\$0	\$0	\$0

TOTAL EXPENDITURES

\$1,119,763	\$342,381	\$342,381	\$0
-------------	-----------	-----------	-----

EXCESS REVENUES (EXPENDITURES)

(\$3,108)	\$384,270
-----------	-----------

FUND BALANCE - Beginning

\$344,177	\$1,468,093
-----------	-------------

FUND BALANCE - Ending

\$341,070	\$1,852,363
-----------	-------------

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

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

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021

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

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$55,631	\$55,631
TOTAL REVENUES	\$0	\$0	\$55,631	\$55,631
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$8,273,072	\$8,273,072
TOTAL EXPENDITURES	\$0	\$0	\$8,273,072	\$8,273,072
EXCESS REVENUES (EXPENDITURES)	\$0		(\$8,217,441)	
FUND BALANCE - Beginning	\$0		\$8,802,868	
FUND BALANCE - Ending	\$0		\$585,427	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$221,512	\$1,224,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,445,734
Special Assessments - Direct	\$2,386	\$50,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,490
Interest	\$4,621	\$5,045	\$5,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,059
Rental Income	\$2,240	\$2,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,340
Total Revenues	\$9,246	\$278,760	\$1,229,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,517,622
Expenditures													
Administrative													
Supervisor Fees	\$800	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA	\$61	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
Engineering	\$1,505	\$3,764	\$565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,834
Attorney	\$6,691	\$3,081	\$2,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,988
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$933	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Annual Audit	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
District Management Fees	\$3,874	\$3,874	\$3,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,622
Information Technology	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Website Maintenance	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$22	\$16	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52
Printing & Binding	\$8	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
Insurance	\$16,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,110
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Office Supplies	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
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
	\$35,397	\$11,955	\$11,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,650

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,487	\$3,487	\$3,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,461
Management Services Agreement	\$1,517	\$1,517	\$1,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,550
Telephone	\$595	\$595	\$562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,752
Electric	\$27,176	\$30,866	\$27,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,076
Water & Sewer	\$3,988	\$2,510	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,448
Gas	\$1,069	\$2,109	\$2,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,064
Pool & Fountain Maintenance	\$14,730	\$17,951	\$16,187	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,868
Environmental	\$2,468	\$2,440	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,388
Property Insurance	\$37,437	\$408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,844
Irrigation	\$1,030	\$1,738	\$1,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,778
Landscape Contract	\$35,867	\$73,071	\$58,759	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,698
Landscape Contingency	\$3,730	\$1,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,946
Gatehouse and Gatehouse Expenses	\$3,353	\$2,689	\$3,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,316
Roadways/Sidewalks	\$0	\$3,150	\$3,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,896
Lighting	\$1,243	\$0	\$2,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$12,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,034
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$10,681	\$5,459	\$255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,395
Contract Cleaning	\$2,854	\$2,854	\$2,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,639
Fitness Center Repairs & Maintenance	\$0	\$634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$634
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,282	\$2,836	\$608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,726
Security	\$7,736	\$7,880	\$7,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,423
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$160,243	\$163,409	\$146,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470,335
Total Expenditures	\$195,640	\$175,364	\$157,982	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,985
Excess Revenues (Expenditures)	(\$186,393)	\$103,396	\$1,071,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$988,637

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$175,000	
RESERVE FUND BALANCE	\$175,000	
BONDS OUTSTANDING - 09/30/20		\$24,585,000
LESS: SPECIAL CALL 11/1/20		(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		(\$1,375,000)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
LESS: SPECIAL CALL 11/1/22		(\$10,000)
CURRENT BONDS OUTSTANDING		\$21,745,000

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
CURRENT BONDS OUTSTANDING		\$19,930,000

SECTION 4

*This item will be provided under
separate cover*