

*Reunion East Community
Development District*

Agenda

April 13, 2023

AGENDA

Reunion East

Community Development District

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

April 6, 2023

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, April 13, 2023 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 9, 2023 Meeting
4. Organizational Matters
 - A. Consideration of Resolution 2023-06 Providing for the Removal and Appointment of Assistant Treasurer
5. Review of Agreements Between Reunion East CDD and Kingwood Entities ("Kingwood") and the Reunion Resort and Club of Orlando Master Association ("Master HOA")
6. Consideration of Proposal for Signage at Reunion Boulevard Roundabout Pedestrian Crossings
7. Consideration of Cell Phone Tower Lease Proposal
8. Consideration of Proposed Fee Increase for Yellowstone Landscape Services for Fiscal Year 2024
9. Consideration of Resolution 2023-05 Approving the Conveyance of Tracts RW-2 and OS-2 of the Reunion Village 1C Replate from Orlando Health, Inc.
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan

- D. Security Report
- 11. Other Business
- 12. Supervisor's Requests
- 13. Next Meeting Date May 11, 2023
- 14. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **March 9, 2023** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein
Steven Goldstein
Trudy Hobbs *by Zoom*
John Dryburgh
June Wispelwey

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd *by Zoom*
Alan Scheerer
Victor Vargas
Garrett Huegel
James Curly
Graham Staley
Residents

District Manager
District Counsel
District Engineer
Field Manager
Reunion Security
Yellowstone Landscape
EHOF
Reunion West CDD Board Member

The following is a summary of the discussions and actions taken at the March 9, 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 1:04 p.m. and called the roll. All Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Bob Kumpa spoke about HOA matters and questioned the status of the Osceola County project. Ms. Adams referred Mr. Kumpa to the HOA Board. Ms. Sarah Gowen, a Board Member of Heritage Crossing, requested an aerator, on behalf of the Heritage Crossing Board. Ms. Dorothy Reynolds of 7606 Sandy Ridge questioned the number of security passes each resident received and the cost. Ms. Adams noted the questions regarding the Osceola County roadway project would be covered under staff reports. A Resident felt that the time would be better spent if questions were addressed. Ms. Adams stated if Board Members were engaging during the public comment period, discussions could become protracted. The best practice was to thank residents for their comments and proceed to Board business. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 9,
2023 Meeting**

Ms. Adams presented the minutes from February 9, 2023 meeting, which were included in the agenda package and reviewed by District management staff and District Counsel. There were no comments or corrections.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Minutes of the February 9, 2023 Meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

**Review and Acceptance of Draft Fiscal
Year 2022 Audit Report**

Ms. Adams presented a draft audit report for Fiscal Year 2022, which was included in the agenda package. It was reviewed by District management staff and District Counsel and comments were provided to the auditor, which were incorporated. Ms. Wispelwey questioned who the auditor was and how they were selected. Ms. Adams explained that the Board appointed an Audit Committee, who selected an auditor that the District entered into a multi-year agreement with. Each year, an engagement letter was presented to the Board. Mr. Greenstein pointed out that there was no stamp identifying who the audit was prepared by. Ms. Adams stated Grau & Associates (Grau) was the auditor.

Ms. Wispelwey questioned why the Debt Service Fund had a deficit fund balance. Ms. Adams explained that the original developer, Ginn, defaulted on the bonds and when the bonds were refunded (refinanced), the bondholders requested that the bonds be separated into debt that was performing (parcels associated with the debt and paying debt fees) and non-performing (portion of debt that did not have parcels associated with it). The performing debt was refunded at a lower interest rate and separated into three different issuances. The bondholders requested that property within the District that was not being assessed for the non-performing debt, be brought to their attention. This was a repeating audit finding for eight years and a response was provided to the State. Mr. Greenstein noted it was not significant enough to alter their ultimate opinion but was significant enough because of potential litigation. Ms. Wispelwey asked if the statement that the District met one or more of the financial emergency conditions was a technicality. Ms. Adams confirmed it was a technicality.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the draft Fiscal Year 2022 Audit Report was accepted.

FIFTH ORDER OF BUSINESS

**Consideration of License Agreement with
Clear Channel Communications**

This item was withdrawn from the agenda.

SIXTH ORDER OF BUSINESS

**Consideration of Revised Special Events
Policy**

Ms. Adams recalled at last month's meeting, there was discussion about the adopted Special Events Policies relating to rentals of the Seven Eagles Center through Reunion Resort, as patrons of the District were accessing the pool facilities and disrupting the event. The Board asked staff to modify the language for clarification that the rental of the Seven Eagles pool was for exclusive use and patrons were permitted to access the mail room or Fitness Centers, but not the pool. District Management staff included language under Section 5, which was reviewed by District Counsel. Ms. Wispelwey questioned the provision that advertising, distribution of flyers, brochures and posters regarding the special event and if they would be allowed to post a notice on the Reunion Resort website or Facebook. Ms. Adams pointed out that the District did not control private Facebook pages nor Reunion Resort's website. At Ms. Wispelwey's request staff would

include language for no advertising, paper or electronic media for a special event on District property. Mr. Greenstein pointed out that there needed to be a sign on the front gate stating there was a private event and the pool area was reserved. Ms. Adams stated once the policy was confirmed by the Board, she would discuss this matter with Reunion Resort and they would place the signage as part of their event operations.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the Revised Special Events Policy was approved as amended.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04
Relating to the Declaration of Intent to
Accept Dedications on the Plat Entitled
“Spectrum at Reunion Phase 2” - ADDED**

Ms. Adams recalled that this item was on last month’s agenda regarding a resolution accepting dedications on a plat, but because of the time when it was provided to the District, it was not reviewed by District Counsel nor the District Engineer. Board Members requested that their notes be incorporated into the plat and presented at this meeting. Mr. James Curly from EHOF was present to answer any questions on the plat. Ms. Trucco presented the Spectrum at Reunion Phase 2 plat, which incorporated the following changes:

- Plat Note #4 was changed to reflect that right-of-way (ROW) tract RW-1 would be owned and maintained and be the perpetual responsibility of the Reunion East CDD, since the original development plans approved by the county reflected that the roads within the CDD would be owned and maintained by the CDD.
- Plat Note #5 was changed to reflect that the street lights within RW-1 would be owned and maintained by the Reunion East CDD, not the Rolling Oaks CDD.
- Plat Note #6 was changed to reflect that all landscaping elements, including trees, within the ROW, including the parkway area in front of individual residential lots would be maintained by the HOA, not the Rolling Oaks CDD.

Ms. Trucco stated that all changes were approved by EHOF’s lawyers and incorporated. Mr. Steve Boyd, the District Engineer reviewed the plat to ensure that the notes regarding the drainage ponds for maintenance and access were accurate. Mr. Boyd was satisfied that it was correct and customary for a CDD plat. Ms. Wispelwey questioned who owned the roads on the

other side of Spectrum. Ms. Adams pointed out the roads within Bears Den were private roadways owned by the HOA and certain parking areas or alleyways were owned by either the Master Association or Condo Association. Ms. Wispelwey asked if the road in Spectrum going to the Clubhouse was owned by the CDD. Mr. Greenstein confirmed that the roads within Spectrum were owned by the CDD and Ms. Wispelwey clarified she was referring to the existing Spectrum location behind the waterpark. Mr. Boyd clarified that the parking areas did not belong to the CDD. Mr. Greenstein questioned the ownership of Spectrum Drive. Mr. Boyd stated it was developer owned and maintained, but the CDD had an access easement over it.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor Resolution 2023-04 Relating to the Declaration of Intent to Accept Dedications on the Plat Entitled "Spectrum at Reunion Phase 2" was adopted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that Mr. Vargas forwarded an email from a Duke Energy representative who acknowledged an issue with the light outages, assuring that they were taking remedial steps to address them. They put colored ribbon around the light poles that needed attention. Mr. Dryburgh questioned which poles Duke Energy was going to address first and requested an estimate as to how many were left. Ms. Trucco would send an email to Duke Energy requesting an approximate time frame. The Kingwood Irrigation Operating System Agreement was still ongoing. Ms. Trucco was continuing to reach out to Kingwood's counsel on a weekly basis but had a draft of the agreement. It was just a matter of coming up with the fees being collected to pay for the system and ensuring that it complied with Florida Statutes.

B. Engineer

Mr. Boyd reported that a pre-construction meeting was scheduled with Osceola County for Spine Road next Tuesday at 9:00 a.m. Following this meeting, work would commence. The pavement management inspection was anticipated to be completed at the end of the month. The report would be completed in April and presenting to the Board in May. Mr. Greenstein asked if the pre-construction meeting was for the improvements to Spine Road in the vicinity of Whisper Way. Mr. Boyd indicated that it was for the portion of Spine Road at the end of the bridge leading

to and from Reunion Village. The plans and permits were approved and the pre-construction meeting was with the county inspectors. Mr. Dryburgh asked if the meeting was at City Hall or downtown and if someone addressed the noise and pollution from the expansion of Polk Line Road and Old Lake Wilson Road. Mr. Boyd stated the meeting would be held via Zoom and would find out which county inspectors were involved with the Polk Line Road and Old Lake Wilson Road project, but county Code Enforcement handled noise abatement and problems associated with construction. Mr. Dryburgh wanted the county to be aware that they needed to be proactive to mitigate dust, dirt and noise.

**Mr. Boyd left the meeting.*

C. District Manager's Report

Ms. Adams recalled discussion at the Reunion West CDD Board meeting regarding the installation of a temporary dumpster at the stables during Passover and Easter holidays in April. There was already a form of license agreement between the CDD and the Master Association, which District Counsel prepared and was used when a temporary dumpster was installed during the December holidays. The agreement would be updated to reflect April 1 through April 30. Mr. Dryburgh asked if there was a cost associated with having the dumpster. Ms. Adams explained that the Master Association would pay for the dumpster and there would be no cost to the District. Ms. Wispelwey asked if there were fines issued, whether the District would receive those fines. Mr. Dryburgh stated that the HOA would be fined. Ms. Trucco recalled that the license agreement had an indemnification clause whereby if the CDD received any liability as a result of the placement of the dumpster on CDD property or incur loss or damages, the District would be protected. Mr. Greenstein agreed with the need for the dumpster as April was a peak time for trash, there being no impact to the CDD and the Master HOA funding it. Ms. Adams opened the public comment period since this item was not listed on the agenda. There being no comments, Ms. Adams closed the public comment period.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor placing a temporary dumpster at the stables during the Passover and Easter holidays in April was approved.
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i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package.

- **Field Operations Manager**

Ms. Adams recalled that Mr. Scheerer previously provided a proposal for the access control system for the bridge going in and out of Reunion Village and the Board requested additional proposals. Mr. Scheerer solicited for proposals from ACT as well as two other vendors; however, one vendor was not interested in bidding at this time and there was no response from the other vendor. He did not want to delay the process further because of the construction meeting starting next week and recommended the proposal from ACT, due to the District working with them in the past and coming in well under budget. Mr. Goldstein agreed with the proposal from ACT as they could not wait. Ms. Wispelwey was agreeable, if there was a strategy for next time they needed to obtain multiple bids.

Mr. Goldstein moved to approve the proposal with ACT for an access control system at Reunion Village bridge and Mr. Greenstein seconded the motion.

Ms. Adams requested that the Board approve the proposal with ACT subject to District Counsel preparing an agreement with indemnification, compliance with Florida Statutes, E-Verify and insurance requirements. Since this item was not on the agenda, Ms. Adams opened the public comment period. There being no comments, Ms. Adams closed the public comment period.

On VOICE VOTE with all in favor the proposal with ACT for an access control system at Reunion Village bridge subject to District Counsel preparing an agreement with indemnification, compliance with Florida Statutes, e-verify and insurance requirements was approved.

Mr. Scheerer provided a proposal for pedestrian crossings at the roundabout to Ms. Adams, who would include it on the April agenda. Ms. Wispelwey asked if they looked at the yield sign that was hidden by a Magnolia tree. Mr. Scheerer would direct Yellowstone to do line of sight trimming on the Magnolia trees and would have Fausnight Stripe & Line consider the best placement of the signs when they did the layout for the traffic circle. They placed a temporary pedestrian crosswalk sign at the Reunion main guardhouse heading towards the traffic circle. Mr.

Goldstein questioned the status of the swing set at the playground. Mr. Scheerer stated it was ordered; however, the permitting process would take 90 to 120 days. Mr. Dryburgh asked about the pool furniture. Mr. Scheerer ordered the chairs as well as three extra lounge chairs for the Terraces pool, which was budgeted. Mr. Dryburgh requested an inventory on the chairs and that security monitor the chairs as they were expensive and residents are taking them for their patios. Mr. Scheerer stated there was a Reunion sticker on the bottom of each chair and cameras at all pools.

Mr. Greenstein questioned the status of the fountains in Linear Park. Mr. Scheerer stated there was no filter on the fountains and the well was in Seven Eagles Linear Park, but the water was not clean and clear. He and Ms. Adams met with Spies Pools and a fountain design company and the plan was to bring a proposal back to the Board. Work would be to bore into the base of the fountain, provide a filtration system and install lighting with two to three different colors. Instead of a three-tier fountain, there would be a four-tier fountain. Mr. Greenstein was happy with the progress. Ms. Adams noted they were having trouble finding multiple qualified vendors but had confidence in Spies. Ms. Wispelwey asked if they should postpone this project until the market turns. Mr. Goldstein did not want to wait as it was a major focal point for the community, they were familiar with Spies and it would be hard to find someone else. Mr. Greenstein pointed out there were not many vendors who wanted to do the amount of work and make it profitable versus Spies who had been servicing all CDD pools for many years. When they received the proposal, they would see whether it was manageable or pushed to the next fiscal year. Ms. Trucco felt that a deterrent to getting multiple vendors was that the vendor must sign an agreement with the CDD agreeing to comply with the Public Records Law, full indemnification and insurance requirements.

Mr. Dryburgh asked if they had a water leak in the hallway. Mr. Scheerer did not know but would find out. Mr. Goldstein spoke with the Project Manager for the Florida Turnpike Enterprise (FTE) regarding whether there would be the exits on and off of Sinclair Road and SR 429. At a meeting held last year, FTE stated that there would be no access to SR 429 either on or off of Sinclair Road. Ms. Adams noted that the proposed plans were in a prior agenda package or on the www.FloridasTurnpike.com website. Ms. Wispelwey felt that there was insufficient communication and wondered whether the CDD could do something because it would affect their roads. Mr. Goldstein questioned whether District Counsel or the District Engineer could make a plea. Ms. Adams recommended that the Board direct the District Engineer to appeal to the design

access from Sinclair Road to the Western Beltway since the Project Development and Environment (PD&E) Study had not closed. Mr. Graham Staley, a Reunion West CDD Board Member, reported that coming from Poinciana onto SR 429, there would not be access on or off of Sinclair Road, but coming from Reunion onto Old Lake Wilson Road, they would still be able to get onto SR 429. Mr. Greenstein requested that the District Engineer speak to the Department of Transportation and have them provide the proposed alignment in writing. After further discussion, there was Board consensus to have the District Engineer to actively work on this matter.

ii. Approval of Check Register

Ms. Adams presented the Check Register from February 1, 2023 through February 28, 2023 in the amount of \$1,246,983.15, which was included in the agenda package.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the February Check Register was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through January 31, 2023, which were included in the agenda package for informational purposes. In February, additional funds were moved from the cash account to the State Board of Administration (SBA). The interest rate at the end of January was 4.55%, which they have taken advantage of by leaving some operating expenses in the General Fund and moving the rest to the SBA.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package. It was updated with the estimated dates discussed at last month's meeting. The Board felt that the amount budgeted for the air conditioner was excessive. Mr. Scheerer explained that it was for air conditioners that were 10 to 15 tons with fire protection that tie into the current safety systems. Ms. Adams stated staff was obtaining additional proposals.

D. Security Report

i. Review of Reunion Security Procedures for Issuing Amenity Access Cards

Since the last meeting, Ms. Adams met with Mr. Victor Vargas of Reunion Security and his assistant regarding the current security procedures, which were documented so that the Board could review and provide any comments. Ms. Wispelwey noted the outdoor Fitness Center was not included in the document. Ms. Adams would include the outdoor Fitness Center even though there were no access controls at that location. This was an internal operational document, but the Board asked to review it. Mr. Dryburgh questioned how many access cards a property owner could obtain and the cost. Mr. Vargas confirmed that there was no limit on the number of access cards and the cost was \$10. Ms. Adams presented the February Security Report and violations of the District's Parking Rules, which was included in the agenda package. Ms. Wispelwey received several complaints about equipment blocking the road from a house under construction on Excitement Drive. Mr. Dryburgh noted this was an issue throughout the community. Mr. Greenstein asked if they could deem a permissible location for temporary parking. Mr. Vargas stated they had not allocated space or enforced it, but it depends on the builder. Mr. Dryburgh asked if they get reports from officers about contractors parking on the wrong side of the road. Mr. Vargas noted that contractors park everywhere. Ms. Adams spoke to the Osceola County Sheriff's Office regarding traffic enforcement within the Reunion East CDD boundaries. The Lieutenant that oversees traffic enforcement or his designee will attend the April Reunion West Board meeting at 11:00 a.m. It will be noticed as a Reunion East CDD workshop. Mr. Dryburgh asked if they were meeting at 11:00 a.m. and have a follow up meeting at the regularly scheduled time. Ms. Adams explained that the Board would have the regular meeting at 1:00 p.m. and the workshop at 11:00 a.m.

NINTH ORDER OF BUSINESS

Other Business

A. Annual Review of Insured Property

Ms. Adams presented a schedule of the District's insured property through the Florida Insurance Alliance, which was included in the agenda package. Staff would be reviewing this in preparation for the storm season and for the Fiscal Year 2024 budget. Ms. Wispelwey asked if the replacement values were updated. Ms. Adams explained that the insured value was based on the initial construction and reviewed to determine if they were on par with replacement costs. In Ms.

Wispelwey's opinion, the stables were over insured.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein requested that the Board consider enhancing the horse stables into a Clubhouse or community room and invite Reunion Resort to present a proposal and drawings to the Board in the next 60 to 90 days to make it functional for banquets. It would be a CDD facility that would be managed through a Management Services Agreement (MSA) by Reunion and available for community functions. Since this item was not on the agenda, Ms. Adams opened the public comment period. A Resident voiced interest in providing a proposal since the District owned the stables. Mr. Greenstein explained that Kingwood was the developer of record but welcomed input from the residents and hoped to see progress from this point forward. Ms. Trucco advised that this was considered a joint venture and a private use of the space, as the stables were constructed using tax exempt bonds. There was a restriction that no more than 5% of the tax-exempt bonds could be used for a non-qualified use and the District was close to the 5%. In order for someone to engage in a for profit business, they must get approval from Bond Counsel, unless the bonds were redeemed, in order for the District to enter into a lease agreement for a private organization to have a for profit business. Mr. Goldstein asked if Kingwood used the stables for a convention, meeting or wedding and charged for it, if that would put the District over the 5%. Ms. Trucco recalled that the Special Events Policy included the fee that was charged for each space. Ms. Wispelwey requested the actual costs. There being no further comments, Ms. Adams closed the public comment period. After further discussion, there was Board consensus to direct staff to seek proposals for utilization of the stables and present to the Board in the next 60 to 90 days.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – April 13th, 2023

Ms. Adams stated the next meeting was scheduled for April 13, 2023 at 1:00 p.m. The Proposed Budget would be presented at the May 11th meeting and adopted at the August 10th meeting.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE
REMOVAL AND APPOINTMENT OF ASSISTANT TREASURER OF THE
DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of an Assistant Treasurer.

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

Section 1. Katie Costa is appointed Assistant Treasurer effective immediately. Effective immediately, the existing Assistant Treasurer, Teresa Viscarra, is removed.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF April, 2023.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

SECTION VI



910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PROPOSAL

Page 1 of 1

TO GMS

Attention: Allan
ascheerer@gmscfl.com

PHONE	FAX	DATE
		01/12/23
PROPOSAL #		23-0019
JOB NAME/LOCATION		
Reunion Blvd Circle Decorative Pedestrian Signs Reunion Blvd and Tradition Blvd Four Corners		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
<u>Furnish and Install Pedestrian Signs (see options below)</u>					
	Pedestrian Crossing Sign with Arrow	4	AS		
	Pedestrian Crossing Sign with Ahead	2	AS		
<u>Decorative Option # 1</u>					
	3" Round Pole Powder Coated Black	6	EA	\$ 180.00	\$ 1,080.00
	Pedestrian Sign Panel 30"x30" (Black Back)	6	EA	\$ 110.00	\$ 660.00
	Arrow Sign Panel 24"x12" (Black Back)	4	EA	\$ 65.00	\$ 260.00
	Ahead Sign Panel 24"x12" (Black Back)	2	EA	\$ 65.00	\$ 130.00
	Sign Frame 30"x30" Black	6	EA	\$ 230.00	\$ 1,380.00
	Sign Frame 24"x12" Black	6	EA	\$ 190.00	\$ 1,140.00
	Decorative Base for Pole	6	EA	\$ 150.00	\$ 900.00
	Gold Painted Pineapple Finial	6	EA	\$ 100.00	\$ 600.00
	Sign Installation	6	EA	\$ 250.00	\$ 1,500.00
				Option Total:	\$ 7,650.00
				Cost Per Unit:	\$ 1,275.00
<u>Non-Decorative Option # 2</u>					
	2"x2" Square Galvanized Steel Post - Unpainted	6	EA	\$ 125.00	\$ 750.00
	Pedestrian Sign Panel 30"x30" (Unpainted Back)	6	AS	\$ 80.00	\$ 480.00
	Arrow Sign Panel 24"x12" (Unpainted Back)	4	AS	\$ 40.00	\$ 160.00
	Ahead Sign Panel 24"x12" (Unpainted Back)	2	AS	\$ 40.00	\$ 80.00
	Sign Installation	6	EA	\$ 150.00	\$ 900.00
				Option Total:	\$ 2,370.00
				Cost Per Unit:	\$ 395.00

<p>All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.</p> <p>All agreements contingent upon strikes, accidents or delays beyond our control. Qualification:</p> <p>In the event that any vaccination requirements are a part of the project, then we withdraw our proposal.</p>	Total:	AS ABOVE
	Authorized Signature	Terms: Net 30
	Chris Neal	Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____ Signature _____

CONTACTS: Estimating Department estimating@fausnight.com
 Phil Fausnight, President/Contracts Administrator phil@fausnight.com
 John Bruce, Project Coordinator/Scheduling john.bruce@fausnight.com
 Cris Mercedes, Gen Admin, Insurance, Submittals cris@fausnight.com







AHEAD







THE BEAR'S DEN
— AT REUNION —

SECTION VII



April 7, 2023

Attn: Tricia Adams, District Manager
Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL. 32801

Parcel Number: 342527401200020018

Re: Site Name: TI-OPP-26154 – Wireless Communication Tower

Mrs. Adams:

My name is Graham Owens and I am a Site Acquisition Agent for ComSite, LLC out of Atlanta, Georgia. We currently are representing Tillman Infrastructure in their search for a new Wireless Communication Tower location in Kissimmee, FL. After reviewing the search area, I came across your property located off 0 OLD LAKE WILSON Rd (23.16 AC). I would like to speak to you about the possibility of leasing space for a 199' Monopole Tower.

Tillman is offering an Option and Lease Agreement with an initial term of ten (10) years with Sixteen (12) automatic five (5) year renewal terms that will total 70 years. There will be (1) two-year option and (1) one-year option to develop the tower. Tillman is offering to pay a monthly rent of (\$_900_) per month with an increase each term (every 5 years) of 8%.

Please contact me at your earliest convenience to discuss the possibility of leasing Tillman the 100' x 100' space for the Wireless Communication Tower. I will be in the area on __03/20/23__ thru __03/24/23__ and would like to setup a meeting to discuss the tower. I have included an aerial picture below of a potential location(s). Please keep in mind we may be able to adjust the location slightly to suit your needs.

My contact information is included below. I look forward to speaking with you!

Graham Owens
Site Acquisition Agent



316B SE Spring Street
Gainesville, GA 30501
cflowers@comsite-llc.com
Mobile: (470) 350-0302
Fax: (855) 210-3461



Proposed Tower Location



316B SE Spring St, Gainesville, Georgia 30501

SECTION VIII



407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

March 30, 2023

Alan Scheerer
Field Manager GMS
Cell: 407-398-2890
Ascheerer@gmscfl.com

Re: Yellowstone Landscape Renewal With Increase - 10/1/23-9/30/24

Dear Board of Directors and Management Staff,

On behalf of your local Yellowstone Landscape Professionals, I would like to begin by saying "Thank you" for the privilege of serving as your property's landscape maintenance service partner. We remain committed to providing the best value for your landscape investment. Throughout the challenges of the past few years, we have worked hard to control costs without impacting our ability to provide the level of service you have come to expect from us.

However, we are currently faced with unprecedented cost increases due to general increases in labor rates, rapidly rising fuel, equipment and material costs, and drastic rise in insurance costs. We have held our pricing since October of 2021 and I wanted to outline some of the increases we have seen in the past 2 years. For example, our average labor rate in 2021 was \$18.14 per hour and currently is \$21.18 per hour (16% increase). Our subcontract costs (mulch and flowers) have increased by 10%. Our other materials such as fertilizer, herbicides, and fungicides are up 20-30% in some areas. Then you have fuel, which has gone from \$2.15 per gallon to up above \$3.00 currently. After evaluating all our current operating costs specifically for this property, we have determined there is no way for us to continue to absorb the tremendous financial impact of all these challenges.

With the board's approval, effective on 10/1/23 we will be implementing an increase to our base contractual service agreement to address these net cost increases. Your annual billing will increase from \$884,186.00 (includes Reunion Village areas that we are not yet billing for since they are not completed yet) to \$910,725.00. Roughly a 3% increase. See attached fee schedule showing breakdowns between Reunion East, Reunion West, Seven Eagles, Reunion Village Ph 1-3, and Reunion Village Ph 4-5.

Your Account Manager Garrett and I are available to answer any specific questions you may have about pricing or any other aspect of our services. Again, on behalf of Yellowstone Landscape, thank you for the opportunity to serve your landscape service needs. We look forward to continuing our partnership with you for many years to come. Thank you again for your continued trust we have had over the years!

Sincerely,

Pete Wittman
Branch Manager
pwittman@yellowstonelandscape.com
407-319-8298

Billing Schedule

Contractor: Yellowstone Landscape

Property: Reunion East, West, Seven Eagles, and Reunion Village

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES													
Reunion East	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 38,035.00	\$ 456,420.00
Reunion West	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 10,384.00	\$ 124,608.00
Seven Eagles	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 1,016.00	\$ 12,192.00
Reunion Village Ph. 1-3	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 6,138.00	\$ 73,656.00
Reunion Village Ph. 4-5	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 34,596.00
BEDDING PLANTS													
Reunion East			\$ 13,329.00			\$ 13,329.00			\$ 13,329.00			\$ 13,329.00	\$ 53,316.00
Reunion Village Ph. 1-3			\$ 1,260.00			\$ 1,260.00			\$ 1,260.00			\$ 1,260.00	\$ 5,040.00
BED DRESSING													
Reunion East											\$ 68,473.00		\$ 68,473.00
Reunion West											\$ 1,452.00		\$ 1,452.00
Seven Eagles											\$ 3,155.00		\$ 3,155.00
Reunion Village Ph. 1-3											\$ 15,084.00		\$ 15,084.00
PALM TRIMMING													
Reunion East									\$ 10,506.00			\$ 15,628.00	\$ 50,675.00
Reunion West			\$ 8,913.00			\$ 15,628.00			\$ 458.00				\$ 458.00
Seven Eagles						\$ 1,239.00			\$ 451.00			\$ 1,239.00	\$ 3,380.00
Reunion Village Ph. 1-3			\$ 451.00			\$ 4,110.00						\$ 4,110.00	\$ 8,220.00
TOTAL													\$ 910,725.00

Areas highlighted in yellow have been increased
Areas highlighted in green will remain the same

Annual Total Reunion East CDD	Current	With Increase
Annual Total Reunion West CDD	\$ 604,590.00	\$ 628,884.00
Annual Total Seven Eagles	\$ 125,000.00	\$ 126,518.00
Annual Total Reunion Village	\$ 18,000.00	\$ 18,727.00
ANNUAL GRAND TOTAL	\$ 136,596.00	\$ 136,596.00
	\$ 884,186.00	\$ 910,725.00
	Incr need	
	\$ 884,186.00	26,539.00
		3.0%
		910,725.00

Initials _____

SECTION IX

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF REAL PROPERTY FROM ORLANDO HEALTH, INC. TO THE DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

WHEREAS, Orlando Health, Inc., a Florida corporation (hereinafter “Orlando Health”), has requested the approval of a transfer of real property tracts, platted to as to be owned and maintained by the District, as more particularly described in the Special Warranty Deed, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, collectively attached hereto as **Exhibit “A”** (collectively, the “Conveyance Documents”), from Orlando Health to the District; and

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

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

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

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

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Reunion East Community Development District, this __ day of _____, 2023.

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

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed between Orlando Health, Inc. and the Reunion East Community Development District;
2. Owner’s Affidavit;
3. Agreement Regarding Taxes;
4. Certificate of District Engineer

Prepared By
Thomas R. Harbert, Esquire
Mateer & Harbert, P.A.
225 E. Robinson St., Suite 600
Orlando, Florida 32801

Parcel Identification Nos.:
34-25-27-4936-0001-RW20 and 34-25-27-4936-0001-OS20

SPECIAL WARRANTY DEED

ORLANDO HEALTH, INC., a Florida not for profit corporation (the "Grantor"), whose address is 1414 Kuhl Avenue, MP 71, Orlando, FL 32806, in consideration of the sum of \$10.00 and other good and valuable consideration received from **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee"), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801, hereby on this ____ day of March, 2023 grants, bargains, sells, aliens and conveys to the Grantee the real property in Osceola County, Florida, described as:

Tracts RW-2 and OS-2, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, in the Public Records of Osceola County, Florida.

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

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

Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

(SIGNATURES APPEAR ON FOLLOWING PAGE)

Witnessed on April _____, 2023:

ORLANDO HEALTH, INC., a Florida not
for profit corporation

Name: _____

By: _____
Matthew S. Taylor
Senior Vice President, Asset Strategy

Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization on this ____ day of April, 2023, by **MATTHEW S. TAYLOR**, as Senior
Vice President, Asset Strategy of **ORLANDO HEALTH, INC.** a Florida not for profit corporation.
He ☐ is personally known to me or ☐ has produced _____ (type of
identification) as identification.

(Affix notarial stamp)

NOTARY PUBLIC, State of Florida

OWNER'S AFFIDAVIT

Reunion East Community Development District

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Matthew S. Taylor ("Affiant") as Senior Vice President, Asset Strategy, of Orlando Health, Inc., a Florida not for profit corporation, authorized to do business in Florida, whose address is 1414 Kuhl Avenue, MP 71, Orlando, Florida 32806 (the "Owner"), who being first duly sworn on oath says:

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

2. That the Property, as described in the Special Warranty Deed, dated as of the date hereof, is free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Reunion Village 1C Replat, as recorded in Plat Book 27, Page 178, of the Official Records of Osceola County, Florida (the "Plat").

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

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

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

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

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

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

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

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP (“LLEB”), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-1726273; (v) has a mailing address of 1414 Kuhl Ave., MP 2, Orlando, Florida 32806. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2023**

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

ORLANDO HEALTH, INC., a Florida not
for profit corporation

By: _____

Print: Matthew S. Taylor

Title: Senior Vice President, Asset Strategy

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of April, 2023, by Matthew S. Taylor, as Senior Vice President of **ORLANDO HEALTH, INC.**, a Florida not for profit corporation, on behalf of the not for profit corporation. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

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

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY

Tract RW-2, according to the REUNION VILLAGE 1C REPLAT, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Tract OS-2, according to the REUNION VILLAGE 1C REPLAT, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

AGREEMENT REGARDING TAXES
Reunion East Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of April ____, 2023, by and between **ORLANDO HEALTH, INC.**, a Florida not for profit corporation, whose address is 1414 Kuhl Avenue, MP 71, Orlando, Florida 32806 (hereinafter “Orlando Health”), and **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

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

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Orlando Health has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

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

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

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

1. The above recitals are true and correct and are incorporated herein by reference.
2. Orlando Health hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Orlando Health hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Orlando Health shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion East Community Development District

WITNESSES:

ORLANDO HEALTH, INC., a Florida not for profit corporation

X _____

By: _____

Print: _____

Print: Matthew S. Taylor

X _____

Title: Senior Vice President, Asset Strategy

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion East Community Development District

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Mark Greenstein

Title: Chairman

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY

Tract RW-2, according to the REUNION VILLAGE 1C REPLAT, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Tract OS-2, according to the REUNION VILLAGE 1C REPLAT, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Reunion East Community Development District – Reunion Village 1C Replat

I, **Steven N. Boyd, P.E.**, of **Boyd Civil Engineering, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 29791, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 (“BCE”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

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

2. That the District proposes to accept from **ORLANDO HEALTH, INC.**, a Florida not for profit corporation (“Orlando Health”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

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

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

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

6. That I have reviewed the actual cost of the improvements located on the Property, built or constructed by or at the direction of the initial developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Reunion East Community Development District

DATED: _____, 2023

Witness: _____

Print: _____

Steven N. Boyd, P.E.

State of Florida License No.: 43225

on behalf of the company,

Boyd Civil Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023 by **STEVEN N. BOYD, P.E.**, of Boyd Civil Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Tract RW-2, according to the REUNION VILLAGE 1C REPLAT, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Tract OS-2, according to the REUNION VILLAGE 1C REPLAT, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

SECTION X

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	DE facilitated Meyer preconstruction meeting March 14. ACT agreement in process.
	Traffic Calming			FY2023 R&M Project on hold until after Pavement Report.
	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	Go live date April 5, 2023; some additional IT work required.
12/8/22	Roundabout Ped. Crossing	Scheerer	In Process	Proposal scheduled to be presented 04.13.2023.
12/8/22	Swing set at Playground	Scheerer	In Process	Proposal approved 02.09.2023.
1/9/23	Seven Eagles Pool Furniture	Scheerer	In Process	Proposal approved 02.09.2023.
1/9/23	Seven Eagles Fountain Replacement	Scheerer		Proposals 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	Signage approved 03.09.2023 and installation pending. 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 approved for RW/Encore neighborhood 02.09.2023.

	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.
2/9/23	Temporary Parking Signs at Playground/Mail Parking	Scheerer		Signage in process.

SECTION 2

Reunion East

Community Development District

Summary of Check Register

March 1, 2023 to March 31, 2023

Fund	Date	Check No.'s		Amount
General Fund	3/2/23	5615-5619	\$	13,816.49
	3/9/23	5620-5627	\$	90,895.33
	3/15/23	5628-5629	\$	84,167.86
	3/23/23	5630-5632	\$	12,834.23
	3/29/23	5633-5640	\$	90,152.89
	3/30/23	5641	\$	1,300.00
			\$	293,166.80
Replacement & Maintenance	3/2/23	210	\$	5,792.00
	3/29/23	211	\$	5,854.77
	3/31/23	212	\$	6,277.50
			\$	17,924.27
Payroll	<u>March 2023</u>			
	John Dryburgh	50695	\$	184.70
	June Wispelwey	50696	\$	184.70
	Mark Greenstein	50697	\$	184.70
	Steven Goldstein	50698	\$	184.70
	Trudy Hobbs	50699	\$	184.70
			\$	923.50
			\$	312,014.57

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/02/23	00072	2/20/23 34726	202302 320-53800-53200		*	492.80	
			INST.STREET ID G.T.-T.E.L				
		2/20/23 34726	202302 300-13100-10100		*	387.20	
			INST.STREET ID G.T.-T.E.L				
		2/25/23 34762	202302 320-53800-53000		*	380.80	
			RPLC 5REFLECT SHEET/3STAK				
		2/25/23 34762	202302 300-13100-10100		*	299.20	
			RPLC 5REFLECT SHEET/3STAK				
FAUSNIGHT STRIPE & LINE INC						1,560.00	005615
3/02/23	00011	2/02/23 23589	202302 310-51300-32200		*	3,975.00	
			FY22 AUDIT FEE - FEB23				
GRAU & ASSOCIATES						3,975.00	005616
3/02/23	00060	2/01/23 396483	202302 320-53800-46200		*	120.40	
			HS-FILL SPA/ADJ.BASIN				
		2/01/23 396483	202302 300-13100-10100		*	94.60	
			HS-FILL SPA/ADJ.BASIN				
		2/01/23 396484	202302 320-53800-46200		*	120.40	
			TER-FILL SPA LVL/ADJ.BASI				
		2/01/23 396484	202302 300-13100-10100		*	94.60	
			TER-FILL SPA LVL/ADJ.BASI				
		2/03/23 396517	202302 320-53800-46200		*	617.09	
			HS-INST.MOTOR/BRKR/PLUG				
		2/03/23 396517	202302 300-13100-10100		*	484.86	
			HS-INST.MOTOR/BRKR/PLUG				
		2/04/23 396535	202302 320-53800-46200		*	206.05	
			HC A-RPLC MAG.LATCH/HINGE				
		2/04/23 396535	202302 300-13100-10100		*	161.90	
			HC A-RPLC MAG.LATCH/HINGE				
		2/06/23 396541	202302 320-53800-46200		*	187.60	
			HS-CHCK JETS/CLR DEBRIS				
		2/06/23 396541	202302 300-13100-10100		*	147.40	
			HS-CHCK JETS/CLR DEBRIS				
		2/06/23 396542	202302 320-53800-46200		*	1,110.37	
			HS-INST.MOTOR/SEAL/PLATE				
		2/06/23 396542	202302 300-13100-10100		*	872.43	
			HS-INST.MOTOR/SEAL/PLATE				
		2/07/23 396558	202302 320-53800-46200		*	205.21	
			SE-REPLUMB SPA/RPR LEAK				
		2/07/23 396558	202302 300-13100-10100		*	161.24	
			SE-REPLUMB SPA/RPR LEAK				
		2/07/23 396559	202302 320-53800-46200		*	165.17	
			SE-RPLC TORO VLVE/ADJ.WTR				
		2/07/23 396559	202302 300-13100-10100		*	129.78	
			SE-RPLC TORO VLVE/ADJ.WTR				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/07/23	396560 202302 320-53800-46200	TER-INSP.SPA/RMV OBSTRUCT	*	161.81	
		2/07/23	396560 202302 300-13100-10100	TER-INSP.SPA/RMV OBSTRUCT	*	127.14	
		2/10/23	396666 202302 320-53800-46200	SE-INSP.HEATER/RPLC FUSE	*	159.57	
		2/10/23	396666 202302 300-13100-10100	SE-INSP.HEATER/RPLC FUSE	*	125.38	
		2/11/23	396575 202302 320-53800-46200	HC B-RPLC MOTOR/SEAL/ORNG	*	632.18	
		2/11/23	396575 202302 300-13100-10100	HC B-RPLC MOTOR/SEAL/ORNG	*	496.72	
		2/15/23	396728 202302 320-53800-46200	SE-INSP.LIFT.RPLC REMOTE	*	463.12	
		2/15/23	396728 202302 300-13100-10100	SE-INSP.LIFT.RPLC REMOTE	*	363.88	
				SPIES POOL LLC			7,408.90 005618
3/02/23	00030	2/22/23	OS 49344 202302 320-53800-47400	RPLC ZOYSIA SOD AT RNDBT	*	488.65	
		2/22/23	OS 49344 202302 300-13100-10100	RPLC ZOYSIA SOD AT RNDBT	*	383.94	
				YELLOWSTONE LANDSCAPE			872.59 005619
3/09/23	00074	2/28/23	209588 202302 320-53800-47000	AQUATIC PLANT MGMT FEB23	*	74.48	
		2/28/23	209588 202302 300-13100-10100	AQUATIC PLANT MGMT FEB23	*	58.52	
				APPLIED AQUATIC MANAGEMENT, INC.			133.00 005620
3/09/23	00095	2/27/23	S88396 202302 320-53800-57400	DRILL MOUNT SHROUD/REWIRE	*	484.96	
		2/27/23	S88396 202302 300-13100-10100	DRILL MOUNT SHROUD/REWIRE	*	381.04	
		2/28/23	S88428 202302 320-53800-57400	RPLC GATE ARMS/QUOTE GEAR	*	2,533.82	
		2/28/23	S88428 202302 300-13100-10100	RPLC GATE ARMS/QUOTE GEAR	*	1,990.86	
				ACCESS CONTROL SYSTEMS, LLC			5,390.68 005621
3/09/23	00129	2/27/23	5242 202302 320-53800-47700	TER-INSP.TRELLIS/REINST.	*	92.40	
		2/27/23	5242 202302 300-13100-10100	TER-INSP.TRELLIS/REINST.	*	72.60	
		2/27/23	5243 202302 320-53800-47700	TER-CLN/PRP 2TRSH CAN/PNT	*	299.60	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		2/27/23 5243	202302 300-13100-10100		*	235.40	
		TER-CLN/PRP 2TRSH CAN/PNT					
		2/27/23 5244	202302 320-53800-46200		*	260.40	
		INVNTRY/CLN STABLE CHAIRS					
		2/27/23 5244	202302 300-13100-10100		*	204.60	
		INVNTRY/CLN STABLE CHAIRS					
			BERRY CONSTRUCTION INC.				1,165.00 005622
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
3/09/23	00134	3/01/23 3610	202302 310-51300-31100		*	537.50	
		CDD ZOOM MTG/REV.SPECTRUM					
			BOYD CIVIL ENGINEERING				537.50 005623
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
3/09/23	00049	3/01/23 579	202303 310-51300-34000		*	3,874.08	
		MANAGEMENT FEES MAR23					
		3/01/23 579	202303 310-51300-35200		*	83.33	
		WEBSITE ADMIN MAR23					
		3/01/23 579	202303 310-51300-35100		*	133.33	
		INFORMATION TECH MAR23					
		3/01/23 579	202303 310-51300-31300		*	833.33	
		DISSEMINATION FEE MAR23					
		3/01/23 579	202303 310-51300-51000		*	.69	
		OFFICE SUPPLIES					
		3/01/23 579	202303 310-51300-42000		*	22.34	
		POSTAGE					
		3/01/23 579	202303 310-51300-42500		*	8.70	
		COPIES					
		3/01/23 580	202303 320-53800-12000		*	3,487.00	
		FIELD MANAGEMENT MAR23					
			GOVERNMENTAL MANAGEMENT SERVICES				8,442.80 005624
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
3/09/23	00175	3/01/23 8648	202303 320-53800-46200		*	8,680.00	
		POOL MAINTENANCE MAR23					
		3/01/23 8648	202303 300-13100-10100		*	6,820.00	
		POOL MAINTENANCE MAR23					
			ROBERT'S POOL SERVICE AND REPAIR INC				15,500.00 005625
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
3/09/23	00060	2/22/23 396996	202302 320-53800-46200		*	170.52	
		SE-RMV FAULTY WIRE HEATER					
		2/22/23 396996	202302 300-13100-10100		*	133.98	
		SE-RMV FAULTY WIRE HEATER					
		2/22/23 396997	202302 320-53800-46200		*	193.17	
		TER-RPLC SPA TIMER					
		2/22/23 396997	202302 300-13100-10100		*	151.78	
		TER-RPLC SPA TIMER					
		2/22/23 396998	202302 320-53800-46200		*	638.90	
		HC A-INST.MOTOR/SEAL/DIFF					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/22/23	396998 202302 300-13100-10100		*	502.00	
			HC A-INST.MOTOR/SEAL/DIFF				
				SPIES POOL LLC			1,790.35 005626
3/09/23	00030	2/28/23	OS 49738 202302 320-53800-47300		*	27,392.40	
			LANDSCAPE MAINT FEB23				
		2/28/23	OS 49738 202302 300-13100-10100		*	21,522.60	
			LANDSCAPE MAINT FEB23				
		2/28/23	OS 49738 202302 320-53800-47300		*	5,051.76	
			PH 1-5 LANDSCAPE FEB23				
		2/28/23	OS 49738 202302 300-13100-10100		*	3,969.24	
			PH 1-5 LANDSCAPE FEB23				
				YELLOWSTONE LANDSCAPE			57,936.00 005627
3/15/23	00103	3/10/23	03102023 202303 300-20700-10000		*	67,854.19	
			FY23 DEBT SRVC SER2015A				
				REUNION EAST CDD C/O USBANK			67,854.19 005628
3/15/23	00103	3/10/23	03102023 202303 300-20700-10800		*	16,313.67	
			FY23 DEBT SRVC SER2021				
				REUNION EAST CDD C/O USBANK			16,313.67 005629
3/23/23	00011	2/02/23	23589A 202303 310-51300-32200		*	1,325.00	
			FY22 AUDIT FEE-FINAL BILL				
				GRAU & ASSOCIATES			1,325.00 005630
3/23/23	00078	3/14/23	2018654 202303 310-51300-49300		*	979.34	
			2022 TAX ROLL ADMIN FEE				
				OSCEOLA COUNTY PROPERTY APPRAISER			979.34 005631
3/23/23	00092	3/15/23	604 202302 320-53800-43300		*	2,132.48	
			SE CONTRACT CLEAN FEB23				
		3/15/23	604 202302 300-13100-10100		*	1,675.52	
			SE CONTRACT CLEAN FEB23				
		3/15/23	604 202302 320-53800-43300		*	753.32	
			SE CLEANING SUPPLY FEB23				
		3/15/23	604 202302 300-13100-10100		*	591.89	
			SE CLEANING SUPPLY FEB23				
		3/15/23	605 202302 320-53800-46200		*	1,848.00	
			POOL CLEANING SRVC FEB23				
		3/15/23	605 202302 300-13100-10100		*	1,452.00	
			POOL CLEANING SRVC FEB23				
		3/15/23	606 202302 320-53800-12100		*	758.33	
			MANAGEMENT FEES FEB23				
		3/15/23	606 202302 300-13100-10100		*	595.83	
			MANAGEMENT FEES FEB23				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/15/23 611	202302 320-53800-43000		*	607.79	
		DUKEENERGY#9100 8324 0443					
		3/15/23 612	202302 320-53800-43100		*	114.73	
		TOHO METER#62644093 FEB23					
REUNION RESORT							10,529.89 005632
3/29/23 00074		2/28/23 209524	202302 320-53800-47000		*	624.40	
		AQUATIC MGMT 11POND FEB23					
		2/28/23 209524	202302 300-13100-10100		*	490.60	
		AQUATIC MGMT 11POND FEB23					
APPLIED AQUATIC MANAGEMENT, INC.							1,115.00 005633
3/29/23 00095		3/20/23 S89445	202302 320-53800-57400		*	126.00	
		TURN YELP ON SOS/WIRE P.B					
		3/20/23 S89445	202302 300-13100-10100		*	99.00	
		TURN YELP ON SOS/WIRE P.B					
		3/20/23 S89463	202303 320-53800-57400		*	126.00	
		TURN POWER ON TO OPERATOR					
		3/20/23 S89463	202303 300-13100-10100		*	99.00	
		TURN POWER ON TO OPERATOR					
		3/23/23 S89677	202302 320-53800-57400		*	983.72	
		REPLACE GEAR REDUCE/TEST					
		3/23/23 S89677	202302 300-13100-10100		*	772.93	
		REPLACE GEAR REDUCE/TEST					
		3/24/23 S89875	202302 320-53800-57400		*	142.51	
		ATTACH ARM/RPLC BELT/ADJ					
		3/24/23 S89875	202302 300-13100-10100		*	111.98	
		ATTACH ARM/RPLC BELT/ADJ					
ACCESS CONTROL SYSTEMS, LLC							2,461.14 005634
3/29/23 00129		3/09/23 5224	202303 320-53800-46200		*	271.60	
		SE-CLN/DLVR POOL FURNITUR					
		3/09/23 5224	202303 300-13100-10100		*	213.40	
		SE-CLN/DLVR POOL FURNITUR					
		3/17/23 5258	202303 320-53800-46200		*	154.00	
		CP-RPLC BROKEN UMBRELLA					
		3/17/23 5258	202303 300-13100-10100		*	121.00	
		CP-RPLC BROKEN UMBRELLA					
		3/17/23 5259	202303 320-53800-57400		*	327.60	
		RMV BLOCKAGE/FLSH SWR LN					
		3/17/23 5259	202303 300-13100-10100		*	257.40	
		RMV BLOCKAGE/FLSH SWR LN					
		3/17/23 5260	202303 320-53800-46200		*	159.60	
		HC A-RMV/RPLC BRKN UMBREL					
		3/17/23 5260	202303 300-13100-10000		*	125.40	
		HC A-RMV/RPLC BRKN UMBREL					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/17/23	5261 202303 320-53800-46200	TER-PRS.WSH/MOVE CHAIRS	*	336.00	
		3/17/23	5261 202303 300-13100-10100	TER-PRS.WSH/MOVE CHAIRS	*	264.00	
		3/17/23	5262 202303 320-53800-46200	TER-REINST.LOOSE HANDRLS	*	148.40	
		3/17/23	5262 202303 300-13100-10100	TER-REINST.LOOSE HANDRLS	*	116.60	
		3/23/23	5263 202303 320-53800-53200	REINST.TRAFFIC SGN RESORT	*	204.40	
		3/23/23	5263 202303 300-13100-10100	REINST.TRAFFIC SGN RESORT	*	160.60	
BERRY CONSTRUCTION INC.						2,860.00	005636
3/29/23	00119	3/07/23	110124 202302 310-51300-31500	MTG/IRRG AGR/SWEEP AGRMNT	*	3,728.04	
LATHAM,LUNA,EDEN & BEAUDINE,LLP						3,728.04	005637
3/29/23	00060	3/03/23	397585 202303 320-53800-46200	HC B-INSP.PUMP/CLN IMPLLR	*	232.88	
		3/03/23	397585 202303 300-13100-10100	HC B-INSP.PUMP/CLN IMPLLR	*	182.97	
		3/10/23	397754 202303 320-53800-46200	HC A-INSP.TILE/PTCH GROUT	*	167.97	
		3/10/23	397754 202303 300-13100-10100	HC A-INSP.TILE/PTCH GROUT	*	131.98	
SPIES POOL LLC						715.80	005638
3/29/23	00030	3/01/23	OS 50178 202303 320-53800-47300	LANDSCAPE MAINT MAR23	*	27,392.40	
		3/01/23	OS 50178 202303 300-13100-10100	LANDSCAPE MAINT MAR23	*	21,522.60	
		3/01/23	OS 50178 202303 320-53800-47300	PH 1-5 LANDSCAPE MAR23	*	5,051.76	
		3/01/23	OS 50178 202303 300-13100-10100	PH 1-5 LANDSCAPE MAR23	*	3,969.24	
		3/01/23	OS 50178 202303 320-53800-47300	BEDDING PLANTS MAR23	*	6,246.24	
		3/01/23	OS 50178 202303 300-13100-10100	BEDDING PLANTS MAR23	*	4,907.76	
		3/01/23	OS 50178 202303 320-53800-47300	PH 1-3 BEDDING PLNT MAR23	*	705.60	
		3/01/23	OS 50178 202303 300-13100-10100	PH 1-3 BEDDING PLNT MAR23	*	554.40	
		3/01/23	OS 50178 202303 320-53800-47300	PALM TRIMMING MAR23	*	4,537.68	

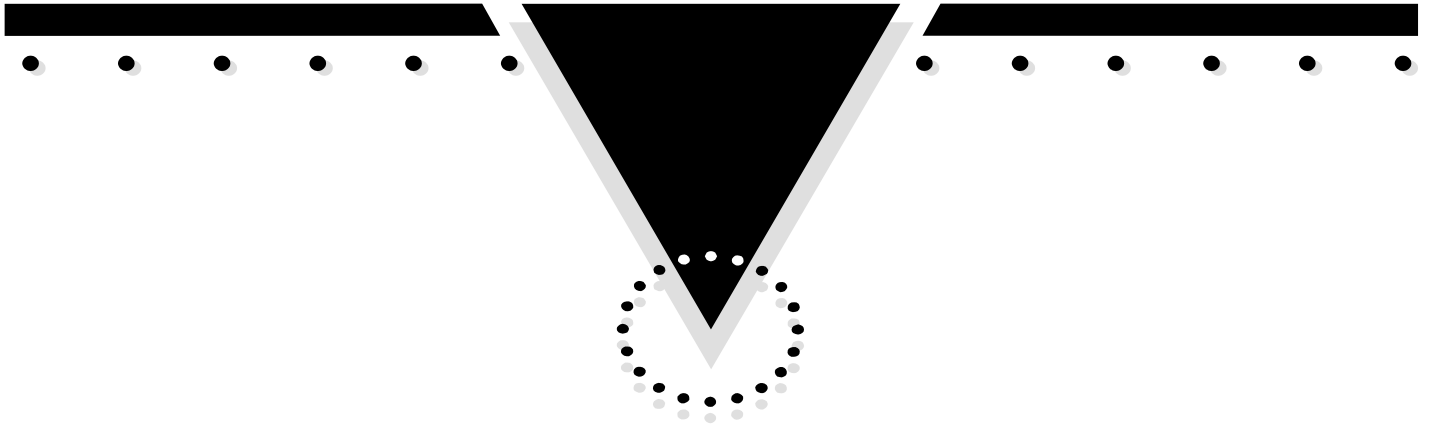
REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/23	OS 50178 202303 300-13100-10100 PALM TRIMMING MAR23		*	3,565.32	
		3/01/23	OS 50178 202303 320-53800-47300 PH 1-3 PALM TRIM MAR23		*	229.60	
		3/01/23	OS 50178 202303 300-13100-10100 PH 1-3 PALM TRIM MAR23		*	180.40	
		3/14/23	OS 50253 202302 320-53800-47400 PATRIOT LAND-INST.FAK GRS		*	229.55	
		3/14/23	OS 50253 202302 300-13100-10100 PATRIOT LAND-INST.FAK GRS		*	180.36	
YELLOWSTONE LANDSCAPE							79,272.91 005640
3/30/23	00129	3/11/23	5251 202303 320-53800-57400 ROTO ROOTERED WASTE CLEAN		*	260.40	
		3/11/23	5251 202303 300-13100-10100 ROTO ROOTERED WASTE CLEAN		*	204.60	
		3/11/23	5252 202303 320-53800-46200 INST.CP UMBRELLA/INSP.FRN		*	467.60	
		3/11/23	5252 202303 300-13100-10100 INST.CP UMBRELLA/INSP.FRN		*	367.40	
BERRY CONSTRUCTION INC.							1,300.00 005641
TOTAL FOR BANK A						293,166.80	
TOTAL FOR REGISTER						293,166.80	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/02/23	00006	2/08/23 396600	202302 320-53800-64000	HS-INST.HEATER/FIT/BREAKR	*	3,243.52	
		2/08/23 396600	202302 300-13100-10100	HS-INST.HEATER/FIT/BREAKR	*	2,548.48	
SPIES POOL, LLC							5,792.00 000210
3/29/23	00035	2/28/23 581	202302 320-53800-66000	PRS.WSH GRDHS/RPR DRYWALL	*	3,278.67	
		2/28/23 581	202302 300-13100-10100	PRS.WSH GRDHS/RPR DRYWALL	*	2,576.10	
GOVERNMENTAL MANAGEMENT SERVICES							5,854.77 000211
3/31/23	00003	3/31/23 0331POOL	202303 320-53800-63000	50%DEP-20LOUNGE/20CHAIR	*	3,515.40	
		3/31/23 0331POOL	202303 300-13100-10100	50%DEP-20LOUNGE/20CHAIR	*	2,762.10	
JNJ HOME SERVICES							6,277.50 000212
TOTAL FOR BANK C						17,924.27	
TOTAL FOR REGISTER						17,924.27	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

February 28, 2023



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5	<u>Debt Service Series 2005 Income Statement</u>
6	<u>Debt Service Series 2015A Income Statement</u>
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
<u>ASSETS:</u>					
CASH	\$360,070	\$10,536	---	---	\$370,606
CUSTODY ACCOUNT	\$467,426	---	---	---	\$467,426
STATE BOARD OF ADMINISTRATION	\$2,211,923	\$3,537,608	---	---	\$5,749,531
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$349,901	\$58,390	---	---	\$408,292
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$102,217	---	\$102,217
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$196,830	---	\$196,830
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$2,552,660	---	\$2,552,660
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	---	---	\$787,690	---	\$787,690
Construction	---	---	---	\$588,569	\$588,569
TOTAL ASSETS	\$3,389,321	\$3,606,535	\$4,935,594	\$588,580	\$12,520,030
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$98,788	\$11,647	---	---	\$110,435
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$95,953	\$19,238	---	---	\$115,191
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
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,575,650	---	---	\$3,818,402
UNASSIGNED	\$2,945,505	---	---	---	\$2,945,505
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$7,424,292)	---	(\$7,424,292)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,168,160)	---	(\$6,168,160)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,732,696	---	\$2,732,696
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,903,845	---	\$1,903,845
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$588,569	\$588,569
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,389,321	\$3,606,535	\$4,935,594	\$588,580	\$12,520,030

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Roll	\$1,899,342	\$1,572,388	\$1,572,388	\$0
Special Assessments - Direct	\$102,593	\$76,945	\$52,490	(\$24,455)
Interest	\$1,250	\$521	\$27,085	\$26,564
Rental Income	\$2,240	\$933	\$4,620	\$3,687
TOTAL REVENUES	\$2,005,425	\$1,650,787	\$1,656,582	\$5,796
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$5,000	\$3,800	\$1,200
FICA	\$918	\$383	\$291	\$92
Engineering	\$15,000	\$6,250	\$7,040	(\$790)
Attorney	\$35,000	\$14,583	\$18,141	(\$3,558)
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	\$4,167	\$4,267	(\$100)
Property Appraiser Fee	\$1,000	\$0	\$0	\$0
Property Taxes	\$400	\$400	\$124	\$276
Annual Audit	\$7,800	\$6,475	\$6,475	\$0
District Management Fees	\$46,489	\$19,370	\$19,370	\$0
Information Technology	\$1,600	\$667	\$667	\$0
Website Maintenance	\$1,000	\$417	\$417	\$0
Telephone	\$300	\$125	\$0	\$125
Postage	\$1,500	\$625	\$212	\$413
Printing & Binding	\$500	\$208	\$56	\$152
Insurance	\$18,000	\$18,000	\$16,110	\$1,890
Legal Advertising	\$5,000	\$2,083	\$364	\$1,719
Other Current Charges	\$600	\$250	\$35	\$215
Office Supplies	\$500	\$208	\$8	\$201
Travel Per Diem	\$250	\$104	\$0	\$104
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$174,052	\$84,490	\$82,551	\$1,939
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$41,844	\$17,435	\$17,435	\$0
Management Services Agreement	\$18,200	\$7,583	\$3,792	\$3,792
Telephone	\$8,400	\$3,500	\$2,971	\$529
Electric	\$330,204	\$137,585	\$141,316	(\$3,731)
Water & Sewer	\$40,538	\$16,891	\$14,497	\$2,394
Gas	\$45,808	\$19,087	\$22,254	(\$3,168)
Pool & Fountain Maintenance	\$165,200	\$68,833	\$86,738	(\$17,905)
Environmental	\$8,960	\$3,733	\$6,756	(\$3,023)
Property Insurance	\$41,454	\$41,454	\$37,844	\$3,610
Irrigation Repairs	\$9,100	\$3,792	\$5,960	(\$2,168)
Landscape Contract	\$656,079	\$273,366	\$249,535	\$23,831
Landscape Contingency	\$28,000	\$11,667	\$5,932	\$5,734
Gate and Gatehouse Expenses	\$28,000	\$11,667	\$18,687	(\$7,021)
Roadways/Sidewalks	\$14,000	\$5,833	\$7,823	(\$1,990)
Lighting	\$5,600	\$2,333	\$3,848	(\$1,514)
MSA Building Repairs	\$11,200	\$4,667	\$860	\$3,807
Pressure Washing	\$19,600	\$8,167	\$25,827	(\$17,661)
Maintenance (Inspections)	\$280	\$117	\$0	\$117
Repairs & Maintenance	\$14,000	\$5,833	\$16,708	(\$10,875)
Contract Cleaning	\$36,400	\$15,167	\$14,639	\$528
Fitness Center Repairs & Maintenance	\$2,800	\$1,167	\$634	\$533
Operating Supplies	\$2,800	\$1,167	\$0	\$1,167
Signage	\$5,600	\$2,333	\$6,534	(\$4,200)
Security	\$110,992	\$46,247	\$25,971	\$20,276
Parking Violation Tags	\$280	\$117	\$0	\$117
TOTAL MAINTENANCE	\$1,831,373	\$852,024	\$827,595	\$24,428
TOTAL EXPENDITURES	\$2,005,425	\$936,514	\$910,146	\$26,368
EXCESS REVENUES (EXPENDITURES)	\$0		\$746,437	
FUND BALANCE - Beginning	\$0		\$2,441,821	
FUND BALANCE - Ending	\$0		\$3,188,257	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

REVENUES:

Transfer In	\$111,034	\$111,034	\$111,034	\$0
Interest	\$12,000	\$5,000	\$58,034	\$53,034

TOTAL REVENUES

\$123,034	\$116,034	\$169,068	\$53,034
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EXPENDITURES:

Contingency	\$500	\$208	\$4,094	(\$3,886)
Building Improvements	\$176,145	\$73,394	\$0	\$73,394
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$104,877	\$16,515	\$88,362
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	\$3,500	\$1,946	\$1,554
Pool Repair & Replacements	\$0	\$0	\$12,482	(\$12,482)
Roadways/Sidewalks Improvement	\$62,328	\$25,970	\$56,910	(\$30,940)
Signage	\$28,000	\$11,667	\$0	\$11,667
Stormwater Improvement	\$28,000	\$11,667	\$0	\$11,667
Capital Outlay	\$5,600	\$2,333	\$40,345	(\$38,011)

TOTAL EXPENDITURES

\$560,678	\$233,616	\$132,291	\$101,324
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EXCESS REVENUES (EXPENDITURES)

(\$437,644)	\$36,777
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FUND BALANCE - Beginning

\$3,392,439	\$3,538,873
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FUND BALANCE - Ending

\$2,954,795	\$3,575,650
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$1,106	\$1,106
TOTAL REVENUES	\$0	\$0	\$1,106	\$1,106
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		\$1,106	
FUND BALANCE - Beginning	\$0		(\$7,425,398)	
FUND BALANCE - Ending	\$0		(\$7,424,292)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$2,130	\$2,130
TOTAL REVENUES	\$0	\$0	\$2,130	\$2,130
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		\$2,130	
FUND BALANCE - Beginning	\$0		(\$6,170,290)	
FUND BALANCE - Ending	\$0		(\$6,168,160)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$2,117,157	\$2,117,157	\$0
Interest	\$450	\$188	\$18,355	\$18,168
TOTAL REVENUES	\$2,569,045	\$2,117,344	\$2,135,512	\$18,168
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)		\$1,581,637	
FUND BALANCE - Beginning	\$942,874		\$1,151,059	
FUND BALANCE - Ending	\$899,169		\$2,732,696	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
Special Assessments	\$1,116,155	\$884,052	\$759,039	(\$125,013)
Interest	\$500	\$208	\$19,094	\$18,886
TOTAL REVENUES	\$1,116,655	\$884,261	\$778,133	(\$106,127)
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)		\$435,752	
FUND BALANCE - Beginning	\$344,177		\$1,468,093	
FUND BALANCE - Ending	\$341,070		\$1,903,845	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 2/28/23	ACTUAL THRU 2/28/23	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 February 28, 2023

	ADOPTED BUDGET	PRORATED THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$59,310	\$59,310
TOTAL REVENUES	\$0	\$0	\$59,310	\$59,310
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$8,273,609	\$8,273,609
TOTAL EXPENDITURES	\$0	\$0	\$8,273,609	\$8,273,609
EXCESS REVENUES (EXPENDITURES)	\$0		(\$8,214,299)	
FUND BALANCE - Beginning	\$0		\$8,802,868	
FUND BALANCE - Ending	\$0		\$588,569	

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	\$60,441	\$66,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,572,388
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	\$5,808	\$6,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,085
Rental Income	\$2,240	\$2,100	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,620
Total Revenues	\$9,246	\$278,760	\$1,229,616	\$66,249	\$72,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,656,582
Expenditures													
Administrative													
Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
FICA	\$61	\$0	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291
Engineering	\$1,505	\$3,764	\$565	\$669	\$538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,040
Attorney	\$6,691	\$3,081	\$2,217	\$2,425	\$3,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,141
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	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,267
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	\$3,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,475
District Management Fees	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,370
Information Technology	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$667
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$83	\$16	\$15	\$64	\$34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212
Printing & Binding	\$8	\$11	\$0	\$29	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56
Insurance	\$16,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,110
Legal Advertising	\$0	\$0	\$0	\$364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$364
Other Current Charges	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Office Supplies	\$1	\$1	\$1	\$3	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
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
	\$35,459	\$11,955	\$11,298	\$9,554	\$14,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,551

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	\$3,487	\$3,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,435
Management Services Agreement	\$758	\$758	\$758	\$758	\$758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,792
Telephone	\$595	\$595	\$562	\$748	\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,971
Electric	\$27,176	\$30,866	\$27,035	\$27,678	\$28,562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,316
Water & Sewer	\$3,988	\$2,510	\$1,950	\$3,070	\$2,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,497
Gas	\$1,069	\$2,109	\$2,886	\$6,497	\$9,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,254
Pool & Fountain Maintenance	\$14,730	\$17,951	\$16,187	\$18,398	\$19,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,738
Environmental	\$2,468	\$2,440	\$480	\$480	\$889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,756
Property Insurance	\$37,437	\$408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,844
Irrigation	\$1,030	\$2,489	\$1,009	\$1,249	\$182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,960
Landscape Contract	\$35,867	\$73,071	\$58,759	\$40,919	\$40,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249,535
Landscape Contingency	\$3,730	\$1,216	\$0	\$269	\$718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,932
Gatehouse and Gatehouse Expenses	\$3,353	\$2,689	\$3,274	\$477	\$8,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,687
Roadways/Sidewalks	\$0	\$3,150	\$3,746	\$546	\$381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,823
Lighting	\$1,243	\$0	\$2,157	\$0	\$448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,848
MSA Building Repairs	\$0	\$0	\$0	\$468	\$392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$860
Pressure Washing	\$0	\$0	\$12,034	\$10,601	\$3,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,827
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$10,681	\$5,459	\$255	\$132	\$182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,708
Contract Cleaning	\$2,854	\$2,854	\$2,930	\$3,114	\$2,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,639
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	\$967	\$459	\$988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,534
Security	\$7,736	\$7,880	\$7,808	\$1,274	\$1,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,971
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	\$111,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,034
	\$159,484	\$163,401	\$146,285	\$120,624	\$237,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$827,595
Total Expenditures	\$194,943	\$175,356	\$157,583	\$130,178	\$252,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$910,146
Excess Revenues (Expenditures)	(\$185,697)	\$103,404	\$1,072,032	(\$63,929)	(\$179,374)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$746,437

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

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

							Gross Assessments	\$	5,405,898	\$	2,024,545	\$	2,725,969	\$	655,384			
							Net Assessments	\$	5,081,544	\$	1,903,073	\$	2,562,411	\$	616,061			

SECTION 4

Reunion East and West R&M

FY2023 Budgeted Projects	Budget Amount	RE 56%	RW 44%	Estimated Date
Gate House Roof Replacement (Sinclair, Spine, Heritage)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	May/June
HVAC Replacement (Heritage Crossings Community Center)	\$ 132,862.00	\$ 74,402.72	\$ 58,459.28	May/June
Asphalt/Pavement Management Plan (Engineer's Report)	\$ 33,500.00	\$ 18,760.00	\$ 14,740.00	April/May
Reunion Resort/Reunion Village Gate Access	\$ 349,474.00	\$ 195,705.44	\$ 153,768.56	In Process
No Parking Signs (Reunion Village) and Sign Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	DEFER - FY2024
Pool Furniture (Inventory)	\$ 15,000.00	\$ 8,400.00	\$ 6,600.00	May
Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00	On Hold
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	In Process (Radar Display) & On Hold
Stormwater Repairs Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	
Repair/Rebuild Two Roadway Arbors	\$ 9,672.00	\$ 5,416.32	\$ 4,255.68	June
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	May/June
Upgrade Access Control for Carriage Pointe	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Complete March
RW Amenity Development Playground & Outdoor Fitness Center	\$ 10,000.00	\$ 5,600.00	\$ 4,400.00	In Process
Subtotal Budgeted R&M	\$ 1,000,318.00	\$ 560,178.08	\$ 440,139.92	
FY2023 Not Budgeted - Under Consideration	Estimated Amount	RE 56%	RW 44%	Estimated Date
RE Playground Enhancement - Swing Set	\$ 14,931.05	\$ 8,361.39	\$ 6,569.66	In Process
Pool Furniture - Seven Eagles	\$ 6,950.00	\$ 3,892.00	\$ 3,058.00	In Process
Upgrade Sign Posts				
Seven Eagles Fountain Replacement				
Subtotal Not Budgeted R&M	\$ 21,881.05	\$ 12,253.39	\$ 9,627.66	
Total R&M	\$ 1,022,199.05	\$ 572,431.47	\$ 449,767.58	