## Reunion East Community Development District

Agenda

May 11, 2023

# **A**GENDA

## Reunion East

## Community Development District

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

May 4, 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, May 11, 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 April 13, 2023 Meeting
- 4. 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.
- 5. Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
- 6. Consideration of Resolution 2023-08 Establishing Bank Account Signatories
- 7. Consideration of Revised Amenity Use Policies
- 8. Consideration of Reunion East Easement Release
- 9. Review and Acceptance of Draft Pavement Management Report
- 10. Review and Acceptance of Arbitrage Rebate Calculation Report
- 11. Consideration of Arbitrage Rebate Computation Proposal from AMTEC
- 12. Consideration of Fiscal Year 2024 Aquatic Maintenance Renewal
- 13. 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
- v. Presentation of Number of Registered Voters: 718
- D. Security Report
- 14. Other Business
- 15. Supervisor's Requests
- 16. Next Meeting Date June 8, 2023
- 17. 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, **April 13, 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 GreensteinChairmanSteven GoldsteinVice ChairmanTrudy HobbsAssistant SecretaryJohn Dryburgh by ZoomAssistant SecretaryJune WispelweyAssistant Secretary

#### Also present were:

Tricia Adams

Kristen Trucco

Steve Boyd

Alan Scheerer

Victor Vargas

District Manager

District Engineer

Field Manager

Reunion Security

Pete Wittman Yellowstone Landscape Services
Garrett Huegel Yellowstone Landscape Services
Graham Staley Reunion West CDD Board Member

Residents

The following is a summary of the discussions and actions taken at the April 13, 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 1:00 p.m. and called the roll. Four Supervisors were present in person constituting a quorum and Mr. Dryburgh was present by Zoom.

#### SECOND ORDER OF BUSINESS

#### **Public Comment Period**

Mr. Greenstein recalled at the Reunion West CDD meeting, there was a spirited discussion about recent legal events involving Kingwood Entities (Kingwood), the developer of the resort and the Master Association, regarding the official complaint posted on social media and the Settlement Agreement entered into by Kingwood. The CDD had nothing to do with the Settlement Agreement; however, statements were made in the complaint that there was alleged questionable conduct or activity relative to transactions involving the Master Association, as well as one reference having to do with the roof of this building that involved the CDD. There was also a presentation and active discussion at the Reunion West CDD with Lieutenant McCalister from Osceola County Sheriff's Office, relative to traffic enforcement and other law enforcement matters. Ms. Trucco reminded residents to be cautious when speaking about this issue, as she did not want to have a cause of action against any resident or the CDD as a result of this discussion.

Ms. Adams opened the public comment period, limiting comments to three minutes.. Resident Clay Brown of 1506 Corolla Court requested the removal of trees that were down in a strip in the common area due to the hurricanes and that missing sidewalks be addressed. Ms. Sarah Gowen, a Board Member of Heritage Crossing requested a barrier for the County Road 532 and Old Lake Wilson Road intersection and Sinclair Road projects. Ms. Adams referred Ms. Gowen to the group facilitating the projects as these were not a CDD projects. Resident Tom Jones of 7417 Devereaux Street requested a study to reduce speeding and questioned who was auditing the contracts to ensure that they were no excess charges. There being no further comments, Ms. Adams closed the public comment period.

#### THIRD ORDER OF BUSINESS

# **Approval of Minutes of the March 9, 2023 Meeting**

Ms. Adams presented the minutes from March 9, 2023 meeting, which were included in the agenda package. There were no comments or corrections.

On MOTION by Mr. Goldstein seconded by Ms. Whispelwey with all in favor the Minutes of the March 9, 2023 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Organizational Matters** 

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## A. Consideration of Resolution 2023-06 Providing for the Removal and Appointment of Assistant Treasurer

Ms. Adams presented Resolution 2023-06, removing Ms. Teresa Viscarra as Assistant Treasurer and appointing Ms. Katie Costa as Assistant Treasurer, which was included in the agenda package. Ms. Viscarra served as the District's accountant, but now worked remotely and Ms. Costa was Director of Accounting Services for GMS.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor Resolution 2023-06 Providing for the Removal and Appointment of Assistant Treasurer was adopted.

#### FIFTH ORDER OF BUSINESS

Review of Agreements Between Reunion East CDD and Kingwood Entities ("Kingwood") and the Reunion Resort and Club of Orlando Master Association ("Master HOA")

Ms. Adams recalled that earlier today at the Reunion West CDD Board Meeting, the Board directed staff to conduct an audit of the agreements, especially any current agreement between the Reunion East and Reunion West CDDs, Kingwood and the Master Association and provide an inventory. The Reunion West CDD Board scheduled a joint workshop for 10:00 a.m. on May 11, 2023, prior to their Board Meeting to discuss this matter further and present the audit. At Ms. Wispelwey's request, Ms. Adams would broaden the scope to include APDC Cleaning Services. Mr. Greenstein never heard of this company or the Districts contracting with them but thanked Mr. Staley of the Reunion West CDD Board for providing the scope of what they were going to do. The Reunion West CDD Board agreed for each Board to act independently but having a consolidated review. At the Reunion West CDD meeting, the Board directed CDD staff to provide an inventory of existing agreements and contracts, beyond Kingwood and the Master Association; provide an inventory of other ongoing discussions and negotiations between the CDD and Kingwood, including the Master Association and have the inventories available at the joint workshop and provided to the Board for review at the May 11th meeting.

Mr. Greenstein recalled at the Reunion West CDD meeting; a reference was made in the complaint to Kingwood about a roofing job that was completed for this building. There were competitive bids and Kingwood was the low bidder. The services provided were equal to or greater than the other bidders and the project was awarded to Kingwood. They completed the job

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satisfactorily. When landscape services were re-bid, Kingwood submitted a proposal tied into Florida Commercial Care, but Yellowstone Landscape Services (Yellowstone) was awarded the contract. Regarding the audit, Mr. Greenstein would be surprised if anything was uncovered. Ms. Wispelwey clarified that it would not only be a review of what was approved by the Board, but a review of services that they were continuing to use. Ms. Adams stated it would include all current agreements. Mr. Greenstein explained it would be for all ongoing services acquired though the Districts, the Master Association and Kingwood as well as items on the Action Items List and/or Five-Year Plan involving these entities. Ms. Wispelwey felt that it would be helpful to have clarification on whether or not Yellowstone was a separate company. Mr. Pete Wittman, Branch Manager of Yellowstone Landscape confirmed that they were a private entity and had no affiliation with Kingwood.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor scheduling a joint workshop between the Reunion East and Reunion West CDD Boards on May 11, 2023 at 10:00 a.m. for the purpose of reviewing the Agreements Between Reunion East CDD, Kingwood Entities ("Kingwood"), Reunion Resort and Club of Orlando Master Association was approved.

#### SIXTH ORDER OF BUSINESS

Consideration of Proposal for Signage at Reunion Boulevard Roundabout Pedestrian Crossings

Ms. Adams presented a proposal from Fausnight Stripe & Line (Fausnight) for pedestrian crossing signs at Reunion Boulevard on the roundabout, which was included in the agenda package. This was a request from a Board Member. Mr. Scheerer was working with Fausnight to provide the proposal, which included a diagram identifying placement of the signs as well as options. Mr. Scheerer requested a proposal from Onsight Industries, who did the signage in Reunion Village, but they did not provide one. Fausnight did 95% of the striping and signage in Reunion for the past 18 years and they provided the following options:

- Option 1: \$7,650 for 3" decorative round or fluted powder coated posts, pedestrian sign panels, arrows, "Ahead" sign, black back sign frame and decorative base on pole with gold painted pineapple finial (which most signs had) and installation.
- **Option 2**: \$2,370 for 2x2" square galvanized steel posts, unpainted pedestrian sign panel, arrow sign panel, "Ahead" sign and installation.

Mr. Scheerer confirmed that the signs would be placed at the roundabout at Reunion Boulevard turning towards Tradition Boulevard. If the Board wanted a smooth pole as opposed to a fluted pole, there was no cost difference. Ms. Hobbs asked if there could be a sign at the bridge across the roundabout at Tradition Boulevard. Mr. Scheerer pointed out that there was no crossing across Tradition Boulevard and it was across Reunion Boulevard and on both sides of the traffic circle. Ms. Wispelwey recalled that Lieutenant McCalister from Osceola County Sheriff's Office stated that the Sheriff's Department were reviewing the signs and wanted them to pass their review. Mr. Scheerer stated that Fausnight provided signs for Florida Department of Transportation (FDOT) and did not install signs that were not to code and would work with Mr. Wittman and Mr. Huegel of Yellowstone on the Magnolia tree that was close to the crosswalk. Ms. Wispelwey noted that Option 1 was the more expensive option, but this was one of the most quintessential pieces of property and it would be a disservice to the community, to have signage that was not commensurate. Mr. Goldstein preferred Option 1, as the Board worked hard to dispose of the galvanized posts and have decorative signs. Mr. Greenstein agreed as they had a standard for appearance and quality.

Mr. Greenstein MOVED to approve the proposal with Fausnight Stripe & Line for pedestrian crossing signs at the Reunion Boulevard roundabout in the amount of \$7,650 and Mr. Goldstein seconded the motion.

Mr. Scheerer recommended fluted poles versus the smooth round type of poles.

On VOICE VOTE with all in favor the proposal with Fausnight Stripe & Line for pedestrian crossing signs with fluted poles at the Reunion Boulevard roundabout in the amount of \$7,650 was approved.

#### SEVENTH ORDER OF BUSINESS

# **Consideration of Cell Phone Tower Lease Proposal**

Ms. Adams was contacted by CFA in April when they were looking for a location for a cell phone tower. She advised CFA that in the past, when the Board was approached with this type of offer, the Board declined it. The previous location was the billboard area at Reunion Village. Mr. Greenstein believed that CFA had a compelling reason to choose their location for the tower,

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which was off of Old Lake Wilson Road behind Carriage Pointe. Ms. Adams recalled that some Districts had lease agreements for cell phone towers and one District had a cell phone tower designed to look like a tree. Staff had not determined whether a cell phone tower could be installed on this parcel; however, staff could investigate. Mr. Goldstein questioned which cell companies would use the tower. Ms. Adams explained that once the tower was installed, they would sub-lease to different providers. Mr. Goldstein asked if there was an advantage to having a cell tower. Ms. Adams pointed out that the District would receive revenue and based on this discussion, would obtain further information on the carriers and the tract. If it was a conservation tract, they must have the District Engineer to determine the feasibility for the cell phone tower. After further discussion, there was Board consensus for staff to negotiate and bring back a revised proposal.

#### **EIGHTH ORDER OF BUSINESS**

Consideration of Proposed Fee Increase for Yellowstone Landscape Services for Fiscal Year 2024

Ms. Adams stated in 2020, the Board directed staff to solicit proposals for landscape services and the Board awarded the landscape services contract to Yellowstone. However, subsequent to the initial engagement, the Board added property that was conveyed to the District such as Reunion Village and took over direct management of Seven Eagles. Yellowstone requested a proposed fee increase for Fiscal Year 2024, which was included in the agenda package. A spreadsheet was attached showing the increases, which was in labor, materials and fuel. The current landscaping contract for Reunion East CDD was \$604,590 and the increased amount was \$628,884. The current amount for Seven Eagles was \$18,000 and would increase to \$18,727. Reunion Village would stay the same at \$136,596. Mr. Greenstein complimented Yellowstone for their excellent service and holding their pricing during some challenging economic times. The increase was approximately 3%, which he felt was more than fair.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposed fee increase for Yellowstone Landscape Services for Fiscal Year 2024 was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-05 Approving the Conveyance of Tracts RW-

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# 2 and OS-2 of the Reunion Village 1C Replat from Orlando Health, Inc.

Ms. Trucco was contacted by the lawyer for Orlando Health, Inc. who advised that two tracts, RW-2 and OS-2, which were currently in Orlando Health's name, were recorded on a plat as tracts to be owned and maintained by the CDD. RW-2 was a recreation tract and OS-2 was an open space tract. The District Engineer was currently reviewing that the CDD owning and maintaining the tracts was in accordance with the Development Plans for the CDD. Resolution 2023-05, which was included in the agenda package, would approve the CDD accepting the two tracts of land from Orlando Health. Attached to the resolution was a Special Warranty Deed, Bill of Sale, Agreement regarding Taxes, Owners Affidavit and Certificate of the District Engineer. Ms. Wispelwey asked if the tracts were near Reunion Village. Mr. Greenstein confirmed that they were within Reunion Village and the Reunion East CDD, adjacent to Orlando Health. Discussion ensued and there was Board consensus to investigate the locations further, bringing a map to the next meeting and verifying that there were no other administrative impacts. Ms. Adams noted that staff would make a recommendation after it was fully vetted by the District Engineer.

#### TENTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Attorney

Ms. Trucco recalled that the Reunion East and Reunion West CDDs received a notice from FDOT, advising that they were initiating the taking process under Chapter 73 of the Florida Statues of a sliver of parcels along I-4 and Old Lake Wilson Road. This was the first step in the taking process. The next step was to send out their appraiser to the site and under law, the District had the right to send staff to attend the appraisal process. If they decide to proceed with the taking, FDOT would send the CDD a written offer that, according to law, would offer full compensation (fair market value for the property), as determined by their appraiser and pay for any damages. The CDD would then have the option to accept the offer or deny it and then the State had 30 days to bring a complaint for condemnation against the CDD. Ms. Trucco requested that the District ratify the approval of an Engagement Letter to engage Gray Robinson to represent the District in this matter. Under the Florida Statutes, the State would pay for the attorney's fees of the property owner and the fees that Gray Robinson would incur. Ms. Trucco would continue to update the Board, once she had confirmation that an appraisal was completed. In the meantime, she would provide the Parcel ID and map to the Board.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the Engagement Agreement with Gray Robinson to represent the District in the Florida Department of Transportation taking of a sliver of process along I-4 and Old Lake Wilson Road was ratified.

#### B. Engineer

Mr. Boyd reported that all of the field work and inspections were completed for the Pavement Management Plan and he was working on the recommendations. The priority was Gathering Drive and Reunion Boulevard, which were in relatively good condition, but Reunion Boulevard needed attention. Mr. Goldstein questioned the condition of Excitement Drive. Mr. Boyd did not recall any major issues. Ms. Wispelwey noted that Excitement Drive was bumpy coming through the Excitement Drive gate. Mr. Boyd confirmed that a portion of Excitement Drive that needed some work, which would be addressed. Ms. Wispelwey recalled some new gutters were installed on Gathering Court, which affected the condition of the road. Mr. Boyd explained that tree roots were pushing through the road. Mr. Greenstein pointed out that they could not control tree roots and assumed this would be identified in the Pavement Management Plan. They were doing a comprehensive review in both CDDs and in his opinion, they have been lucky with their roadways due to a lack of extreme weather; although there were some potholes, but their roads were 20 years old. They had reserve funds but should budget for long-term re-paving. Mr. Goldstein noticed concrete breaking on driveway pads where it meets the apron and asked if the homeowner was responsible for repairing them or if it was part of the CDD street maintenance. Mr. Boyd confirmed it was CDD property. Mr. Goldstein requested that staff look at those. Mr. Greenstein hoped that it was an asphalt issue. Ms. Adams asked if there was an update on the Reunion Village access project. Mr. Boyd stated that he would look at it on the way out. Mr. Greenstein reported that the access to and from Reunion Village would be controlled by either a sticker on the windshield or a swipe card, similar to the Liberty Bluff entrance. Mr. Boyd stated construction had not started yet and hopefully dirt would be moved within the next week or two.

\*Mr. Boyd left the meeting at this time.

#### C. District Manager's Report

Mr. Greenstein asked about the meetings for the Poinciana Parkway Extension Connector Project. Ms. Adams announced that there was an online meeting on Tuesday, April 25, 2023 and

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an in-person meeting on Thursday, April 27, 2023 at Advent Health. Earlier today at the Reunion West CDD meeting, staff was directed to provide the public hearing announcement to the Reunion HOA management entities for distribution. It was provided to six different management teams at 1:33 p.m. today.

Ms. Adams recalled at the Reunion West CDD meeting, there was a presentation from the Osceola County Sheriff's Office relative to traffic enforcement and other law enforcement matters. They recommended that the District engage in a sign study to ensure that all of the community's traffic enforcement signage was enforceable. There was consensus from the Reunion West and Reunion East CDD Boards to direct District Counsel to perform a further legal study regarding the use of low-speed vehicles on Reunion public roads. There was also a discussion about sending a public safety announcement every six months to residents regarding traffic enforcement matters. She would bring the traffic announcement back to both Boards before distribution.

#### i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Scheerer reported that the security improvements at Carriage Pointe went live on April 5<sup>th</sup>, but the gates only worked for four days due to Internet issues. Envera did a great job directing traffic from Noon to 6:00 p.m. for the first two days and were currently onsite handling the internet issues. The SIM cards that operate the internet were deactivated by Verizon, but the gates could still be operated normally through a kiosk until the internet was restored. They have had issues with the cradle net and were looking at having a more dedicated line through Lumens (Century Link). Mr. Scheerer promised the residents that the gates would closed today.

\*Ms. Hobbs left the meeting at this time.

Mr. Scheerer reported that the roundabout pedestrian crossing was approved and the signs were being ordered. The installation of the swing set at the playground was pending and hopefully it will commence in the next 30 days. The Seven Eagles pool furniture would be delivered on May 15<sup>th</sup>. The furniture purchased for Spring Break would be used for emergencies. Additional chairs and tables would be delivered in May. The Seven Eagles fountain replacement project was the most difficult project that he ever dealt with due to the challenges of getting proposals. They were trying to obtain a second proposal but was having problems finding vendors willing to provide a quote. He contacted developers that were building decorative fountains, but they were having the

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same problems finding vendors. The proposal from Spies Pools had not been received. The vendor that Mr. Greenstein provided, only did lake fountains and aeration. Mr. Greenstein clarified that this was the fountain in Linear Park. Mr. Scheerer would continue to seek vendors.

#### ii. Approval of Check Register

Ms. Adams presented the Check Register from March 1, 2023 through March 31, 2023 in the amount of \$312,014.57, which was included in the agenda package.

On MOTION by Ms. Whispelwey seconded by Mr. Goldstein with all in favor the March Check Register was approved.

#### iii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financial statements through February 28, 2023, which were included in the agenda package for informational purposes.

#### iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package. Mr. Scheerer pointed out that the dates were accurate and he was meeting with the contractor for the roof replacements at the Sinclair, Spine and Heritage guardhouses for a third time. The HVAC replacement was moved to June, due to May being a busy month and planned to get three proposals. The Reunion Village gate access was discussed. The no parking signs were deferred. The pool furniture would be delivered in May and the re-striping was on hold. As soon as the Pavement Management Plan was presented, they would see what was completed. Mr. Scheerer received an email that the radar signs for Encore Reunion West arrived and would confirm on Friday. They were waiting for pricing for the stormwater repairs. The arbors were scheduled to be repaired in June. The Seven Eagles roof repair was estimated for June. The Reunion West playground was completed. They were waiting for mulch and additional signage for the Fitness Center. Ms. Wispelwey questioned the roof repairs. Mr. Scheerer met with a second vendor last week and has a third vendor scheduled for this Wednesday. They were looking at all of the roofs and would present the ones for this year and include what was anticipated for next year in the budget. The five-year study from Reserve Advisors had a list of items that they recommended for replacement in Fiscal Year 2023.

#### **D.** Security Report

Ms. Adams presented the March Security Report from Mr. Victor Vargas, Director of Reunion Security, which was emailed to the Board. Ms. Wispelwey felt that there needed to be more due diligence in terms of enforcing the parking. Mr. Vargas reported that they issued 415 violations last month. There were four or five incidents where the tow company was contacted but did not show up. Ms. Wispelwey noted that a number of cars that were broken into and asked what Mr. Vargas could do to ensure that residents could leave their cars in their driveways without getting broken into. Mr. Vargas pointed out that young people were walking into the community and checking for unlocked vehicles. There were three arrests last month. Mr. Goldstein reminded residents to lock their cars and leave their outside lights on at night. Mr. Greenstein pointed out that many residents had timers on their lights to turn off at Midnight, but he had his lights on all night. Ms. Wispelwey asked if it would be a good idea to have an unmarked security car. Mr. Vargas stated that they did not have one, but it was something they could discuss. Mr. Greenstein agreed that it was a great idea.

#### **ELEVENTH ORDER OF BUSINESS**

**Other Business** 

There being none, the next item followed.

#### TWELFTH ORDER OF BUSINESS

#### **Supervisor's Requests**

Mr. Goldstein noticed many open house signs in the past couple of weeks, which was against their sign policy, that were not being enforced by the HOA and wanted the CDD to enforce it. He requested that residents inform security about any signs that did not belong. Ms. Wispelwey was informed about a private event held at Seven Eagles three weeks ago, where 40 to 50 people were in the pool area because no signs were posted and there was no advanced warning. According to the company holding the event, "The CDD failed to do a good job of operationalizing their new policy" and were considering leaving. Ms. Adams advised that event may have taken place prior to communicating the new policy to the resort rentals and she would follow up. Ms. Wispelwey recalled discussion at the last CDD meeting about turning the horse stables into a Clubhouse or community room, as it was an underutilized asset and wondered if there was an agreement through Kingwood Resorts. Ms. Adams clarified that there were two topics: the current Management

Services Agreement (MSA) for the stables with Kingwood and better utilization of the stables facilities. The request from the Board was to prepare a Request for Proposals (RFP) to see what types of opportunities there were to improve those facilities for resident and patron utilization, but before she prepared the RFP, she needed to look at the property and whether there could be food and beverage operations licensed by the County. She would update the Board further over the summer months. Ms. Trucco confirmed that the MSA was reviewed by legal counsel and bond counsel and would be included in the inventory. There was a 30-day termination clause. Ms. Wispelwey received a request that this area be made into a parking lot for storage. Ms. Adams pointed out that the District was restricted by what the County allowed, but there were Districts that operated RV or boat storage lots.

Mr. Goldstein recalled that a group requested information on the engineering reports and asked if the documents were released to them. Ms. Adams stated they checked with the Field Manager to see if there were any plans onsite, but there were none and would follow up. Resident Lester Blades of 1530 Euston Drive confirmed that he received no response to his public records request. Ms. Adams apologized and would provide a copy of the MSA with Kingwood to him.

#### THIRTEENTH ORDER OF BUSINESS Next Meeting Date – May 11<sup>th</sup>, 2023

Ms. Adams stated the next meeting was scheduled for May 11, 2023 at 1:00 p.m.

#### FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman	

# **SECTION IV**

#### **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. <u>Incorporation of Recitals.</u> 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. <u>Approval of Acquisition and Transfer of the Real Property.</u> 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. <u>Authorization of District Staff.</u> 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. <u>Ratification of Prior Actions</u>. 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. <u>Severability</u>. 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. <u>Effective Date</u>. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the I Development District, this day of	Board of Supervisors of the Reunion East Community, 2023.
Attest:	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
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

<u>Parcel Identification Nos.:</u> 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:	<b>ORLANDO HEALTH, INC.</b> , a Florida not for profit corporation
	By:  Matthew S. Taylor
Name:	Matthew S. Taylor Senior Vice President, Asset Strategy
Name:	
STATE OF FLORIDA COUNTY OF ORANGE	
or online notarization on this day of A Vice President, Asset Strategy of <b>ORLANDO</b>	April, 2023, by <b>MATTHEW S. TAYLOR</b> , as Senior <b>D HEALTH, INC</b> . a Florida not for profit corporation as produced (type of
(Affix notarial stamp)	NOTARY PUBLIC, State of Florida
4893-4497-7495, v. 1	

#### **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 AFFIAN	T SAYETH NAUGHT	Γ.
DATED:	, 2023	
Signed, sealed and del	ivered in our presence:	
		<b>ORLANDO HEALTH, INC.</b> , a Florida not for profit corporation
(Signature)		
(Print Name)		By:
		Print: Matthew S. Taylor
(Signature)		Title: Senior Vice President, Asset Strategy
(Print Name)		·
STATE OF FLORID	A	
COUNTY OF ORAN	<b>GE</b>	
presence or [ ] onlin Senior Vice President	e notarization, this of <b>ORLANDO HEAI</b>	owledged before me by means of [ ] physical day of April, 2023, by Matthew S. Taylor, as TH, INC., a Florida not for profit corporation, on person is [ ] personally known to me or [ ] has ation.
(SEAL)	]	Notary Public; State of Florida Print Name:; 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:	<b>ORLANDO HEALTH, INC.</b> , 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 By:

ATTEST

X	By:
Print:	Print: Mark Greenstein
Secretary/Asst. Secretary	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. <u>29791</u>, 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 <u>Exhibit "A"</u> 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

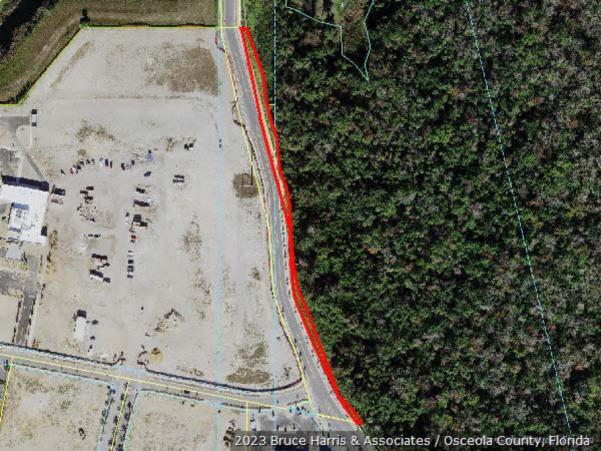
<b>DATED</b> :, 2023	
Witness: Witness:	Steven N. Boyd, P.E. State of Florida License No.: 43225 on behalf of the company, Boyd Civil Engineering, Inc.
Witness:Print:	<del>-</del> 
STATE OF FLORIDA COUNTY OF ORANGE	
The foregoing instrument was ac presence or [ ] online notarization, this STEVEN N. BOYD, P.E., of Boyd Civil	cknowledged before me by means of [ ] physical s, 2023 by Engineering, Inc., a Florida corporation, on behalf of nally known to me or [ ] has produced a valid driver's
	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.





# PROPERTY INFORMATION REPORT

Order No.: 11058273

Customer Reference Number 7932-001

Addressee:

Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Avenue, Suite 1400 Orlando, FL 32801 407-481-5800 407-481-5801

ATTN: Kristen Trucco, Esquire

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Osceola County, Florida, ("Public Records"), with an effective date of 04/04/2023 at 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Tract RW-2 and Tract OS-2, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Pages 178-186, Public Records of Osceola County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner to the above-described real property is:

Orlando Health, Inc., a Florida not for profit corporation, by virtue of Official Records Book 5516, Page 972, Public Records of Osceola County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

# 1. None.

NOTE: 2022 real property taxes in the gross amount of \$89.79 are paid as to tax id. # R342527-49360001"RW"20.

NOTE: 2022 real property taxes in the gross amount of \$26.65 are paid as to tax id. # R342527-49360001"OS"20.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the

Order No.: 11058273 Customer Reference Number 7932-001

person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fidelity National Title Insurance Company

\_\_\_\_\_

David Ross, Senior Commercial Title Examiner, david.ross@fnf.com, 407-607-6304 cell

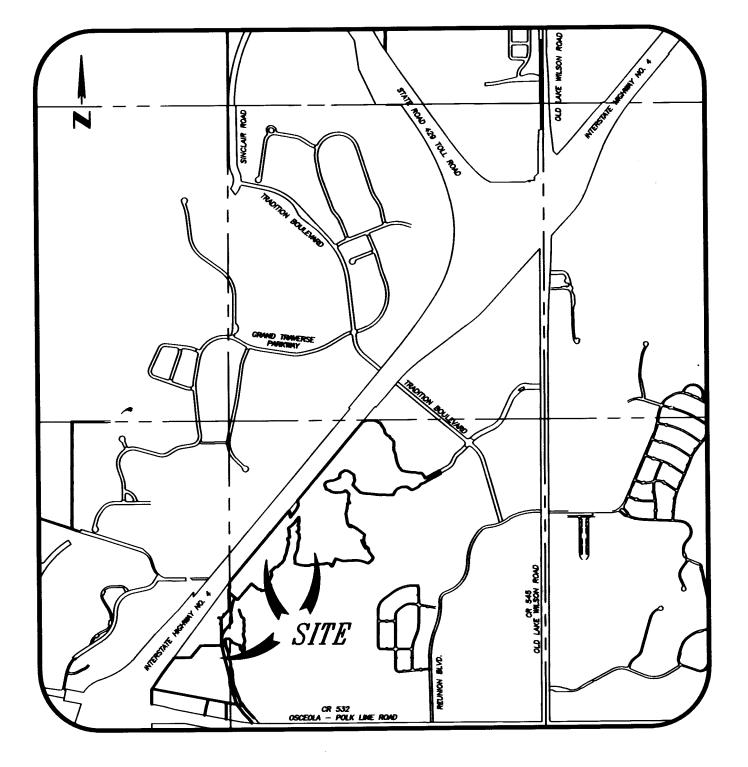
BEING A REPLAT OF ALL OF PARCEL 1-C, REUNION VILLAGE 1C, AS FILED AND RECORDED IN PLAT BOOK 16, PAGES 100 THROUGH 103, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27, 33 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

# **PLAT NOTES:**

- 1. BEARINGS BASED ON THE RECORD PLAT OF REUNION VILLAGE 1C. BFING S78'51'57"E. ALONG NORTH RIGHT OF WAY LINE OF C.R. 532. PER PLAT BOOK 16, PAGES 100-103, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
- 2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTES).
- 3. OSCEOLA COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, TRACTS "RP-1" AND "RP-2" AND THE POND 3 DRAINAGE EASEMENT SHOWN ON THIS PLAT, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON, AND THE UNDERGROUND STORMWATER DRAINAGE PIPES AND FACILITIES AND ABOVE GROUND INLET STRUCTURES TO BE CONSTRUCTED IN OR ON TRACTS "RW-1". "RW-2" AND "RW-3". THE ACCESS AND DRAINAGE EASEMENT SHOWN ON THIS PLAT AND THE DRAINAGE AND MAINTENANCE EASEMENT SHOWN ON THIS PLAT PURSUANT TO THE DRAINAGE EASEMENTS REFERENCED IN NOTE 13 HEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF OSCEOLA COUNTY FOR SAID PURPOSE OVER SAID TRACTS "RP-1", "RP-2", "RW-1", "RW-2" AND "RW-3", THE ACCESS AND DRAINAGE EASEMENT SHOWN ON THIS PLAT. THE DRAINAGE AND MAINTENANCE EASEMENT SHOWN ON THIS PLAT, AND THE POND 3 DRAINAGE EASEMENT SHOWN
- 4. TRACTS "RW-1", "RW-2" and "RW-3" ARE RIGHT OF WAY TRACTS. TRACTS "RW-1" AND "RW-2" SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT. TRACT "RW-3" SHALL BE MAINTAINED BY THE OWNER OF SAID TRACT "RW-3" THE PUBLIC USE RIGHTS OVER AND ACROSS TRACTS "RW-1". "RW-2" AND "RW-3" INCLUDE A PERPETUAL EASEMENT AND RIGHT OF INGRESS/FGRESS TO. AND FOR. THE BENEFIT OF DELIVERY AND PICKUP SERVICES, FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS AND REPRESENTATIVES OF UTILITIES. THE STREETS WITHIN TRACTS "RW-1", "RW-2" and "RW-3" SHALL BE SUBJECT TO THE JURISDICTION OF OSCEOLA COUNTY IN ESTABLISHING SPEED LIMITS AND TRAFFIC CONTROL DEVICES DEEMED NECESSARY AND APPROPRIATE BY OSCEOLA COUNTY.
- 5. TRACT "LS-1" IS DESIGNATED AS A LIFT STATION TRACT AND SHALL BE OWNED AND MAINTAINED BY THE TOHOPEKALIGA WATER AUTHORITY AND DEDICATED BY SEPARATE INSTRUMENT.
- 6. TRACTS "OS-1", "OS-2", AND "OS-3" and "OS-4" ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACTS "RP-1" AND "RP-2" ARE STORM WATER TRACTS AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE
- 8. ALL LANDSCAPING ELEMENTS, INCLUDING TREES, WITHIN THE RIGHT OF WAY DESIGNATED AS TRACTS "RW-1" AND "RW-2" SHALL BE MAINTAINED BY THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND SUCH TRACTS "RW-1" AND "RW-2" WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- 9. ALL LANDSCAPING ELEMENTS, INCLUDING TREES, WITHIN THE RIGHT OF WAY DESIGNATED AS TRACT "RW-3" SHALL BE MAINTAINED BY THE OWNER OF SAID TRACT "RW-3".
- 10. THE STREET LIGHTS WITHIN TRACTS "RW-1" AND "RW-2" SHALL BE OWNED AND MAINTAINED BY THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, OR THE UTILITY PROVIDER, WHICHEVER MAY APPLY, AND SUCH TRACTS "RW-1" AND "RW-2" WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- 11. THE STREET LIGHTS WITHIN TRACT "RW-3" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF SAID TRACT "RW-3", OR THE UTILITY PROVIDER, WHICHEVER MAY APPLY.
- 12. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED OVER TRACTS "RP-1", "RP-2" AND THE POND 3 DRAINAGE EASEMENT SHOWN ON THIS PLAT, FOR THE BENEFIT OF ALL PROPERTY WITHIN THIS PLAT.

- 13. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED OVER TRACTS "RW-1", "RW-2" AND "RW-3", THE OUTPARCEL ROAD ACCESS & UTILITY EASEMENT SHOWN ON THIS PLAT, THE ACCESS AND DRAINAGE EASEMENT SHOWN ON THIS PLAT AND THE DRAINAGE AND MAINTENANCE EASEMENT SHOWN ON THIS PLAT, FOR USE OF UNDERGROUND STORMWATER DRAINAGE PIPES AND FACILITIES AND ABOVE GROUND INLET STRUCTURES TO BE CONSTRUCTED THEREIN OR THEREON, FOR THE BENEFIT OF ALL PROPERTY WITHIN THIS PLAT.
- 14. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED OVER TRACTS "RP-1", "RP-2" AND THE POND 3 DRAINAGE EASEMENT SHOWN ON THIS PLAT, FOR THE BENEFIT OF OSCEOLA COUNTY FOR DRAINAGE OF COUNTY ROAD 532.
- 15. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED OVER TRACTS "RW-1", "RW-2" AND "RW-3", THE ACCESS AND DRAINAGE EASEMENT SHOWN ON THIS PLAT AND THE DRAINAGE AND MAINTENANCE EASEMENT SHOWN ON THIS PLAT, FOR USE OF UNDERGROUND STORMWATER DRAINAGE PIPES AND FACILITIES AND ABOVE GROUND INLET STRUCTURES TO BE CONSTRUCTED THEREIN OR THEREON, FOR THE BENEFIT OF OSCEOLA COUNTY FOR DRAINAGE OF COUNTY ROAD 532.
- 16. A NON-EXCLUSIVE EASEMENT FOR ACCESS AND DRAINAGE IS HEREBY DEDICATED OVER THE ACCESS AND DRAINAGE EASEMENT SHOWN ON THIS PLAT, THE DRAINAGE AND MAINTENANCE EASEMENT SHOWN ON THIS PLAT AND THE POND 3 DRAINAGE EASEMENT SHOWN ON THIS PLAT, TO THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT. THE AREAS OF SUCH ACCESS AND DRAINAGE EASEMENT, SUCH DRAINAGE AND MAINTENANCE EASEMENT AND SUCH POND 3 DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- 17. A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED OVER TRACTS "RW-1", "RW-2" AND "RW-3" FOR THE BENEFIT OF ALL PROPERTY OWNERS OF PROPERTY WITHIN
- 18. A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED OVER THE OUTPARCEL ROAD ACCESS & UTILITY EASEMENT SHOWN ON THIS PLAT FOR THE BENEFIT OF ALL PROPERTY OWNERS OF PROPERTY WITHIN THIS PLAT. THERE ARE PUBLIC USE RIGHTS OVER AND ACROSS THE OUTPARCEL ROAD ACCESS & UTILITY EASEMENT SHOWN ON THIS PLAT, INCLUDING A PERPETUAL EASEMENT AND RIGHT OF INGRESS/EGRESS TO, AND FOR, THE BENEFIT OF DELIVERY AND PICKUP SERVICES, FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS AND REPRESENTATIVES OF
- 19. THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HEREBY DEDICATES AND GRANTS TO TOHOPEKALIGA WATER AUTHORITY (TWA). ITS SUCCESSORS AND ASSIGNS, PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS IN, TO, OVER, ACROSS AND UNDER TRACTS "RW-1", "RW-2" AND "RW-3" AS DEPICTED ON THIS PLAT AND THE OUTPARCEL ROAD ACCESS & UTILITY EASEMENT SHOWN ON THIS PLAT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND INSTALLING, MAINTAINING, REPAIRING, REFIGURING, AND RECONSTRUCTING WATER, WASTEWATER AND REUSE WATER UTILITIES AND ASSOCIATED FACILITIES WITHIN SAID EASEMENTS. THE OWNER MAY CONTINUE TO USE THE SURFACE OF THE EASEMENT AREAS FOR ANY LAWFUL PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE EASEMENT RIGHTS GRANTED HEREIN INCLUDING THE RIGHT TO IMPROVE THE EASEMENT AREAS, WHICH IMPROVEMENTS MAY INCLUDE A ROADWAY, PARKING, PAVING, SIDEWALKS, LIGHTING, LANDSCAPING, GREEN SPACES. RECREATIONAL AREAS, AND DRIVE AISLES FOR MOTOR VEHICLES UPON WRITTEN NOTICE TO AND WRITTEN APPROVAL FROM TWA. NO PERMANENT STRUCTURES OR IMPROVEMENTS, SUCH AS BUILDINGS. WALLS OR FOUNDATIONS, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON, OVER OR ACROSS SUCH UTILITY EASEMENTS. TWA, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT AND AUTHORITY TO CLEAR THE EASEMENT AREAS OF TREES, LIMBS, VEGETATION, AND OTHER PHYSICAL OBJECTS WHICH ENDANGER OR INTERFERE WITH THE SAFE OR EFFICIENT INSTALLATION, OPERATION OR MAINTENANCE OF FACILITIES EXISTING WITHIN THE UTILITY EASEMENTS.
- 20. THE DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 547. PAGE 441 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IMPACTS PORTIONS OF THE LANDS WITHIN TRACT "FD-1" SHOWN HEREON, BUT IS NOT PLOTTABLE. THE REFERENCE TO THE FOREGOING INSTRUMENT IS NOT INTENDED
- 21. THE PROPERTY IN THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR REUNION RESORT & CLUB OF ORLANDO. RECORDED IN OFFICIAL RECORDS BOOK 1990, PAGE 1654, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS



VICINITY MAP NOT TO SCALE

# SHEET INDEX

SHEET 1 - COVER

SHEET 2 & 3 - OVERALL REFERENCE BOUNDARY

SHEET 4 - TRACTS OS-1, OS-2 & Lots 1-6

SHEET 5 - TRACTS RW-1, RW-2, RW-3 & LS-1

SHEET 6 - TRACTS RP-1, RP-2, OS-3 & OS-4 SHEET 7 - POND 3 DRAINAGE EASEMENT

SHEET 8 - TRACT FD-1

SHEET 9 - TRACT FD-1

LEGEND:

LEGAL DESCRIPTION:

PARCEL 1-C, REUNION VILLAGE 1C, AS FILED AND RECORDED IN PLAT BOOK 16, PAGES 100 THROUGH

CONTAINS 108.85 ACRES MORE OR LESS.

FLORIDA.

103, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY,

O DENOTES FOUND PERMANENT REFERENCE MONUMENTS (5/8" REBAR & CAP - CAP STAMPED: "LB 6393")

DENOTES FOUND PERMANENT REFERENCE MONUMENTS (4"X4" CM -CAP STAMPED "LB 6393")

 DENOTES SET PERMANENT CONTROL POINT (NAIL & DISC - DISC STAMPED: "LB 6605")

• DENOTES SET 5/8" REBAR & CAP (UNLESS NOTED) (CAP STAMPED: "LB 6605") (PRM)

△ DENOTES CENTRAL ANGLE

DENOTES SECTION CORNER DENOTES 1/4 SECTION CORNER

DENOTES SECTION CORNER • RANGE LINE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM. IS THE OFFICIAL DEPICTION OF THE SUBDIMIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

COUNTY OF PALM BEACH The foregoing instrument was acknowledged before me this ZI day of JANKARY, 2019, by Arthur J. Falcone, Manager of AF Encore Management, LLC, a Florida limited liability

NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, IS A LICENSED AND REGISTERED SURVEYOR AND MAPPER. THAT THE FOREGOING PLAT WAS PREPARED BY HIM UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN FOUND OR PLACED AND PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND OSCEOLA COUNTY LAND DEVELOPMENT CODE. THE LAND DESCRIBED HEREON LIES IN SECTIONS 33 & 34, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA.

CERTIFICATE OF AUTHORIZATION NUMBER LB 6605

BARRY W. PREWITT, P.S.M.
FLORIDA REGISTERED SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY

REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDANTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER: PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATIONS OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON MOUTCH 04, 2019
THAT THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF
OSCEOLA COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA.

COUNTY ENGINEER

March 11th, 2019 17 02:31:43 PM FILE NO. 2019030980



A.E. = ACCESS EASEMENT DUE = DRAINAGE & UTILITY EASEMENT BLVD. = BOULEVARD ESMT = EASEMENT CA = COMMON AREA EX = EXISTINGCB = CHORD BEARING FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION CCR = CERTIFIED CORNER RECORD FIP = FOUND IRON PIPE

CDD = COMMUNITY DEVELOPMENT DISTRICT FND = FOUND CL = CENTERLINE GOV'T = GOVERNMENT (C) = CALCULATEDID = IDENTIFICATION (D) = DESCRIBEDJ.A.E. = JOINT ACCESS EASEMENT

C = CHORD DISTANCEL = ARC LENGTH CM = CONCRETE MONUMENT LB = LICENSED BUSINESS COR = CORNERLS = LICENSED SURVEYOR CONSV. = CONSERVATION NR = NON-RADIAL CR = COUNTY ROADNTS = NOT TO SCALE

<u> ABREVIATIONS:</u> NOID = NO IDENTIFICATION OA = OVERALL ORB = OFFICIAL RECORD BOOK

PB = PLAT BOOK PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVE PRM = PERMANENT REFERENCE MONUMENT PCP = PERMANENT CONTROL POINT

RD = ROAD

PI = POINT OF INTERSECTION PNT = POINT OF NON-TANGENCY PRC = POINT OF REVERSE CURVATURE PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY R = RADIUS

E = EASTS = SOUTHW = WEST

RP = RADIUS POINT

RGE = RANGE

SEC = SECTION

SR = STATE ROAD

TWP = TOWNSHIP

UE = UTILITY EASEMENT

TYP = TYPICAL

RAD = DENOTES RADIAL

R/W = RIGHT-OF-WAY

S.E. = SIDEWALK EASEMENT

S.E. & U.E. = SIDEWALK & UTILITY EASEMENT

SUE = SIDEWALK & UTILITY EASEMENT

Book27/Page178

CFN#2019030980

a Delaware limited liability company By: Encore Housing Opportunity Fund II
General Partner, LLC, a Delaware limited liability company

EHOF ACQUISITIONS II, LLC,

**PLAT** 

PAGE 178

"REUNION VILLAGE 1C REPLAT"

KNOW ALL MEN BY THESE PRESENTS, that the limited liability company named below, being the owner in fee simple of the

lands shown hereon, does hereby dedicate said lands and plat for the uses and purposes herein expressed, and hereby

"RW-3", the Access and Drainage Easement shown hereon, the Drainage and Maintenance Easement shown hereon and the

Pond 3 Drainage Easement shown hereon, as described in Note 3 hereon; (ii) each Drainage Easement as described in Notes 14 and 15 hereon; and (iii) the Public Use Rights over Tracts "RW-1", "RW-2" and "RW-3" and the Outparcel Road Access & Utility Easement shown hereon, as described in Notes 4 and

dedicates to Osceola County (i) the Blanket Ingress/Egress Easements over Tracts "RP-1", "RP-2", "RW-1", "RW-2",

IN WITNESS WHEREOF, the undersigned has executed this Dedication on the \_\_\_\_\_ day of \_\_AN\_\_, 2019.

company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware (limited liability) company, on behalf of said limited liability company, which is personally known to me. total itue

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

1368 EAST VINE STREET KISSIMMEE, FLORIDA 34744 PHONE: (407) 846-1216 DATE: 1/29/2019 BY:

REGISTRATION NO. PSM 5267

SURVEYOR REPRESENTING OSCEOLA COUNTY PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE

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

CERTIFICATE OF APPROVAL BY

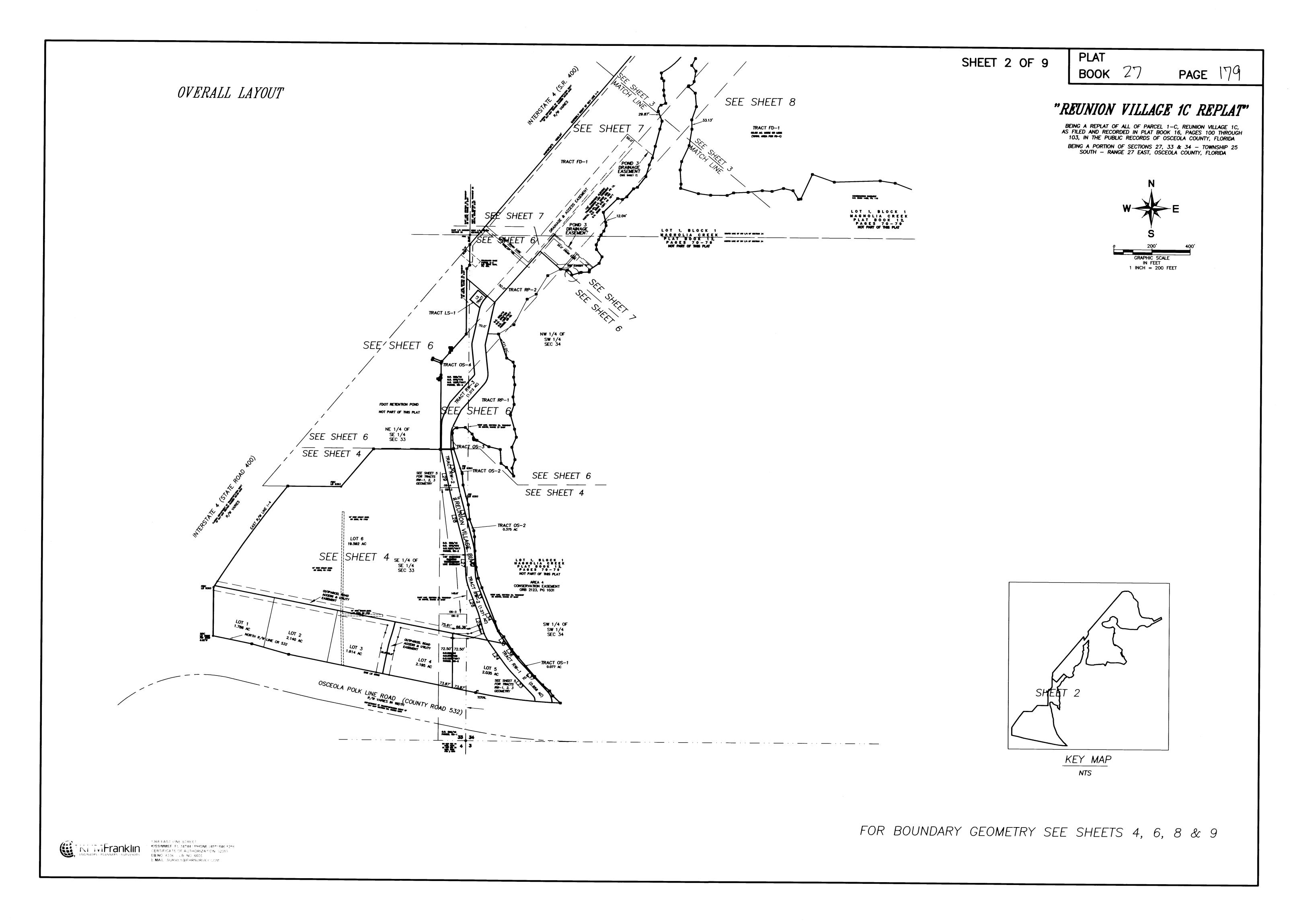
CERTIFICATE OF APPROVAL

CERTIFICATE OF COUNTY CLERK

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

Armando Ramines By: TOMM Deputy Clerk CLERK OF THE CIRCUIT COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Page 1 of 9



SHEET 3 OF 9

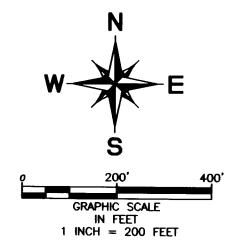
PLAT

BOOK 27

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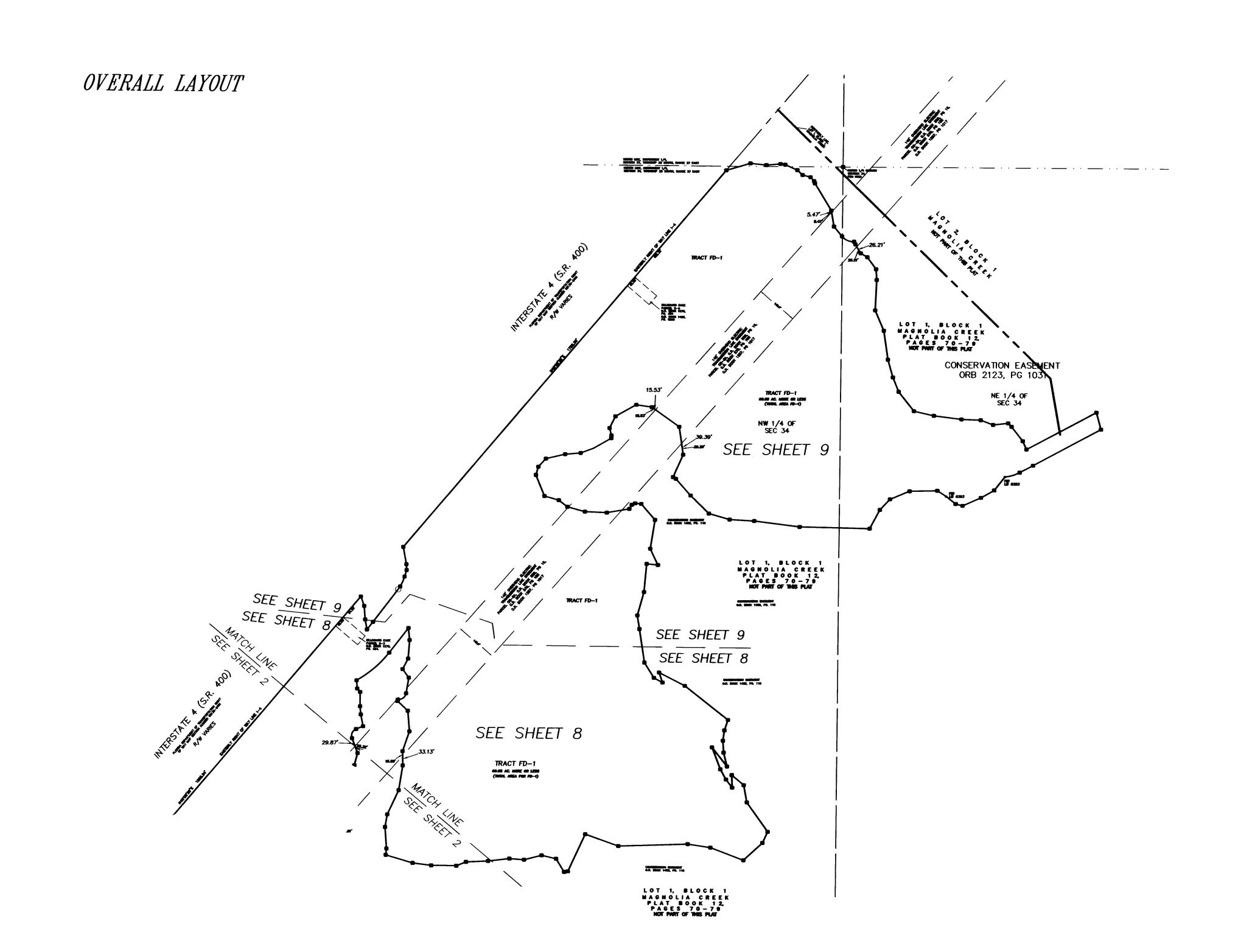
# "REUNION VILLAGE 1C REPLAT"

BEING A REPLAT OF ALL OF PARCEL 1—C, REUNION VILLAGE 1C, AS FILED AND RECORDED IN PLAT BOOK 16, PAGES 100 THROUGH 103, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING A PORTION OF SECTIONS 27, 33 & 34 — TOWNSHIP 25 SOUTH — RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

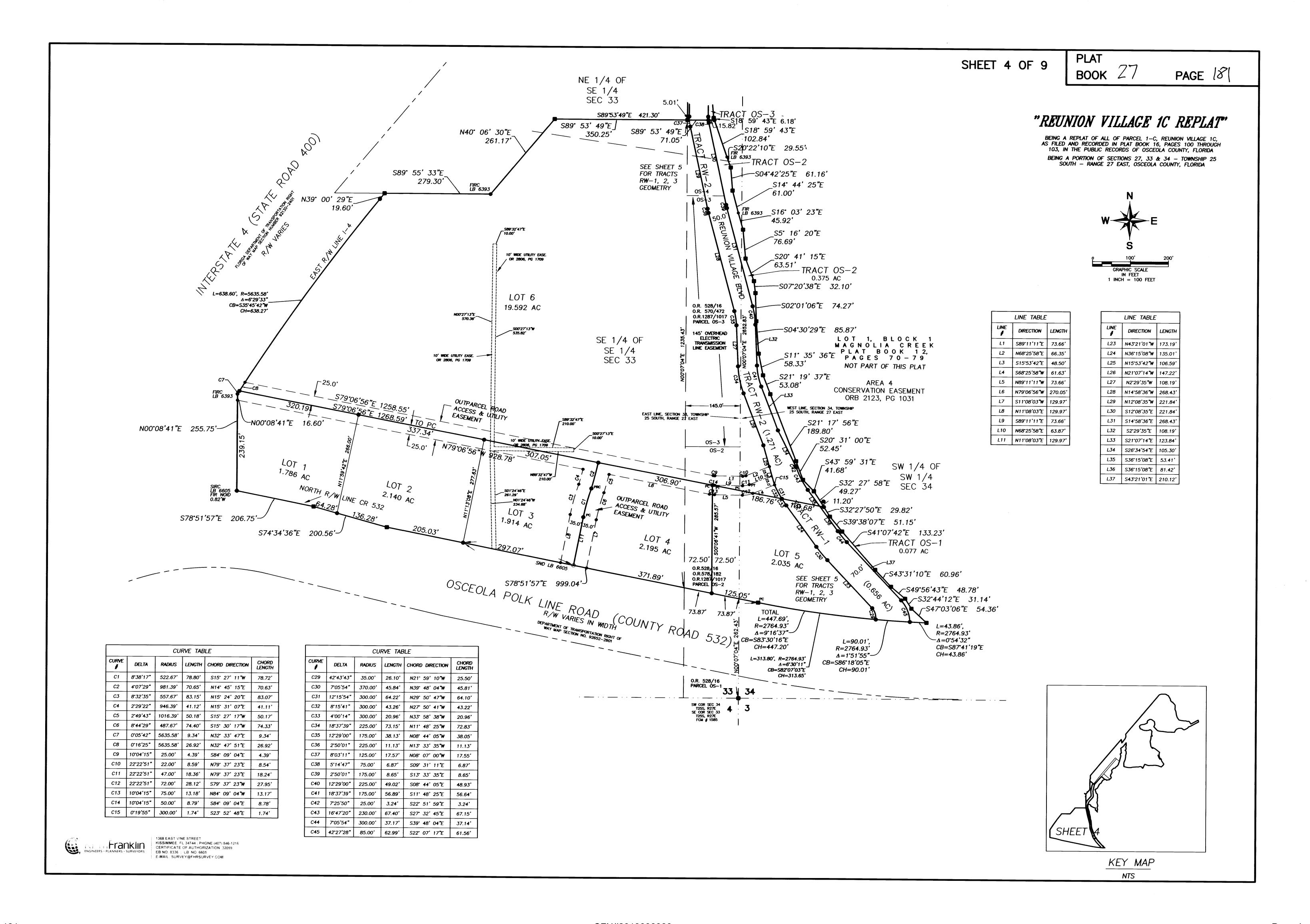




FOR BOUNDARY GEOMETRY SEE SHEETS 4, 6, 8 & 9







# SHEET 5 OF 9

PLAT

BOOK

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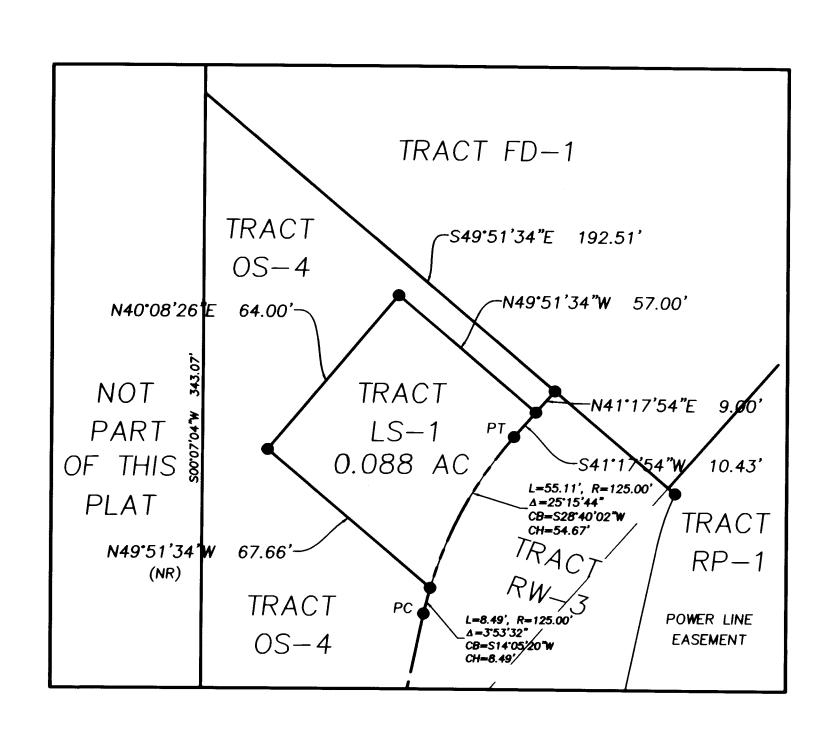
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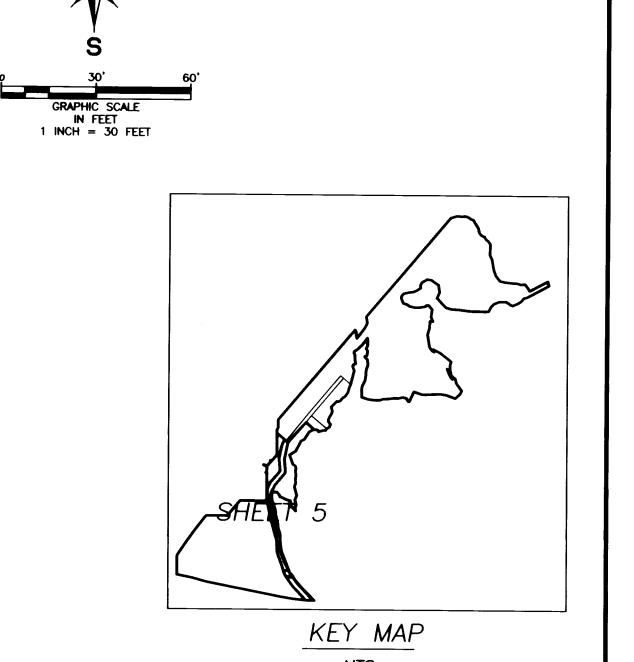
LINE TABLE					
LINE #	DIRECTION	LENGTH			
L12	N43°21'01"W	191.66'			
L13	N36°15'08"W	135.01'			
L14	N21'10'44"W	251.79'			
L15	N2°29'35"W	108.19			
L16	N14*58'36"W	268.43			
L17	N12'08'35"W	221.84'			
L18	N0°07'04"E	97.33'			
L19	N26°17'56"E	72.29'			
L20	N41'15'28"E	172.59'			
L21	N5'59'04"W	144.79'			
L22	N12'08'33"E	190.88'			

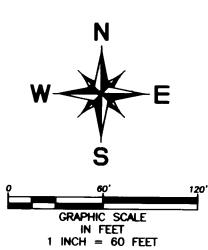
LINE #	DIRECTION	LENGTH
L12	N43°21'01"W	191.66'
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L16	N14*58'36"W	268.43'
L17	N12*08'35"W	221.84'
L18	N0°07'04"E	97.33'
L19	N26°17'56"E	72.29'
L20	N41°15'28"E	172.59'
L21	N5'59'04"W	144.79'
L22	N12'08'33"E	190.88

CURVE TABLE							
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH		
C17	45*56'47"	60.00'	48.12'	N20° 27' 34"W	46.84		
C18	7'05'54"	335.00'	41.50'	N39° 48' 04"W	41.48'		
C19	12.15.54"	265.00'	56.73'	N29° 50′ 47″W	56.62'		
C20	18°37'39"	200.00'	65.02'	N11" 48' 25"W	64.74		
C21	12*29'00"	200.00'	43.58'	N08° 44' 05"W	43.49'		
C22	2*50'01"	200.00'	9.89'	N13° 33′ 35″W	9.89'		
C23	12*15'39"	100.00	21.40'	NO6° 00′ 45″W	21.36'		
C24	26°10'52"	100.00	45.69'	N13° 12' 30"E	45.30'		
C25	14.57.32"	100.00'	26.11'	N33° 46' 42"E	26.03		
C26	47"14'32"	45.00'	37.10'	N17" 38' 12"E	36.06'		
C27	18*07'38"	<b>4</b> 5.00'	14.24'	NO3" 04' 45"E	14.18'		
C28	28'48'58"	100.00'	50.29	N26° 33' 02"E	49.77		











TRACTS RW-1, RW-2, RW-3

REUNION VILLAGE BOULEVARD

TRACT RP-2

L=17.34'

R=75.00'

CH=17.30'

—S12°08'33"W 208.80'

-N89°38'46"W 56.83'

R=10.00'

CH=3.15'

—S05°59'04"E 144.79'

-S41°15'28"W 181.12'

L=34.27'

R=75.00'

CH=33.97'

CB=S03°23'22"E

-S00°07'04"W 74.66'

L=9.18',

R=75.00'-∆=7°00′52″

CH=9.18'

L=8.65', R=175.00'  $-\Delta = 2^{\circ}50'01''$ CB=S13'33'35"E

CH = 8.65'

L=56.89',

-Δ=18°37′39" CB=S11\*48'25"E

L=3.24'

R=25.00'

L=67.40', R=230.00' CB=S22°51'59"E Δ=16°47'20" CH=3.24'

-S79°06'56"E 101.68'

L=62.99',

R=85.00'

 $-\Delta = 42^{\circ}27'28''$ 

CH=61.56'

CB=S22\*07'17**"**E

SOUTHEAST CORNER PARCEL 1-C, REUNION VILLAGE 1C, P.B. 16, PAGES 100-103 FCM LB 6393

L=43.86',

R=2764.93'

 $-\Delta = 0.54'32''$ 

CH=43.86'

CB=N87°41'19"W

-Δ=7°25'50"

-S36°15'08"E 81.42' L=37.17',

R=300.00'  $-\Delta = 7^{\circ}05'54''$ 

CH=37.14'

CB=S39°48'04"E

CH=56.64'

∆=16'47'20" CH=3 CB=S27'32'45"E CH=67.15' -S36°15'08"E 53.41'

\_\_S12\*08'35"E 221.84'

L=49.02'

R=225.00'

-S02°29'35"E 108.19'

-S21°07'14"E 123.84'

\_S26°34'54"E 105.30'

TRACT 0S-1 0.077 AC

L=90.01',

R=2764.93'  $\Delta=1.51.55''$ 

CH=90.01'

CB=N86°18'05"W

 $-\Delta = 12^{\circ}29'00''$ 

CB=S08°44'05"E CH = 48.93'

 $-\Delta = 26^{\circ}10'52''$ 

CB=S13°12'30"W

 $-\Delta = 18^{\circ}07'38''$ 

CB=S03°04'45"W

 $-\Delta = 13^{\circ}14'56''$ 

CB=S18°46'02"W

RETENTION POND

TRACT RP-2

(SEE SHEET 6)

L=65.96'

R=80.00'

CH=64.11'

 $-\Delta = 47^{\circ}14'32''$ 

CB=S17°38'12"W

RETENTION POND

TRACT RP-1

(SEE SHEET 6)

TRACT FD-1

TRACT RP-1

R=75.00'

CH=6.87'

**~**Δ=5°14'47**"** 

CB=S09°31'11"E

S49°51'34"E 52.88'-

L=63.61'

 $\Delta = 29^{\circ}09'21$ 

CB=N26'43'14"E

L=25.31'R=80.00' $\Delta = 18^{\circ}07'38''_{-}$ 

TRACT

R=125.00'

CH=62.92'

N41°17'54"E 19.43'-

N12'08'33"E 172.95'

CB=N03°04'45"E

TRACT LS-1 -(SEE DETAIL)

L=8.25'

R=10.00'

 $\Delta = 47^{\circ}14'32''$ 

CH=8.01'

CB=N17'38'12**"**E

L=57.12'

R=125.00'

 $\Delta = 26^{\circ}10'52''$ 

CB=N13°12'30"E CH=56.62'

N26°17'56"E 7.28'

N00°07'04"E 119.99'

L=9.18',

R=125.00'

CH=9.18'

L=17.57'

R=125.00'

CH = 17.55'L=11.13', R=225.00'

 $\Delta = 2^{\circ}50'01''$ 

CH=11.13'

L=38.13'

R=175.00'

CH=38.05'

N21°07'14"W 147.22'-

N15°53'42"W 106.59'—

TOTAL R=300.00'  $\Delta=12^{\circ}15'54''$ R=300.00'

CB=N29'50'47"W

CH=64.10' L=43.26', R=300.00' RW-2 CURVE

 $\Delta = 8^{\circ}15'41''$ 

CH=43.22'

CB=N27\*50'41"W

TRACT RW-1

TRACT RW-2

TRACT RW-3

(1.312 Ac.)

(1.271 Ac.)

(0.656 Ac.)

L=64.22'

L=20.96', R=300.00'

 $\Delta = 4.00'14'' -$ CB=N33°58'38"W CURVE

CH = 20.96'

L=45.84',

R=370.00'

 $\Delta = 7.05'54$ "

OSCEOLA-POLK GOUNTY

LINE ROAD (C.R. 532)

CB=N39°48'04**"**W

L=26.10', R=35.00' A=42'43'43"-

CH = 25.50'

CH=45.81' CB=N21'59'10"W

N00°37′1′8″W 6.38′

N36°15'08"W 135.01'

N02°29'35"W 108.19'~

L=73.15', R=225.00'

CH=72.83'

Δ=18°37'39"-CB=N11°48'25"W

 $\Delta = 12^{\circ}29'00''$ 

CB=N08°44'05"W

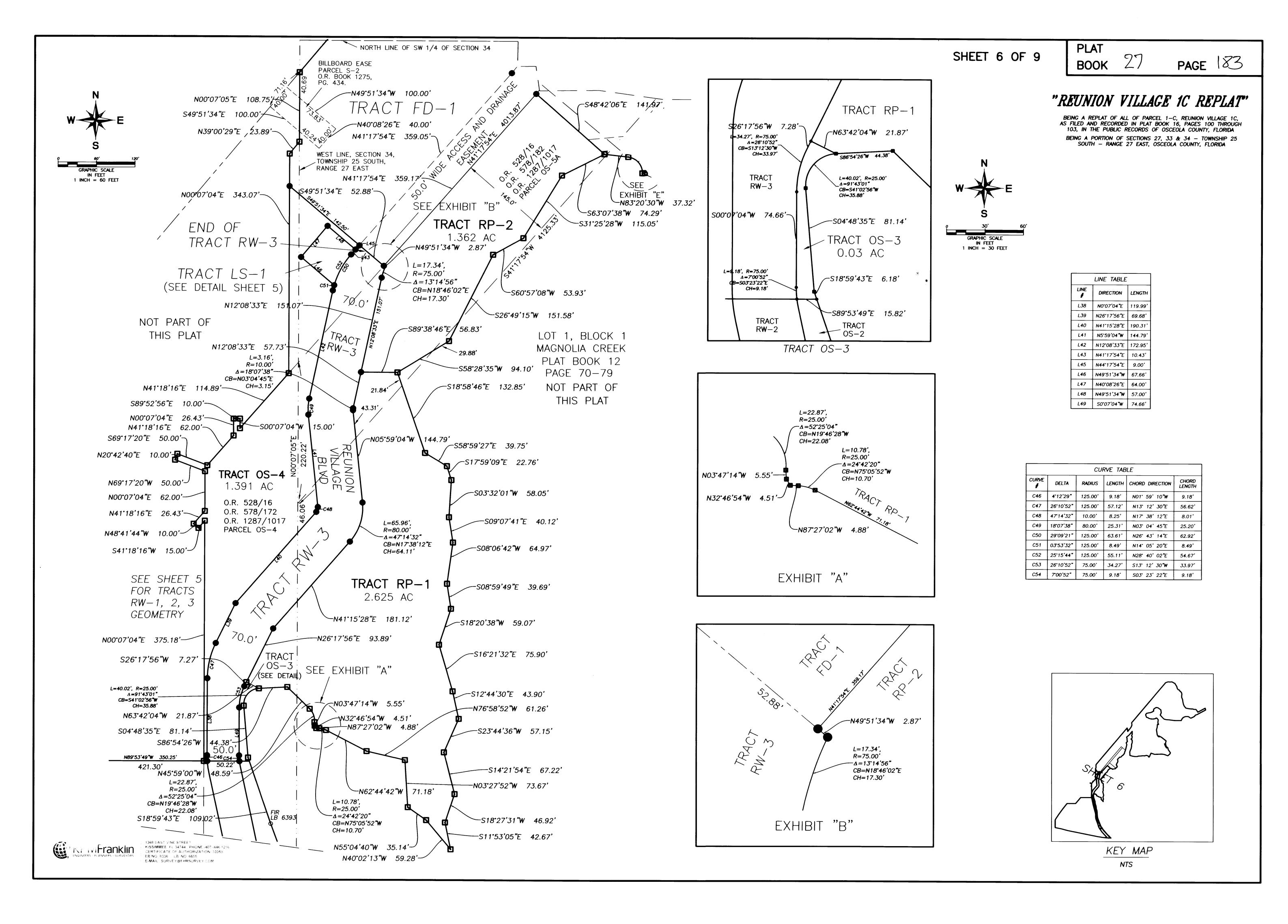
 $\Delta = 8^{\circ}03'11''$ 

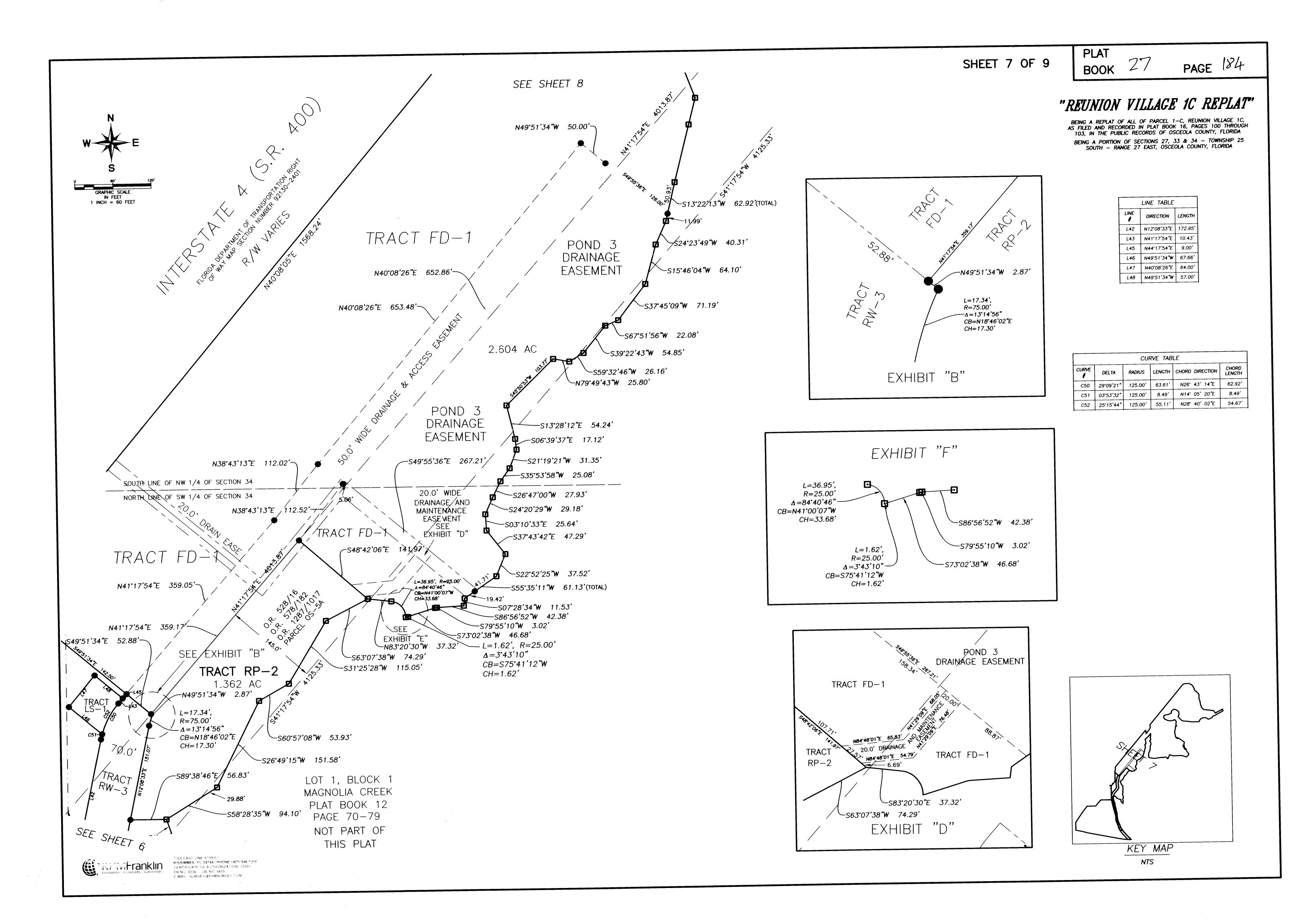
CB=N08\*07'00"W

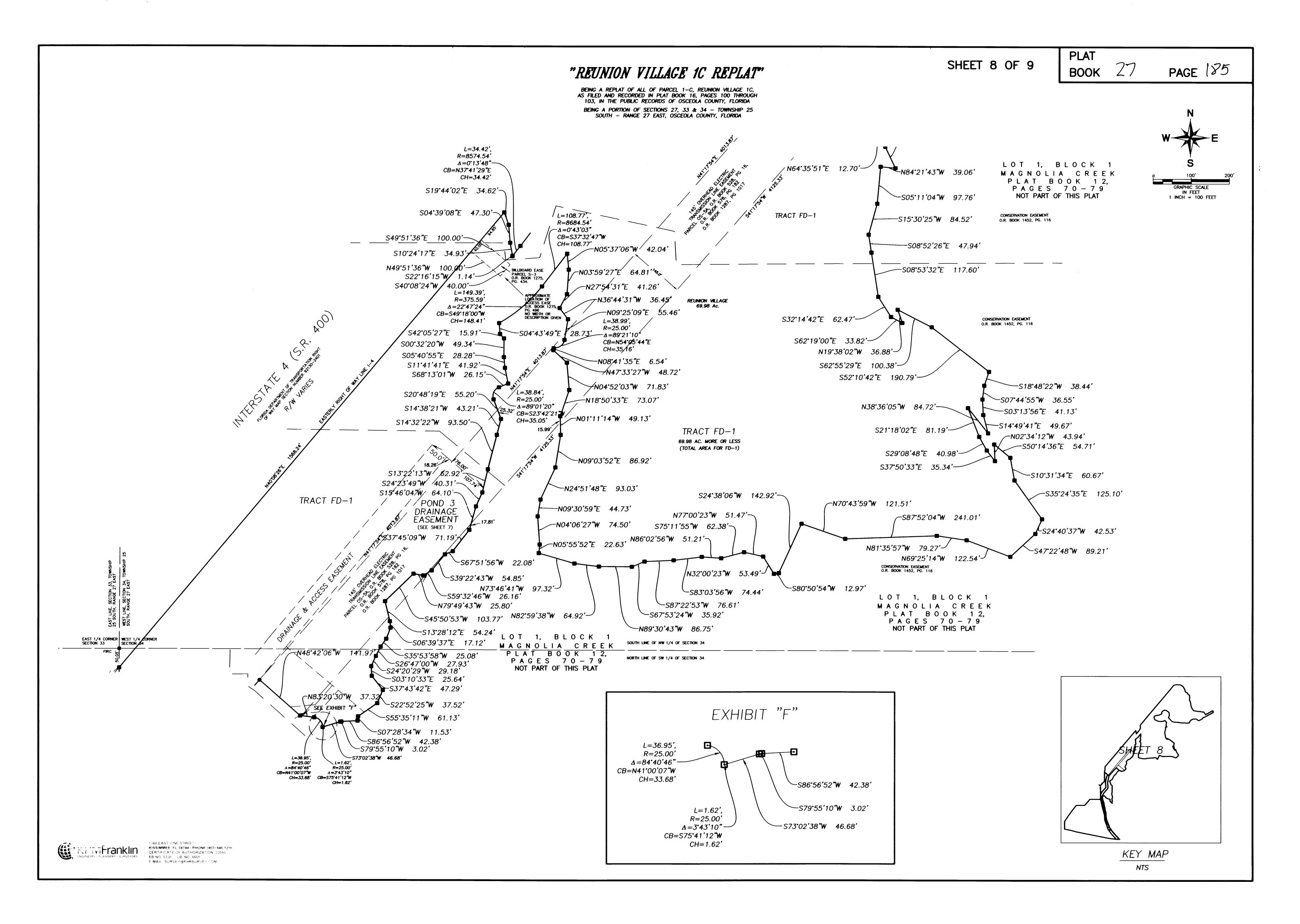
 $\Delta = 4.12.29$ "CB=N01.59.10"W

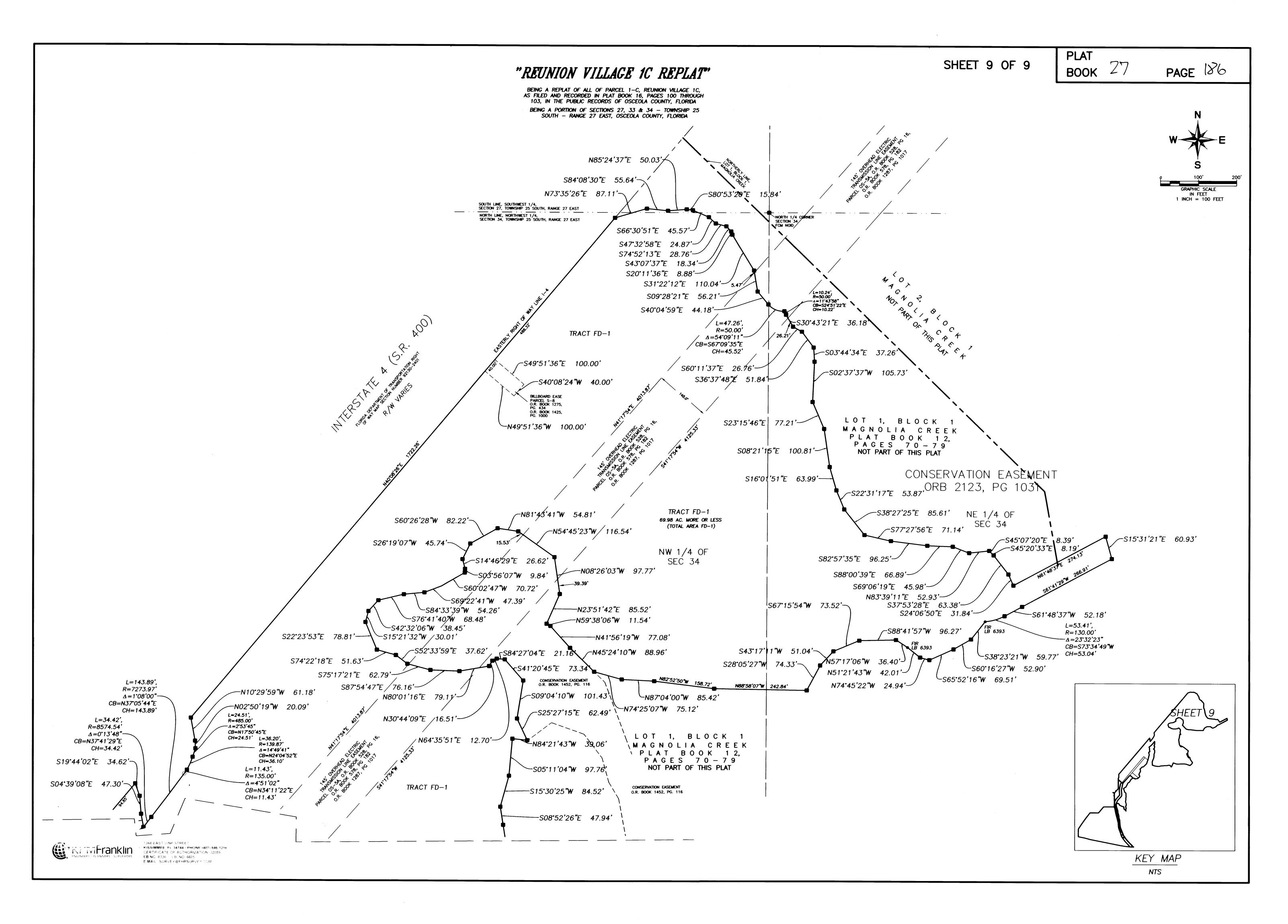
N89°53'49"W 50.22'—

N26°17'56"E 69.68'—









# SECTION V

### RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Reunion East Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearings thereon;

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit "A"** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- **2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 10, 2023

HOUR: 1:00 p.m.

LOCATION: Heritage Crossing Community Center

7715 Heritage Crossing Way Reunion, Florida 34747

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the Osceola County, Florida at least 60 days prior to the hearing set above.
- **4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

- **5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- **6. MAILED NOTICE**. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.
- **7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

# PASSED AND ADOPTED THIS 11th DAY OF MAY 2023.

ATTEST:	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
Constant Assistant Constant	By:
Secretary/Assistant Secretary	Its:

# Reunion East Community Development District Proposed Budget FY 2024





# **Table of Contents**

1-2	General Fund
3-11	General Fund Narrative
12	Replacement & Maintenance Fund
13	Debt Service Fund Series 2015A
4.4	Amantination Calcadula Carias 2045A
14	Amortization Schedule Series 2015A
15	Debt Service Fund Series 2021
46	Association than Oak and the Control of the Control
16	Amortization Schedule Series 2021

# Community Development District

Proposed Budget General Fund Fiscal Year 2024

	Adopted	Actual	Projected	Total	Proposed
Description	Budget FY2023	thru 3/31/23	Next 6 Months	thru 9/30/23	Budget FY2024
Description	F12023	3/31/23	WOTUIS	9/30/23	F12024
Revenues					
Special Assessments - Tax Collector	\$1,899,342	\$1,622,782	\$280,291	\$1,903,073	\$1,928,527
Special Assessments - Direct	\$102,593	\$77,541	\$25,052	\$102,593	\$76,370
Interest	\$1,250	\$35,503	\$21,302	\$56,804	\$45,500
Rental Income	\$2,240	\$5,600	\$560	\$6,160	\$2,800
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$483,577
Total Revenues	\$2,005,425	\$1,741,426	\$327,204	\$2,068,630	\$2,536,774
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$4,800	\$6,000	\$10,800	\$12,000
FICA Expense	\$918	\$367	\$459	\$826	\$918
Engineering	\$15,000	\$12,020	\$17,980	\$30,000	\$30,000
Attomey	\$35,000	\$22,882	\$20,118	\$43,000	\$45,000
Trustee Fees	\$8,620	\$0	\$8,620	\$8,620	\$8,620
Arbitrage	\$2,400	\$0	\$1,500	\$1,500	\$1,350
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$7,500
Dissemination	\$10,000	\$5,100	\$5,000	\$10,100	\$10,000
Annual Audit	\$7,800	\$7,800	\$0	\$7,800	\$7,900
Management Fees Information Technology	\$46,489 \$1,600	\$23,244 \$800	\$23,244 \$800	\$46,489 \$1,600	\$49,278 \$1,800
Website Maintenance	\$1,000	\$500	\$500	\$1,000	\$1,800
Telephone	\$300	\$300	\$500 \$50	\$1,000	\$1,200 \$150
Postage	\$1,500	\$421	\$379	\$800	\$1,500
Printing & Copies	\$500	\$65	\$65	\$130	\$500
General Liability Insurance	\$18,000	\$16,110	\$0	\$16,110	\$18,550
Legal Advertising	\$5,000	\$364	\$2,136	\$2,500	\$5,000
Other Current Charges	\$600	\$35	\$175	\$210	\$600
Office Supplies	\$500	\$8	\$92	\$100	\$250
Property Appraiser Fee	\$1,000	\$979	\$0	\$979	\$1,000
Property Taxes	\$400	\$124	\$0	\$124	\$400
Travel Per Diem	\$250	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$174,052	\$100,795	\$87,118	\$187,913	\$203,691
Maintenance - Shared Expenses					
Field Maintenance	\$41,844	\$20,922	\$20,922	\$41,844	\$43,099
Management Services Agreement	\$18,200	\$4,550	\$4,550	\$9,100	\$9,100
Telephone	\$8,400	\$3,570	\$3,600	\$7,170	\$8,400
Electric	\$330,204	\$173,017	\$190,207	\$363,224	\$369,600
Water & Sewer	\$40,538	\$16,822	\$16,822	\$33,644	\$40,538
Gas	\$45,808	\$29,450	\$15,000	\$44,450	\$47,600
Pool & Fountain Maintenance	\$165,200	\$100,008	\$84,000	\$184,008	\$224,000
Pond Maintenance	\$8,960	\$7,645	\$5,332	\$12,977	\$14,000
Property Insurance	\$41,454	\$37,844	\$0	\$37,844	\$56,766
rrigation Repairs & Maintenance	\$9,100	\$7,572	\$7,428	\$15,000	\$14,000
Landscape Contract	\$656,079	\$302,173	\$266,429	\$568,603	\$630,053
Landscape Contingency	\$28,000	\$5,932	\$8,240	\$14,173	\$28,000
Gate and Gatehouse Expenses	\$28,000	\$20,076	\$7,924	\$28,000	\$28,000
Roadways/Sidewalks/Bridge	\$14,000	\$7,823	\$6,177	\$14,000	\$14,000
Lighting	\$5,600	\$3,848	\$3,660	\$7,508	\$5,600
Building Repairs & Maintenance	\$11,200	\$860	\$5,600	\$6,460	\$11,200
Pressure Washing	\$19,600 \$380	\$25,827	\$0 \$380	\$25,827	\$28,000 \$280
Maintenance (Inspections) Repairs & Maintenance	\$280 \$14,000	\$0 \$16.708	\$280 \$3.202	\$280 \$20,000	
•	\$14,000 \$36,400	\$16,708 \$17,753	\$3,292 \$18,686	\$20,000 \$36,439	\$16,800 \$36,400
Contract Cleaning Fitness Center Repairs & Maintenance	\$36,400 \$2,800	\$17,753 \$802	\$18,686 \$2,485	\$36,439 \$3,287	\$36,400 \$5,600
Operating Supplies	\$2,800 \$2,800	\$602 \$0	\$2,485 \$1,400	\$3,287 \$1,400	\$5,600 \$1,400
Signage	\$5,600	\$6,738	\$1,680	\$8,418	\$5,600
Security	\$5,600 \$110,992	\$28,290	\$66,877	\$95,167	\$119,766
Parking Violation Tags	\$280	\$0	\$280	\$280	\$280

# Community Development District

Proposed Budget General Fund Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Maintenance - Direct Expenses					
Irrigation System Operations	\$75,000	\$0	\$0	\$0	\$75,000
Conservation Area Maintenance	\$0	\$0	\$0	\$0	\$1
Transfer Out - R&M Fund	\$111,034	\$111,034	\$0	\$111,034	\$500,000
Total Maintenance Expenses	\$186,034	\$111,034	\$0	\$111,034	\$575,00
Total Expenses	\$2,005,425	\$1,050,059	\$827,990	\$1,878,049	\$2,536,77
Excess Revenues (Expenditures)	\$0	\$691,367	(\$500,786)	\$190,581	(\$

 Net Assessments
 \$2,004,897

 Add: Discounts & Collections
 \$128,794

 Gross Assessments
 \$2,133,691

### Notes:

(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY23. For FY24, (1 thru 25) the adopted allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

Share	40	nete

	FY 2023 Budget	FY 2023 Projections	Total Proposed 2024 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$74,721	\$74,721	\$76,963	\$43,099	\$33,864
2 Management Services Agreement	\$32,500	\$16,250	\$16,250	\$9,100	\$7,150
3 Telephone	\$15,000	\$12,803	\$15,000	\$8,400	\$6,600
4 Electric	\$589,650	\$648,593	\$660,000	\$369,600	\$290,400
5 Water & Sewer	\$72,390	\$59,461	\$72,390	\$40,538	\$31,852
6 Gas	\$81,800	\$79,375	\$85,000	\$47,600	\$37,400
7 Pool & Fountain Maintenance	\$295,000	\$328,602	\$400,000	\$224,000	\$176,000
8 Pond Maintenance	\$16,000	\$23,174	\$25,000	\$14,000	\$11,000
9 Property Insurance	\$74,025	\$67,579	\$101,369	\$56,766	\$44,602
10 Irrigation Repairs & Maintenance	\$16,250	\$26,786	\$25,000	\$14,000	\$11,000
11 Landscape Contract	\$1,171,569	\$1,015,362	\$1,125,095	\$630,053	\$495,042
12 Landscape Contingency	\$50,000	\$25,308	\$50,000	\$28,000	\$22,000
13 Gate and Gatehouse Expenses	\$50,000	\$50,820	\$50,000	\$28,000	\$22,000
14 Roadways/Sidewalks/Bridge	\$25,000	\$25,000	\$25,000	\$14,000	\$11,000
15 Lighting	\$10,000	\$13,407	\$10,000	\$5,600	\$4,400
16 Building Repairs & Maintenance	\$20,000	\$11,535	\$20,000	\$11,200	\$8,800
17 Pressure Washing	\$35,000	\$46,120	\$50,000	\$28,000	\$22,000
18 Maintenance (Inspections)	\$500	\$500	\$500	\$280	\$220
19 Repairs & Maintenance	\$25,000	\$35,714	\$30,000	\$16,800	\$13,200
20 Contract Cleaning	\$65,000	\$65,069	\$65,000	\$36,400	\$28,600
21 Fitness Center & Repairs & Maintenance	\$5,000	\$5,869	\$10,000	\$5,600	\$4,400
22 Operating Supplies	\$5,000	\$2,500	\$2,500	\$1,400	\$1,100
23 Signage	\$10,000	\$15,032	\$10,000	\$5,600	\$4,400
24 Security	\$198,200	\$169,121	\$213,868	\$119,766	\$94,102
25 Parking Violation Tags	\$500	\$500	\$500	\$280	\$220
TOTAL	\$2,938,105	\$2,819,203	\$3,139,434	\$1,758,083	\$1,381,351

### FISCAL YEAR 2024

### Reunion East Projected EAU Administrative & Maintenance Calculation

			Total	% of	Total	Per Unit Gross
Product Type	EAU	Units	EAU	EAU	Assessments	Assessments
Commercial	1.00	751	751.39	14.90%	\$317,863	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,011	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,372	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.79	100.00%	\$2,133,691	

### FISCAL YEAR 2023

### Reunion East Projected EAU Administrative & Maintenance Calculation

			Total	% of	Total	Per Unit Gross
Product Type	EAU	Units	EAU	EAU	Assessments	Assessments
Commercial	1.00	751	751.38	14.90%	\$317,859	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,013	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,374	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.78	100.00%	\$2,133,691	·

General Fund Budget Fiscal Year 2024

# **REVENUES:**

# Special Assessments - Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

# **Special Assessments – Direct**

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these assessments directly to the property owners.

### Interest

The District generates funds from invested funds.

# **Rental Income**

The District charges rental fees for the special use of certain amenities throughout the District.

# **EXPENDITURES:**

# Administrative:

# Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

# FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

# **Engineering**

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

### <u>Attorney</u>

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

# **Trustee Fees**

The District issued Series 2015A & 2021 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

General Fund Budget Fiscal Year 2024

# **Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's the Series 2005 Special Assessment Bonds, the Series 2015A Special Assessment Refunding Bonds and the Series 2021 Special Assessment Bonds. The District will be contracting with AMTEC to calculate the rebate liability and submit a report to the District.

# **Assessment Administration**

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

# **Dissemination**

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

# **Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to audit the financials records.

# **District Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

### **Information Technology**

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

# **Website Maintenance**

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

# <u>Telephone</u>

Telephone and fax machine.

# **Postage**

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

# **Printing & Copies**

Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

General Fund Budget Fiscal Year 2024

# **General Liability Insurance**

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

# **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

# **Other Current Charges**

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

# Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

# **Property Appraiser Fee**

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

### **Property Taxes**

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

# **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

### **Maintenance:**

56% of the maintenance costs are allocated to Reunion East and 44% are allocated to Reunion West during Fiscal Year 2023. The District will propose the same split of 56% of the maintenance costs to Reunion East and 44% to Reunion West during Fiscal Year 2024. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

# **Field Management**

The District currently has a contract with Governmental Management Services-CF, LLC to provide onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

# Management Service Agreement

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

General Fund Budget Fiscal Year 2024

<u>Telephone</u>
This is for service for phone lines to the pool houses and guard houses.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard
491122540	700 Tradition Boulevard
450054870	700 Tradition Boulevard

Electric
The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	, <b>3</b>
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)

# **Reunion East** Community Development District General Fund Budget Fiscal Year 2024

Account #	Duke Energy Service Address
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd,Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9100 8562 9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562 8736	84401 Golden Bear Drive Fountain
9100 8562 8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562 9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562 9480	7615 Fairfax Rd. Gate
9100 8562 9993	7800 Tradition Blvd Irrig Meter B
9100 8568 0095	97201 Golden Bear Dr., Monument
9100 8563 0269	300 Sinclair Rd Irrig Meter A
9100 8563 0508	7800 Tradition Blvd Irrig Meter A

Account #	OUC Service Address
76305-72865	7855 Osceola Polk Line Rd
95820-59007	Sinclair Rd

General Fund Budget Fiscal Year 2024

# Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

# <u>Gas</u>

This item represents utility service costs for gas service at the community pools. The District has accounts with Gas South and Teco Peoples Gas for this service.

Account #	Gas South Service Address
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	Carriage Point Pool

Account #	Teco Peoples Gas Service Address	
211010319849	7693 Heritage Crossing Way	
211010400144	7621 Heritage Crossing Way	
211010400342	7585 Assembly Ln	
211010400532	7475 Gathering Dr	
221003460526	7500 Morning Dove Circle	
211022021771	1364 Seven Eagles Court	

General Fund Budget Fiscal Year 2024

# **Pool & Fountain Maintenance**

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$7,000	\$84,000
Pool Chemicals - Spies Pool		\$180,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Pool Cleaning - Reunion Resort	\$3,300	\$39,600
Contingency - Misc. Repairs		\$89,850
Total		\$400,000

# **Pond Maintenance**

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Description	Monthly	Annual
Aquatic Plant Management		
1 Pond - Patriots Landing	\$141	\$1,692
10 Stormwater Retention Ponds Reunion Village	\$1,115	\$13,380
1 Stormwater Retention Pond - Encore Reunion	\$219	\$2,628
1 Stormwater Retention Pond - Grand Traverse	\$153	\$1,836
Contingency		\$5,964
Total		\$25,500

# **Property Insurance**

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

# **Irrigation Repairs & Maintenance**

Represents the District expense for maintenance of the irrigation system.

General Fund Budget Fiscal Year 2024

# **Landscape Contract**

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Description	Monthly	Annual
Landscape Contract		
Common Area - Yellowstone Landscape	\$49,435	\$593,220
Reunion Village 1-3 - Yellowstone Landscape	\$6,138	\$73,656
Reunion Village 4-5 - Yellowstone Landscape	\$2,883	\$34,596
Bedding Plants/Bed Dressing/Palm Trimming		\$209,253
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$32,770
Total		\$1,125,095

# **Landscape Contingency**

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

# **Gate & Gatehouse Expenses**

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

# Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

# Lighting

Represents costs for lighting repair scheduled during the fiscal year.

# **Building Repairs & Maintenance**

Repairs for properties covered under the Management Services Agreement.

# **Pressure Washing**

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

# Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles.

# Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

# **Contract Cleaning**

Represents estimated costs for monthly janitorial services to the Amenity Centers. District has contracted with Reunion Club of Orlando, LLC for this service.

General Fund Budget Fiscal Year 2024

# Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 12 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	\$275	\$3,300
Contingency - New Fitness Center/Misc. Repairs		\$6,700
Total		\$10,000

# **Operating Supplies**

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

# **Signage**

Represents estimated costs for repairing/maintaining signs within the District.

# <u>Security</u>

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

Description	Monthly	Annual
Security		
Reunion Resort and Club Master Association	\$11,667	\$140,000
Reunion West Property Owners' Association, Inc.	\$2,276	\$27,308
Contingency		\$31,200
Total		\$198,508

# **Parking Violation Tags**

Represents estimated costs for purchase of parking violation tags.

# Maintenance - Direct Expenses

# **Irrigation System Operations**

Represents estimated net operating expenses for irrigation system serving CDD common areas.

# Transfer Out - R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

# **Community Development District**

# Proposed Budget

# Replacement & Maintenance Fund Fiscal Year 2024

	Adopted Budget	Actual thru	Projected Next 6	Total thru	Proposed Budget
Description	FY2023	3/31/23	Months	9/30/23	FY2024
Revenues					
Transfer In	\$111,034	\$111,034	\$0	\$111,034	\$500,000
Interest	\$12,000	\$70,524	\$45,000	\$115,524	\$92,500
Total Revenues	\$123,034	\$181,558	\$45,000	\$226,558	\$592,500
Expenditures					
Contingency	\$500	\$4,133	\$231	\$4,364	\$600
Building Improvements	\$176,145	\$0	\$176,145	\$176,145	\$0
Fountain Improvements	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$16,515	\$251,705	\$268,220	\$0
Monument Inprovements	\$0	\$0	\$0	\$0	\$0
Pool Furniture	\$8,400	\$5,461	\$7,031	\$12,492	\$0
Pool Repair & Replacements	\$0	\$12,482	\$0	\$12,482	\$0
Lighting Improvements	\$0	\$0	\$0	\$0	\$0
Landscape Improvements	\$0	\$0	\$0	\$0	\$0
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0
Roadway Improvements	\$62,328	\$81,659	\$63,972	\$145,630	\$0
Signage	\$28,000	\$10,567	\$0	\$10,567	\$0
Stormwater Improvements	\$28,000	\$0	\$0	\$0	\$0
Capital Outlay	\$5,600	\$40,345	\$4,181	\$44,525	\$454,865
Total Expenditures	\$560,678	\$171,161	\$503,264	\$674,425	\$455,465
Excess Revenues/(Expenditures)	(\$437,644)	\$10,397	(\$458,264)	(\$447,867)	\$137,035
Fund Balance - Beginning	\$3,425,949	\$3,538,873	\$0	\$3,538,873	\$3,091,006
Fund Balance - Ending	\$2,988,305	\$3,549,270	(\$458,264)	\$3,091,006	\$3,228,041

# Notes:

(1) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY23. For FY24, (1) the adopted allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

Building Improvements
Fountain Improvements
Gate/Gatehouse Improvements
Monuments Improvements
Pool Furniture
Pool Repair & Replacements
Lighting Improvements
Landscape Improvements
Irrigation Improvements
Roadway Improvements
Signage
Stormwater Improvements
1 Capital Outlay
TOTAL

		Shared Costs		
FY 2023 Budget	FY 2023 Projections	Total Proposed 2024 Budget	Reunion East 56%	Reunion West 44%
\$314,544	\$314,544	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$449,474	\$478,965	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$15,000	\$22,308	\$0	\$0	\$0
\$0	\$22,289	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$111,300	\$260,054	\$0	\$0	\$0
\$50,000	\$18,870	\$0	\$0	\$0
\$50,000	\$0	\$0	\$0	\$0
\$10,000	\$79,509	\$812,259	\$454,865	\$357,394
\$1,000,318	\$1,196,538	\$812,259	\$454,865	\$357,394

Community Development District
Proposed Budget
Series 2015A Debt Service
Fiscal Year 2024

	Adopted	Actual	Projected	Total	Proposed
	Budget	thru	Next 6	thru	Budget
Description	FY2023	3/31/23	Months	9/30/23	FY2024
Revenues					
Special Assessments	\$2,568,595	\$2,185,011	\$377,400	\$2,562,411	\$2,568,595
Interest Income	\$450	\$26,637	\$15,982	\$42,619	\$25,000
Carry Forward Surplus	\$942,874	\$976,059	\$0	\$976,059	\$958,589
Total Revenue	\$3,511,919	\$3,187,707	\$393,382	\$3,581,089	\$3,552,184
Expenditures					
Special Call 11/01	\$0	\$10,000		\$10,000	\$0
Interest Expense 11/01	\$543,875	\$543,875	\$0	\$543,875	\$505,500
Principal Expense 05/01	\$1,525,000	\$0	\$1,525,000	\$1,525,000	\$1,600,000
Interest Expense 05/01	\$543,875	\$0	\$543,625	\$543,625	\$505,500
Total Expenses	\$2,612,750	\$553,875	\$2,068,625	\$2,622,500	\$2,611,000
EXCESS REVENUES	\$899,169	\$2,633,832	(\$1,675,243)	\$958,589	\$941,184
			1	1/1/2024 Interest	\$465,500
				Net Assessments	\$2,568,595
			Add: Discou	ints & Collections	\$163,953
			Gr	oss Assessments	\$2,732,548

Reunion East Projected EAU Calculation 2015A

			Total	% of	Total	Per Unit Gross
Product Type	EAU	Units	EAU	EAU	Assessments	Assessments
Commercial	1.00	58.78	58.78	1.67%	\$45,680	\$777
Multi-Family	1.50	1,287.00	1,930.50	54.90%	\$1,500,260	\$1,166
Single-Family	2.00	762.00	1,524.00	43.34%	\$1,184,354	\$1,554
Golf	1.00	2.90	2.90	0.08%	\$2,254	\$777
		2,110.68	3,516.18	100.00%	\$2,732,548	

<sup>\*</sup>SF unit reflects one lot payoff in FY22

Community Development District
Series 2015A Special Assessment Refunding Bonds
Debt Service Schedule (Term Bonds Due Combined)

# **AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$21,745,000.00	\$1,525,000	\$543,625.00	
11/01/23	\$20,220,000.00	\$0	\$505,500.00 \$	2,574,125.00
05/01/24	\$20,220,000.00	\$1,600,000	\$505,500.00	
11/01/24	\$18,620,000.00	\$0	\$465,500.00 \$	2,571,000.00
05/01/25	\$18,620,000.00	\$1,685,000	\$465,500.00	
11/01/25	\$16,935,000.00	\$0	\$423,375.00 \$	2,573,875.00
05/01/26	\$16,935,000.00	\$1,765,000	\$423,375.00	
11/01/26	\$15,170,000.00	\$0	\$379,250.00 \$	2,567,625.00
05/01/27	\$15,170,000.00	\$1,855,000	\$379,250.00	
11/01/27	\$13,315,000.00	\$0	\$332,875.00 \$	2,567,125.00
05/01/28	\$13,315,000.00	\$1,955,000	\$332,875.00	
11/01/28	\$11,360,000.00	\$0	\$284,000.00 \$	2,571,875.00
05/01/29	\$11,360,000.00	\$2,050,000	\$284,000.00	
11/01/29	\$9,310,000.00	\$0	\$232,750.00 \$	2,566,750.00
05/01/30	\$9,310,000.00	\$2,155,000	\$232,750.00	
11/01/30	\$7,155,000.00	\$0	\$178,875.00 \$	2,566,625.00
05/01/31	\$7,155,000.00	\$2,270,000	\$178,875.00	
11/01/31	\$4,885,000.00	\$0	\$122,125.00 \$	2,571,000.00
05/01/32	\$4,885,000.00	\$2,385,000	\$122,125.00	
11/01/32	\$2,500,000.00	\$0	\$62,500.00 \$	2,569,625.00
05/01/33	\$2,500,000.00	\$2,500,000	\$62,500.00 \$	2,562,500.00
		\$21,745,000	\$6,517,125.00 \$	28,262,125.00

# **Community Development District**

Proposed Budget Series 2021 Debt Service Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$1,116,155	\$900,366	\$215,749	\$1,116,115	\$1,116,155
Interest	\$500	\$24,947	\$14,968	\$39,915	\$23,415
Carry Forward Surplus	\$344,177	\$351,938	\$0	\$351,938	\$388,205
Total Revenue	\$1,460,832	\$1,277,251	\$230,717	\$1,507,968	\$1,527,775
<u>Expenditures</u>					
Interest Expense 11/01	\$342,381	\$342,381	\$0	\$342,381	\$337,161
Principal Expense 05/01	\$435,000	\$0	\$435,000	\$435,000	\$445,000
Interest Expense 05/01	\$342,381	\$0	\$342,381	\$342,381	\$337,161
Total Expenses	\$1,119,763	\$342,381	\$777,381	\$1,119,763	\$1,119,323
Excess Revenues (Expenditures)	\$341,070	\$934,869	(\$546,664)	\$388,205	\$408,453
			11/	1/2024 Interest	\$331,821
			Ne	et Assessments	\$1,116,155
			Add: Discoun	ts & Collections	\$71,244
			Gros	s Assessments	\$1,187,399

**Reunion East Projected EAU Calculation 2021** 

			Total	Per Unit Gross
Product Type	EAU	Units	Assessments	Assessments
Multi-Family	1.50	296.00	\$624,788	\$2,111
Single-Family	2.00	250.00	\$562,610	\$2,250
_	<u> </u>	546.00	\$1,187,399	

Community Development District
Series 2021 Special Assessment Bonds (Series 2021 Project)
Debt Service Schedule (Term Bonds Due Combined)

# **AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$19,930,000.00	\$435,000	\$342,381.25	
11/01/23	\$19,495,000.00	\$0	\$337,161.25	\$1,114,542.50
05/01/24	\$19,495,000.00	\$445,000	\$337,161.25	Ψ1,114,042.00
11/01/24	\$19,050,000.00	\$0	\$331,821.25	\$1,113,982.50
05/01/25	\$19,050,000.00	\$455,000	\$331,821.25	, , , , , , , , , , , , , , , , , , , ,
11/01/25	\$18,595,000.00	\$0	\$326,361.25	\$1,113,182.50
05/01/26	\$18,595,000.00	\$465,000	\$326,361.25	
11/01/26	\$18,130,000.00	\$0	\$320,781.25	\$1,112,142.50
05/01/27	\$18,130,000.00	\$480,000	\$320,781.25	
11/01/27	\$17,650,000.00	\$0	\$313,941.25	\$1,114,722.50
05/01/28	\$17,650,000.00	\$495,000	\$313,941.25	
11/01/28	\$17,155,000.00	\$0	\$306,887.50	\$1,115,828.75
05/01/29	\$17,155,000.00	\$505,000	\$306,887.50	
11/01/29	\$16,650,000.00	\$0	\$299,691.25	\$1,111,578.75
05/01/30	\$16,650,000.00	\$520,000	\$299,691.25	
11/01/30	\$16,130,000.00	\$0	\$292,281.25	\$1,111,972.50
05/01/31	\$16,130,000.00	\$535,000	\$292,281.25	<b>*</b>
11/01/31	\$15,595,000.00	\$0	\$284,657.50	\$1,111,938.75
05/01/32	\$15,595,000.00	\$555,000	\$284,657.50	04 445 570 75
11/01/32	\$15,040,000.00	\$0	\$275,916.25	\$1,115,573.75
05/01/33	\$15,040,000.00	\$570,000	\$275,916.25	¢4.440.055.00
11/01/33	\$14,470,000.00	\$0 \$500,000	\$266,938.75	\$1,112,855.00
05/01/34	\$14,470,000.00 \$13,880,000.00	\$590,000	\$266,938.75 \$257,646.25	¢1 114 E9E 00
11/01/34 05/01/35	\$13,880,000.00 \$13,880,000.00	\$0 \$610,000	\$257,646.25 \$257,646.25	\$1,114,585.00
11/01/35	\$13,270,000.00	\$010,000	\$248,038.75	\$1,115,685.00
05/01/36	\$13,270,000.00	\$630,000	\$248,038.75	\$1,113,003.00
11/01/36	\$12,640,000.00	\$030,000 \$0	\$238,116.25	\$1,116,155.00
05/01/37	\$12,640,000.00	\$650,000	\$238,116.25	ψ1,110,100.00
11/01/37	\$11,990,000.00	\$0	\$227,878.75	\$1,115,995.00
05/01/38	\$11,990,000.00	\$670,000	\$227,878.75	* ., ,
11/01/38	\$11,320,000.00	\$0	\$217,326.25	\$1,115,205.00
05/01/39	\$11,320,000.00	\$690,000	\$217,326.25	, , , , ,
11/01/39	\$10,630,000.00	\$0	\$206,458.75	\$1,113,785.00
05/01/40	\$10,630,000.00	\$710,000	\$206,458.75	
11/01/40	\$9,920,000.00	\$0	\$195,276.25	\$1,111,735.00
05/01/41	\$9,920,000.00	\$735,000	\$195,276.25	
11/01/41	\$9,185,000.00	\$0	\$183,700.00	\$1,113,976.25
05/01/42	\$9,185,000.00	\$760,000	\$183,700.00	
11/01/42	\$8,425,000.00	\$0	\$168,500.00	\$1,112,200.00
05/01/43	\$8,425,000.00	\$795,000	\$168,500.00	
11/01/43	\$7,630,000.00	\$0	\$152,600.00	\$1,116,100.00
05/01/44	\$7,630,000.00	\$825,000	\$152,600.00	
11/01/44	\$6,805,000.00	\$0	\$136,100.00	\$1,113,700.00
05/01/45	\$6,805,000.00	\$860,000	\$136,100.00	
11/01/45	\$5,945,000.00	\$0	\$118,900.00	\$1,115,000.00
05/01/46	\$5,945,000.00	\$895,000	\$118,900.00	
11/01/46	\$5,050,000.00	\$0	\$101,000.00	\$1,114,900.00
05/01/47	\$5,050,000.00	\$930,000	\$101,000.00	<b>C4 440 400 00</b>
11/01/47	\$4,120,000.00	\$0 \$070,000	\$82,400.00	\$1,113,400.00
05/01/48	\$4,120,000.00	\$970,000	\$82,400.00	<b>#4 44E 400 00</b>
11/01/48	\$3,150,000.00 \$3,150,000.00	\$0 \$1,010,000	\$63,000.00 \$63,000.00	\$1,115,400.00
05/01/49	\$3,150,000.00 \$2,140,000.00	\$1,010,000	\$63,000.00 \$42,800.00	¢1 11E 000 00
11/01/49 05/01/50	\$2,140,000.00 \$2,140,000.00	\$0 \$1,050,000	\$42,800.00 \$42,800.00	\$1,115,800.00
11/01/50	\$2,140,000.00	\$1,050,000 \$0	\$42,800.00 \$21,800.00	\$1,114,600.00
05/01/51	\$1,090,000.00	\$1,090,000	\$21,800.00 \$21,800.00	\$1,111,800.00
	. , , , ,			
		\$19,930,000	\$12,378,341.25	\$32,308,341.25

# SECTION VI

# **RESOLUTION 2023-08**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of May 2023.

ATTEST:	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

# **SECTION VII**

# Reunion East Community Development District and Reunion West Community Development District Amenity Policies & Fees

Adopted April 8, 2021
Amended and Restated February 9, 2023
DRAFT May 4, 2023

**CDD Offices & District Manager:** 

219 East Livingston Street, Orlando, FL 32801 407.841.5524 ext. 138 TAdams@gmscfl.com

#### **Definitions**

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

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

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

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

**"Board of Supervisors" or "Board"** shall mean the District's Board of Supervisors or the Districts' Boards of Supervisors. The names of the current Board of Supervisors of each District are located on the Districts' website (<a href="www.reunioneastcdd.com">www.reunioneastcdd.com</a> or <a href="www.reunionwestcdd.com">www.reunionwestcdd.com</a>).

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

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

"District Manager" shall mean the professional management company with which the Districts have contracted to provide management services to the Districts. The name of the professional management company is available on each District's website (<a href="www.reunioneastcdd.com">www.reunioneastcdd.com</a> or <a href="www.reunionwestcdd.com">www.reunionwestcdd.com</a>).

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

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

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

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

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

#### Introduction & Welcome

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

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

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

Our community provides Residents with the following amenities:

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

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through <a href="mailto:TAdams@gmscfl.com">TAdams@gmscfl.com</a> at Governmental Management Services – Central Florida, LLC.

Sincerely,

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

#### **Sunshine Law Disclosure**

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

#### **Amenity Management**

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

Reunion Resort's Office 7593 Gathering Drive Kissimmee, FL 34747 Phone: (407) 662-1089

Anthony Carll, Resort General Manager ACarll@reunionresort.com

Reunion Resort Membership Office

Phone: (407) 420-9177

RRmembership@reunionresort.com

#### **District Management Offices**

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

Reunion East Community Development District
Reunion West Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526

Fax: (407) 839-1526 www.reunioneastcdd.com www.reunionwestcdd.com

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

#### **Security Office**

Dial 911 in an emergency.

Reunion Security Offices can be reached by calling (407) 396-3130.

#### 1. Facility Access Cards

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

#### 2. Non-Resident Annual User Fee

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

#### 3. Guest Policies

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

#### 4. Renter's Privileges

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

#### 5. General Facility Provisions

- The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies
  when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or
  fees beyond the increases specifically allowed for by the District's rules and regulations, the Board
  must hold a duly-noticed public hearing on said rates and fees pursuant to Chapter 190, Florida
  Statutes.
  - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
- 2. All Residents and Guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
- 3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
- 4. Dogs or other pets (with the exception of bona fide Service Animal(s) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

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

If the Service Animal is not housebroken; or

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

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.

- 5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to Section 316.212, *Florida Statutes*.
- 6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
- 7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
- 8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
- 9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.

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

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

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

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

#### 7. General District Amenity Facility Policy

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

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

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

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

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

#### 8. Aquatic Facilities Rules

#### No lifequard on duty – swim at your own risk.

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

#### **Usage Guidelines**

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

- 23. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- 24. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
- 25. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
- All swim instructors must be approved, certified and employed by the Amenity Manager.
- 27. All other general facility rules apply.

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

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

#### 10. Bocce Court

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

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

The outdoor areas of the Districts are maintained for the use of Residents of the community. The policies below adhere to all outdoor spaces including the pavilion, gazebo, and other outdoor spaces.

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

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

#### 12. Dog Parks

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

- 1. Use of Dog Park is at your own risk.
- 2. Owners are legally responsible for the behavior of their dogs at all times.
- 3. Dogs must be leashed while entering and exiting the park.
- 4. Dog waste must be cleaned up by their owners immediately.
- 5. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.

- Owners must be within the dog park and supervising their dog with leash readily available.
- 7. Dog handlers must be at least 16 years of age.
- Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
- 9. Aggressive dogs must be removed immediately.
- 10. Dogs should be under voice control.
- 11. Human food is prohibited at the dog park.
- 12. Dog food and treats are prohibited at the dog park.
- 13. Glass containers are prohibited at the dog park.
- 14. Female dogs in heat are prohibited at the dog park.
- 15. Puppies under four months are prohibited at the dog park
- 16. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
- 17. All other general facility rules apply.

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

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

#### 14. Grand Traverse Parkway Outdoor Fitness Center

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

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

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

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

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those

participating in recreational activities District waterbodies do so at their own risk. The District recommends use of appropriate safety equipment during any such activities.

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

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

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

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

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

#### 16. Wildlife and Contacts

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

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

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

#### 17. Amenity Rental Procedures

A copy of the Special Events Policy, adopted on October 14, 2021, will be provided upon request. This additional policy document details rental procedures and policies for Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool, Terraces Pavilion, Linear Park and Seven Eagles Pool Area. Please contact District Management staff at Phone: (407) 841-5524 to receive a copy of the Special Events Policy that includes rental fees and capacities.

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

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

and to file an application for rental.

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

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

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

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

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

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

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

The Amenity Manager is entitled to exclusive catering privileges for all rentals at the Districts.

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

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

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

#### 18. Rental Fees for Amenity Facilities

Area and Location	Description	Fees
Heritage Crossings Pool A, Heritage Crossings Pool B, Homestead Pool, Carriage Pointe Pool, Terraces Pool, Terraces Pavilion, Linear Park, Seven Eagles Pool	<ul> <li>Capacity varies per Reunion East Event Policy Adopted October 21, 2021.</li> </ul>	Rental Rate and Deposit varies per Reunion East Event Policy Adopted October 21, 2021.
Heritage Crossings Community Center	Maximum attendees recommended is 614.	\$1000.00 Full Ballroom \$500.00 Half Ballroom

The Stables	•	Maximum attendees recommended is determined based on the event configuration.	\$750.00
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Rental fees do not include additional fees that may be charged as direct result of additional staffing, catering expenses, security fees, or equipment fees required by Amenity Manager.

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

# **SECTION VIII**

#### PREPARED BY AND RETURN TO:

Zelica M. Quigley, Esq. Nelson Mullins Riley & Scarborough, LLP d/b/a Nelson Mullins Broad and Cassel 1905 NW Corporate Blvd., Suite 310 Boca Raton, Florida 33431

### PARTIAL RELEASE OF EASEMENT FOR DRAINAGE, MAINTENANCE AND ACCESS

THIS PARTIAL RELEASE OF EASEMENT FOR DRAINAGE, MAINTENANCE AND ACCESS (this "Partial Release") is executed as of the \_\_\_\_\_ day of \_\_\_\_\_\_, 2023 by REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the "District").

#### WITNESSETH:

WHEREAS, pursuant to Note 13 on the plat for Reunion Village Phase 4 & 5 recorded in Plat Book 31, Pages 75 through 83 of the Public Records of Osceola County, Florida (the "Plat"), the District is benefitted by that certain non-exclusive easement for drainage, maintenance and access encumbering a portion of Lots 77 and 78 of the Plat, as shown on the Plat (the "Easement").

WHEREAS, the District desires to release the following property from the encumbrance of the Easement (collectively, the "**Released Property**"): (i) the .50' portion of Lot 77 of the Plat which is identified and depicted as the "PORTION OF EASEMENT TO BE VACATED" on **Exhibit A-1** attached hereto; and (ii) the .50' portion of Lot 78 of the Plat which is identified and depicted as the "PORTION OF EASEMENT TO BE VACATED" on **Exhibit A-2** attached hereto.

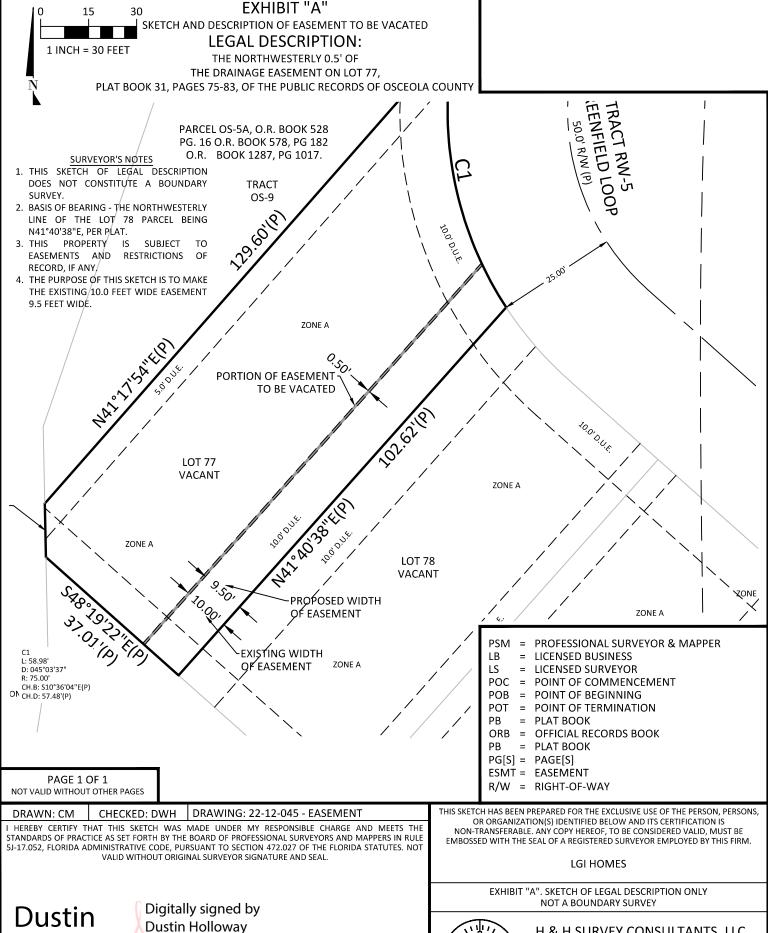
NOW, THEREFORE, for an in consideration of the premises hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

- 1. The foregoing recitals are true and correct and are incorporated herein by this reference.
- 2. The District hereby releases, discharges and exonerates the Released Property from the encumbrance of the Easement. It is understood and agreed that nothing contained in this Partial Release shall be construed to release, discharge or exonerate the balance of the property encumbered by the Easement.

IN WITNESS WHEREOF, the District has caused this Partial Release to be executed as of the day and year first above written.

	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes
Print Name:	By: Mark Greenstein, Chairman of the Board of Supervisors
Print Name:	
STATE OF FLORIDA	
COUNTY OF	
online notarization, this day Chairman of the Board of Supervisors o local unit of special-purpose governm Development District Act of 1980, as	dged before me by means of [X] physical presence or [] of
(Notary Seal)	
	Notary Public, State of Florida My Commission Expires:
	My Commission Expires.

#### **EXHIBIT A-1**



SIGNING DATE: 04/25/2023

Holloway

Date: 2023.04.25

09:06:28 -04'00'

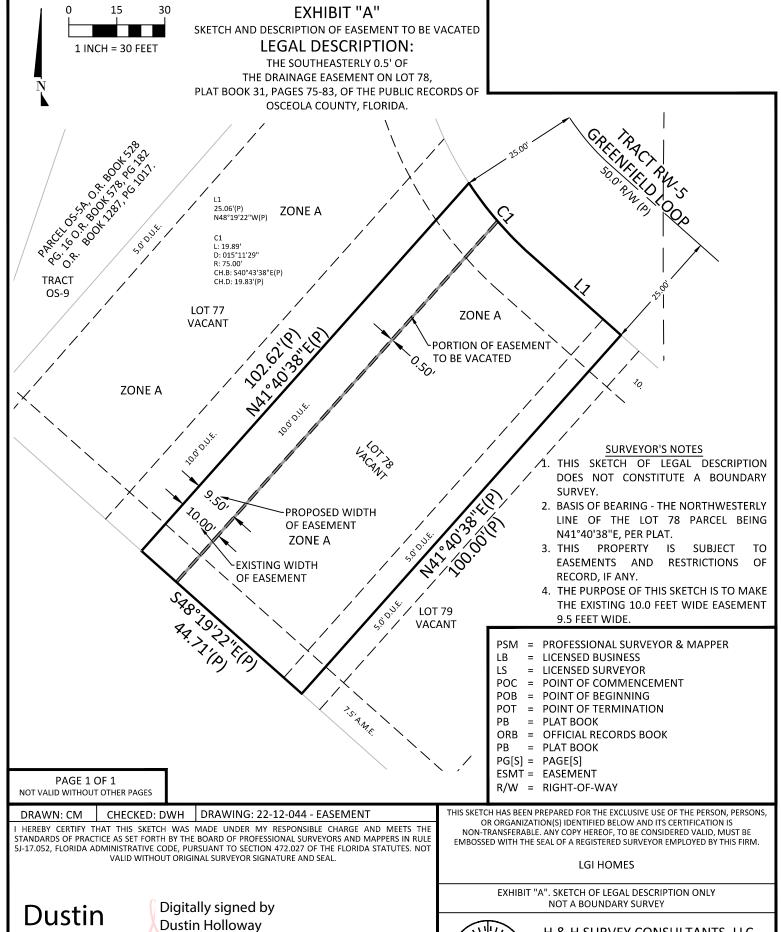
DUSTIN HOLLOWAY P.S.M.

L.S. 6676



H & H SURVEY CONSULTANTS, LLC LICENSE NUMBER: LB7821 131 W BROADWAY ST, SUITE 1001 **OVIEDO, FL 32765** WWW.HNHSURVEY.COM | (407) 542-4977

#### **EXHIBIT A-2**



SIGNING DATE: 04/25/2023

Holloway

Date: 2023.04.25

08:55:38 -04'00'

L.S. 6676

NSUL.

DUSTIN HOLLOWAY P.S.M.

H & H SURVEY CONSULTANTS, LLC

LICENSE NUMBER: LB7821 131 W BROADWAY ST, SUITE 1001 **OVIEDO, FL 32765** 

WWW.HNHSURVEY.COM | (407) 542-4977



# REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

#### PLAT NOTES:

1. BEARINGS BASED ON THE RECORD PLAT OF REUNION VILLAGE IC REPLAT, BEING N40''08'26"E, ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 4, PER THE REUNION VILLAGE 1C REPLAT, RECORDED IN PLAT BOOK 27, PAGES 178 THROUGH 186, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA (THE "REUNION VILLAGE 1C REPLAT").

2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION. MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC. TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (SECTION 177.091 (28), FLORIDA STATUTES).

3. OSCEOLA COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, TRACTS RP-4, RP-5, RP-6, RP-7, RP-8, RP-9, RP-10 and RP-11, ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND ALL DRAINAGE & UTILITY EASEMENTS SHOWN ON THIS PLAT, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON, AND THE UNDERGROUND STORMWATER DRAINAGE PIPES AND FACILITIES AND ABOVE GROUND INLET STRUCTURES TO BE CONSTRUCTED IN OR ON TRACT RW-5. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF OSCEOLA COUNTY FOR SAID PURPOSE OVER SAID TRACTS RP-4, RP-5, RP-6, RP-7, RP-8, RP-9, RP-10, RP-11 AND RW-5. ALL OF SAID DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND ALL OF SAID DRAINAGE & UTILITY EASEMENTS SHOWN

4. TRACT RW-5 IS A RIGHT OF WAY TRACT. TRACT RW-5 SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT, THE PUBLIC USE RIGHTS OVER AND ACROSS TRACT RW-5 INCLUDE A PERPETUAL EASEMENT AND RIGHT OF INGRESS/EGRESS TO, AND FOR, THE BENEFIT OF DELIVERY AND PICKUP SERVICES. FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS AND REPRESENTATIVES OF UTILITIES. THE STREETS WITHIN TRACT RW-5 SHALL BE SUBJECT TO THE JURISDICTION OF OSCEOLA COUNTY IN ESTABLISHING SPEED LIMITS AND TRAFFIC CONTROL DEVICES DEEMED NECESSARY AND APPROPRIATE BY OSCEOLA COUNTY.

5. TRACTS OS-9, OS-10, OS-11, OS-12, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18, OS-19 AND OS-20 ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.

6. TRACTS RP-4, RP-5, RP-6, RP-7, RP-8, RP-9, RP-10 and RP-11 ARE STORM WATER TRACTS AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF. THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.

7 TRACTS R-2, R-3, R-4, R-5, R-6, R-7, R-8 AND R-9 ARE RECREATION TRACTS AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.

8. ALL LANDSCAPING ELEMENTS, INCLUDING TREES, WITHIN THE RIGHT OF WAY DESIGNATED AS TRACT RW-5 SHALL BE MAINTAINED BY THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT. TRACT RW-5 WILL BE CONVEYED BY SEPARATE

9. THE STREET LIGHTS WITHIN TRACT RW-5 SHALL BE OWNED AND MAINTAINED BY THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, OR THE UTILITY PROVIDER, WHICHEVER MAY APPLY. TRACT RW-5 WILL BE CONVEYED BY SEPARATE INSTRUMENT.

10. THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HEREBY DEDICATES AND GRANTS TO TOHOPEKALIGA WATER AUTHORITY (TWA), ITS SUCCESSORS AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT IN, TO, OVER, ACROSS AND UNDER TRACT RW-5 AS DEPICTED ON THIS PLAT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND INSTALLING, MAINTAINING. REPAIRING. REFIGURING, AND RECONSTRUCTING WATER, WASTEWATER AND REUSE WATER UTILITIES AND ASSOCIATED FACILITIES WITHIN SAID EASEMENT. THE OWNER MAY CONTINUE TO USE THE SURFACE OF THE EASEMENT AREA FOR

ANY LAWFUL PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE EASEMENT RIGHTS GRANTED HEREIN INCLUDING THE RIGHT TO IMPROVE THE EASEMENT AREA, WHICH IMPROVEMENTS MAY INCLUDE A ROADWAY, PARKING, PAVING, SIDEWALKS, LIGHTING, LANDSCAPING, GREEN SPACES, RECREATIONAL AREAS. AND DRIVE AISLES FOR MOTOR VEHICLES UPON WRITTEN NOTICE TO AND WRITTEN APPROVAL FROM TWA. NO PERMANENT STRUCTURES OR IMPROVEMENTS. SUCH AS BUILDINGS, WALLS OR FOUNDATIONS, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON, OVER OR ACROSS SUCH UTILITY EASEMENT. TWA, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT AND AUTHORITY TO CLEAR THE EASEMENT AREA OF TREES, LIMBS, VEGETATION, AND OTHER PHYSICAL OBJECTS WHICH ENDANGER OR INTERFERE WITH THE SAFE OR EFFICIENT INSTALLATION, OPERATION OR MAINTENANCE OF FACILITIES EXISTING WITHIN THE UTILITY EASEMENT.

11. A NON-EXCLUSIVE UTILITY EASEMENT OVER TRACT RW-5 IS HEREBY DEDICATED TO THE PUBLIC. EACH INDIVIDUAL UTILITY PROVIDER SHALL MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES LYING WITHIN EACH SUCH TRACT RW-5.

12. NON-EXCLUSIVE UTILITY EASEMENTS OVER, ACROSS, UNDER AND THROUGH ALL DRAINAGE & UTILITY EASEMENTS SHOWN ON THIS PLAT AND ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO (A) THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND USE OF UTILITIES; (B) DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, ITS SUCCESSORS OR ASSIGNS FOR THE INSTALLATION, MAINTENANCE AND USE OF ELECTRIC UTILITY FACILITIES: AND (C) PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY. ITS SUCCESSORS OR ASSIGNS. FOR THE INSTALLATION, MAINTENANCE AND USE OF NATRUAL GAS LINES AND/OR PGS LINES. EACH INDIVIDUAL UTILITY PROVIDER SHALL MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES LYING WITHIN SUCH UTILITY EASEMENT AREAS.

13. NON-EXCLUSIVE EASEMENTS FOR DRAINAGE, MAINTENANCE AND ACCESS ARE HEREBY DEDICATED OVER, ACROSS, UNDER AND THROUGH ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND ALL DRAINAGE & UTILITY EASEMENTS SHOWN ON THIS PLAT TO THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT. THE EASEMENT AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE RESPECTIVE TRACT UPON WHICH EACH SUCH EASEMENT IS LOCATED.

14. ALL OF THE PROPERTY IN THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR REUNION RESORT & CLUB OF ORLANDO, RECORDED IN OFFICIAL RECORDS BOOK 1990. PAGE 1654, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA, AS AMENDED, PURSUANT TO THAT CERTAIN THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR REUNION RESORT & CLUB OF ORLANDO, RECORDED IN OFFICIAL RECORDS BOOK 2908. PAGE 1853, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA ("THIRD SUPPLEMENTAL DECLARATION"). WHICH THIRD SUPPLEMENTAL DECLARATION INCLUDED ALL OF THE PROPERTY WITHIN THE PLAT OF REUNION VILLAGE 1C, RECORDED IN PLAT BOOK 16, PAGES 100 FLORIDA (THE "REUNION VILLAGE 1C PLAT"). ALL OF THE PROPERTY WITHIN THE REUNION VILLAGE 1C PLAT WAS REPLATTED IN THE REUNION VILLAGE 1C REPLAT. A PORTION OF THE PROPERTY WITHIN THE REUNION VILLAGE 1C REPLAT WAS REPLATTED IN THE PLAT OF REUNION VILLAGE PHASE 3. RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA (THE "PHASE 3 PLAT"). THIS PLAT IS A REPLAT OF A PORTION OF THE

15. THERE SHALL BE A 5.00 FOOT WIDE DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE LOT LINES OF ALL PLATTED LOTS ON THIS PLAT.

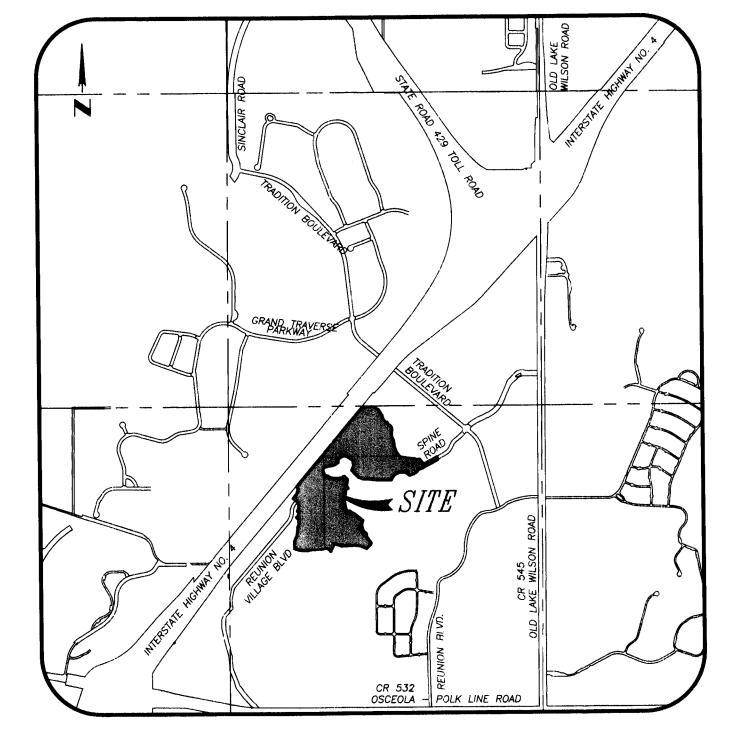
PROPERTY WITHIN THE PHASE 3 PLAT.

16. TRACT LS-2 IS DESIGNATED AS A LIFT STATION TRACT AND SHALL BE OWNED AND MAINTAINED BY THE TOHOPEKALIGA WATER AUTHORITY, AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.

17. THE PROPERTY WITHIN THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF, AND SUBJECT TO THE ASSESSMENTS LEVIED BY, THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT.

18. NON-EXCLUSIVE EASEMENTS FOR ACCESS AND MAINTENANCE, INCLUDING FOR THE PLACEMENT AND MAINTENANCE OF IRRIGATION LINES, ARE HEREBY DEDICATED OVER, ACROSS, UNDER AND THROUGH ALL ACCESS & MAINTENANCE EASEMENTS SHOWN ON THIS PLAT TO THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT. THE EASEMENT AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE RESPECTIVE LOT UPON WHICH EACH SUCH EASEMENT IS LOCATED.

19. NON-EXCLUSIVE EASEMENTS FOR ACCESS AND MAINTENANCE. INCLUDING FOR THE PLACEMENT AND MAINTENANCE OF A RETAINING WALL, ARE HEREBY DEDICATED OVER, ACROSS, UNDER AND THROUGH ALL ACCESS, WALL & MAINTENANCE EASEMENTS SHOWN ON THIS PLAT TO THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT. THE EASEMENT AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE RESPECTIVE LOT UPON WHICH EACH SUCH EASEMENT IS



VICINITY MAP

## SHEET INDEX

SHEET 1 - COVER

NOID = NO IDENTIFICATION

OA = OVERALL

SHEET 2-3 - OVERALL REFERENCE BOUNDARY SHEETS 4-9 - RESIDENTIAL LOT GEOMETRY

#### LEGAL DESCRIPTION:

TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINS 55.548 ACRES MORE OR LESS.

DENOTES FOUND PERMANENT REFERENCE MONUMENTS (5/8" REBAR & CAP - CAP STAMPED: "LB 6393")

O DENOTES SET 5/8" REBAR & CAP (CAP STAMPED: "PRM LB 6605")

DENOTES FOUND PERMANENT REFERENCE MONUMENTS (4"X4" CM -CAP STAMPED "LB 6393")

 DENOTES SET PERMANENT CONTROL POINT (NAIL & DISC - DISC STAMPED: "LB 6605")

 DENOTES SET 5/8" REBAR & CAP (UNLESS NOTED) (CAP STAMPED: "LB 6605")

△ DENOTES CENTRAL ANGLE DENOTES SECTION CORNER

DENOTES 1/4 SECTION CORNER

DENOTES SECTION CORNER • RANGE LINE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

LEGEND:

#### ABREVIATIONS:

AME = ACCESS & MAINTENANCE EASEMENT AWME = ACCESS, WALL & MAINTENANCE EASEMENT

BLVD. = BOULEVARD

----- DENOTES CENTERLINE

C = CHORD DISTANCE

CA = COMMON AREA

CB = CHORD BEARING CCR = CERTIFIED CORNER RECORD

CDD = COMMUNITY DEVELOPMENT DISTRICT

CL = CENTERLINE

CM = CONCRETE MONUMENT CONSV. = CONSERVATION

CR = COUNTY ROAD

(C) = CALCULATED

(D) = DESCRIBEDDE = DRAINAGE EASEMENT DUE = DRAINAGE & UTILITY EASEMENT ESMT = EASEMENT EX = EXISTINGFCM NOID = FOUND CONCRETE MONUMENT

NO IDENTIFICATION FIP = FOUND IRON PIPE FND = FOUNDGOV'T = GOVERNMENT ID = IDENTIFICATION

L = ARC LENGTHLB = LICENSED BUSINESS LS = LICENSED SURVEYOR NR = NON-RADIAL

NTS = NOT TO SCALE

ORB = OFFICIAL RECORD BOOK PB = PLAT BOOK PG = PAGE PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVE FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION PRM = PERMANENT REFERENCE MONUMENT PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION PNT = POINT OF NON-TANGENCY

N = NORTHE = EASTS = SOUTHPRC = POINT OF REVERSE CURVATURE PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY R = RADIUSRD = ROAD

CFN#2021165821

RP = RADIUS POINT

RGE = RANGE

SEC = SECTION

TYP = TYPICAL

SR = STATE ROAD

TWP = TOWNSHIP

RAD = DENOTES RADIAL

R/W = RIGHT-OF-WAY

UE = UTILITY EASEMENT

REUNION VILLAGE PHASE 4 & 5 DEDICATION Know all me by these presents that EHOF Acquisitions II Borrowe L.C., a Delaware limited liability company, being the owner in fee simple of the lands shown hereon, does hereby dedicate said lands and plot for the uses and purposes herein expressed, and hereby dedicates to the Public. (1) the Blanket Ingress/Egress Easement over Tracts RP-4, RP-5, RP-2 RP-7, RP-8, RP-9, RP-10, RP-11 AND RW-5, the Drainage Easements and the Drainage & Utility Easements shown hereon, as described in Note 3 hereon; (ii) the Public Use Rights over Tract RW-5, as described in Note 4 hereon; (iii) the Utility Easement over Tract RW-5, as described in Note 11 hereon; and (iv) the Utility Easements over all Drainage & Utility Easements shown hereon, as described in Note 12 hereon. IN WITNESS WHEREOF, the undersigned has executed this Dedication on the 17 day of <u>September</u>, 2021. EHOF ACQUISITIONS II BORROWER, LLC, a Delaware limited liability company By: EHOF ACQUISITIONS II, LLC, a Delaware limited liability company, its sole member By: Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, By: AF Encore Management, LLC o Florida limited liability company, Executive Management Member Arthur J. Falcons Manage WITNESS SIGNATURE WITNESS SIGNATURE REBECCA KOEK STEVEN DOVGHERTY PRINTED NAME STATE OF FLORIDA COUNTY OF PALM BEACH The foregoing instrument was acknowledged before me, by means of y physical presence or online notarization, this 17 day of September, 2021, by Arthur J. Falcone, Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, 1100 December 1 September LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, the sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company, on behalf of said limited liability companies. He is personally known to me. am Llen ANNA LANDMAN NOTARY PUBLIC Printed Name or Stamp Anna Landman MY COMMISSION = GG275950
EXPIRES: November 13, 2022 Commission # GG 275950 My Commission Expires 11/13/22 QUALIFICATION AND STATEMENT KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, IS A LICENSED AND REGISTERED SURVEYOR AND MAPPER. THAT THE FOREGOING PLAT WAS PREPARED BY HIM UNDER HIS DESCRIPTION AND SUPERVISION; THAT PERMANENT REFERENCE HAVE BEEN FOUND OR PLACED AND PERMANE POINTS HAVE BEEN OR WILL BE PLACED AS A STATE AND LOCAL REGULATIONS AND THAT THIS REAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 137, FLORIDA: STATUTES AND OSCEOLA COUNTY LAND DEVELOPMENT COR LAND DESCRIBED HEREON LIES IN SECTIONS 27 24 THREE 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, TAPRICE CERTIFICATE OF AUTHORIZATION NUMBER LB 6605 1012 EMMETT STREET, SUITE A KISSIMMEE, FLORIDA 34741 PHONE: (407) 846-1216 DATE: 9-21-2021 BY: JOHN M. PULICE, P.S.M. FLORIDA REGISTERED SURVEYOR AND MAPPER REGISTRATION NO. PSM 6811 CERTIFICATE OF APPROVAL BY PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES. AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER: PROVIDED HOWEVER TECHNICAL REQUIREMENTS OF THAT WITH REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN THIS PLAT. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO OSCEOLA COUNTY, FLORIDA. DEVELOPMENT REVIEW COMMITTED THIS IS TO CERTIFY, THAT ON 11/5/2018 THE PRECEDING PRELIMINARY SUBDIVISION PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSION AND THAT THE FOREGOING PLAT IS SUBSTANTIALLY CONSISTENT WITH THE BOARD OF COUNTY COMMISSION APPROVED PRELIMINARY SUBDIVISION PLAN AND THEREBY AS AUTHORIZED BY OSCEOLA COUNTY ORDINANCE #18-10 AND FLORIDA STATUTES 177.071(2) WAS APPROVED ON 10/20/2011
BY THE OSCEOLA COUNTY DEVELOPMENT REVIEW COMMITTEE OF OSCEOLA COUNTY FLORIDGE HAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE CERTIFICATE OF APPROVAL COUNTY ENGINEER 10/20/2021 hactles APPROVED BY COUNTY ENGINEER

CERTIFICATE OF COUNTY CLERK

Kelvin Solo, ESQ. By: TOM D.C

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

CHAPTER 177, FLORIDA STATUTES AND THE OSCEOLA COUNTY

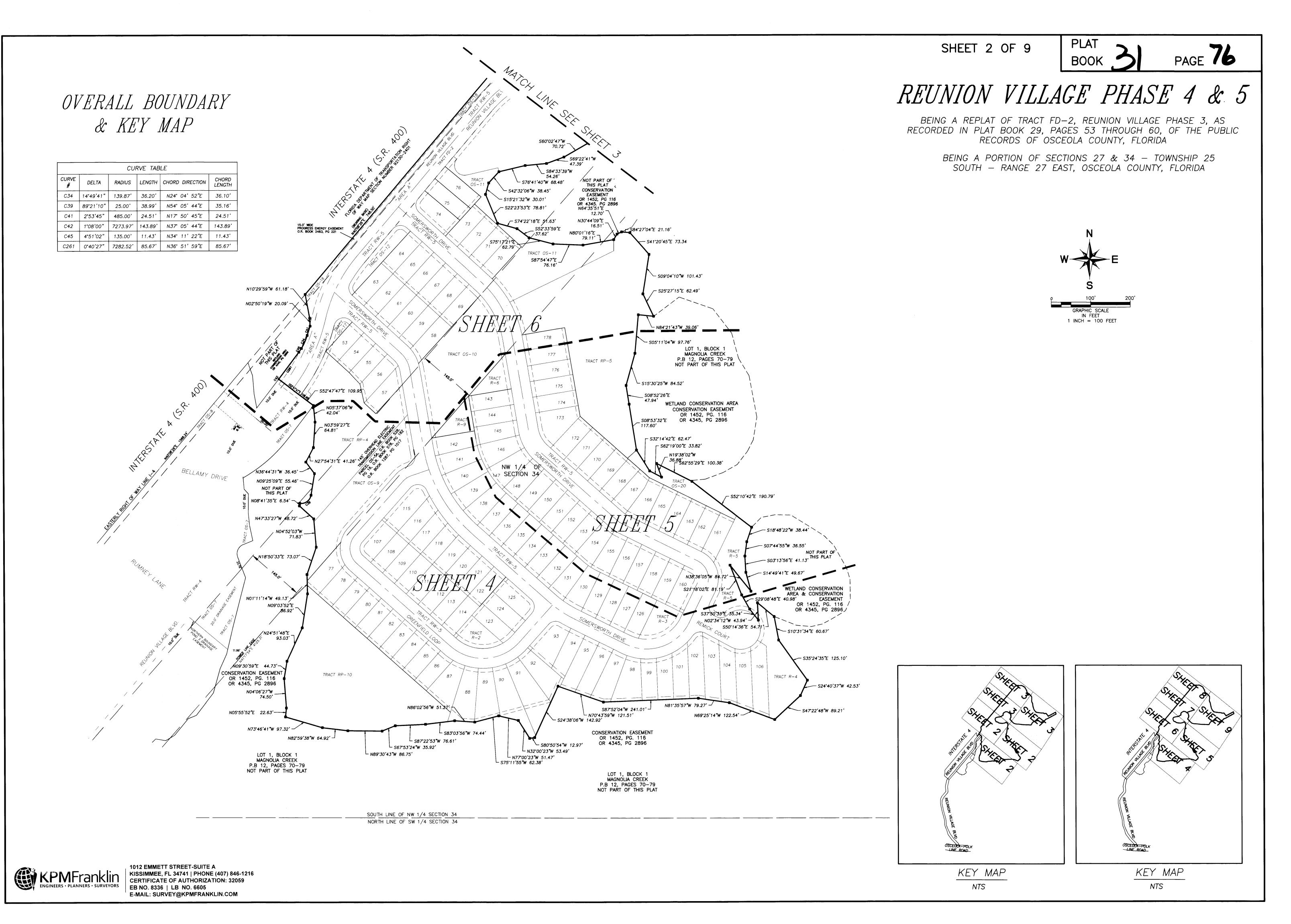
LAND DEVELOPMENT CODE AND WAS FILED FOR RECORD ON

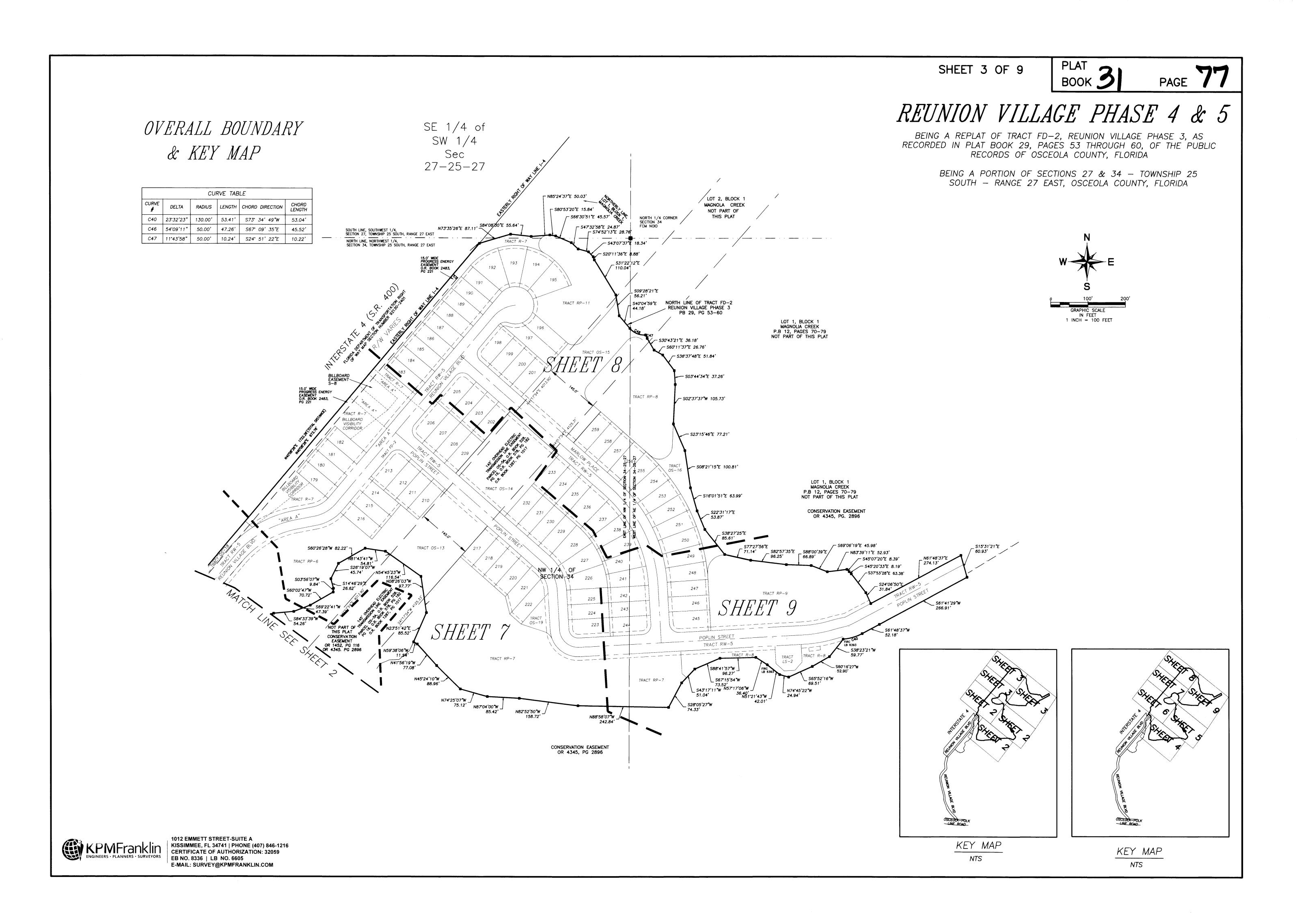
October 25th, 2021 AT 01:24:05 PM

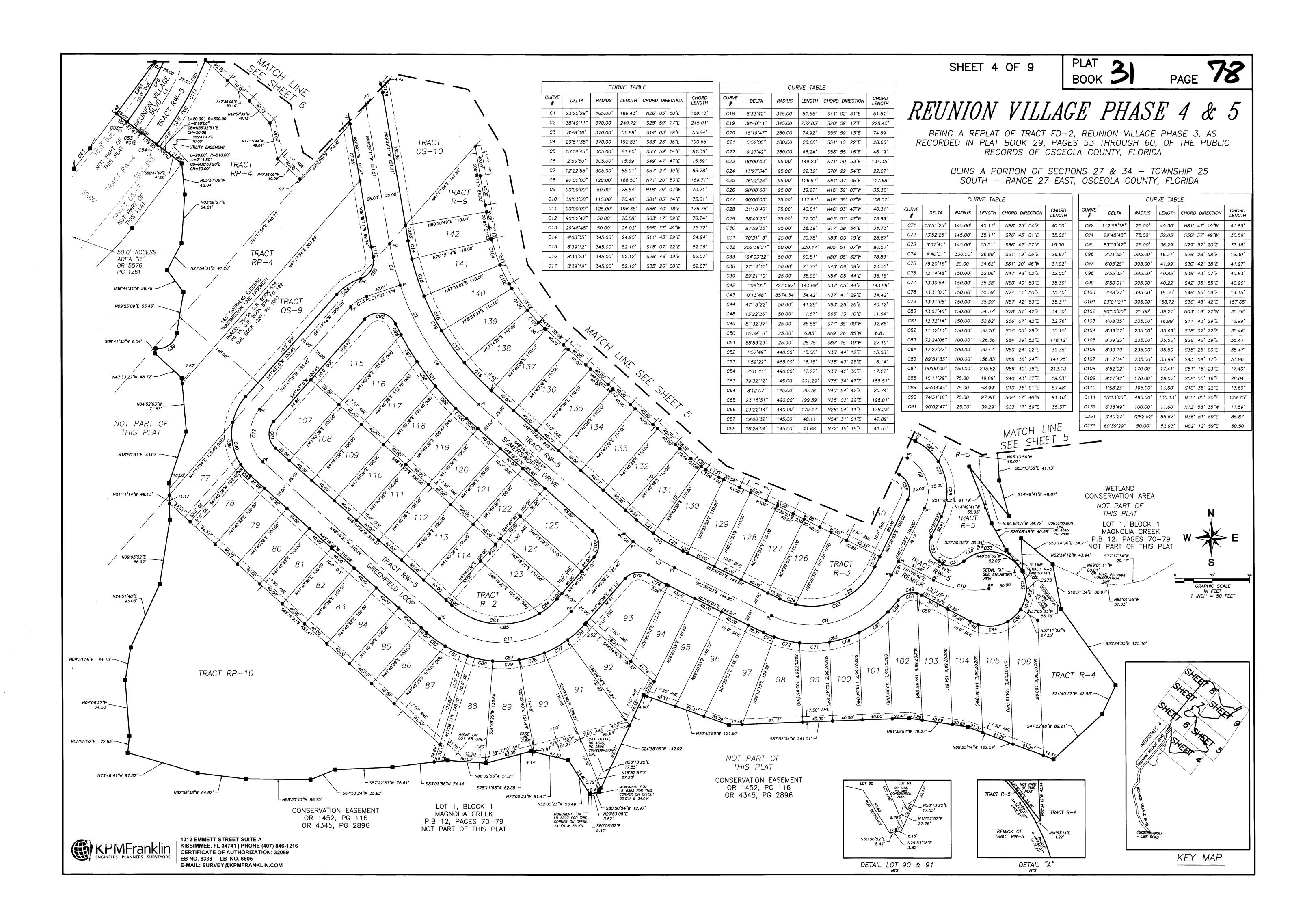
FILE NO. 2021165821

HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF

1012 EMMETT STREET-SUITE A KISSIMMEE, FL 34741 | PHONE (407) 846-1216 COR = CORNER **CERTIFICATE OF AUTHORIZATION: 32059** EB NO. 8336 | LB NO. 6605 E-MAIL: SURVEY@KPMFRANKLIN.COM







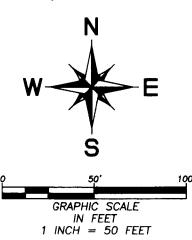
SHEET 5 OF 9

PLAT

# REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

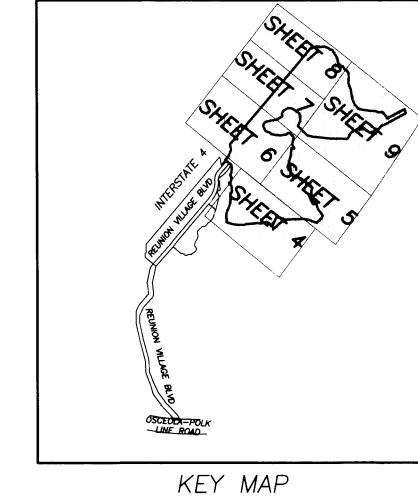


		CUF	RVE TAB	LE	
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	90.00,00	50.00'	78.54	N18° 39' 07"W	70.71
C26	90'00'00"	25.00'	39.27'	N18° 39' 07"W	35.36
C27	90'00'00"	75.00'	117.81	N18° 39' 07"W	106.07
C28	31°10′40″	75.00'	40.81	N48° 03′ 47″W	40.31
C29	58°49'20"	75.00'	77.00'	NO3" O3' 47"W	73.66
C103	4°08'35"	235.00'	16.99'	S11° 43′ 29″E	16.99
C104	8'39'12"	235.00'	35.49'	S18° 07' 22"E	35.46
C105	8*39'23"	235.00'	35.50'	S26° 46' 39"E	35.47'
C106	8*39'19"	235.00'	35.50'	S35° 26' 00"E	35.47
C107	8.17.14"	235.00'	33.99'	S43° 54′ 17″E	33.96'
C108	5.52,02"	170.00'	17.41'	S51° 15′ 23″E	17.40'
C109	9*27'42"	170.00'	28.07	S58° 55' 16"E	28.04
C112	3.55'06"	235.00'	16.07'	S11° 36′ 44″E	16.07
C113	15'47'09"	235.00'	64.75	S21° 27' 51"E	64.54
C114	15°47′14"	235.00'	64.75	S37° 15' 03"E	64.55
C115	2.54'14"	235.00'	11.91	S46° 35' 47"E	11.91
C116	3.55'06"	125.00'	8.55'	S11° 36′ 44″E	8.55'
C117	15°47'09"	125.00'	34.44'	S21° 27' 51"E	34.33'
C118	15.47'14"	125.00'	34.44'	S37° 15′ 03″E	34.33'
C119	3'10'42"	125.00'	6.93'	S46° 44′ 01″E	6.93'
C120	38°40′11″	125.00'	84.36'	S28° 59′ 17″E	82.77'
C121	38.40'11"	100.00'	67.49	S28° 59' 17"E	66.22
C122	38'40'11"	75.00'	50.62'	S28° 59' 17"E	49.66
C123	7°39'52"	10.00'	1.34'	S52° 09' 18"E	1.34'
C124	7°39'52"	10.00'	1.34'	S59° 49′ 11″E	1.34'
C125	15.19'45"	10.00'	2.68'	S55° 59' 14"E	2.67'
C126	15'19'45"	35.00'	9.36'	S55° 59' 14"E	9.34
C127	15'19'45"	60.00'	16.05'	S55° 59' 14"E	16.00'
C128	8.33'28"	60.00'	8.96'	S52° 36' 06"E	8.95
C129	6.46,17"	60.00'	7.09'	S60° 15' 58"E	7.09
C130	8'33'28"	170.00'	25.39	S52° 36' 06"E	25.37
C131	6'46'17"	170.00'	20.09	S60° 15' 58"E	20.08'
C132	1.14.17"	275.00'	5.94'	N10° 16' 20"W	5.94'

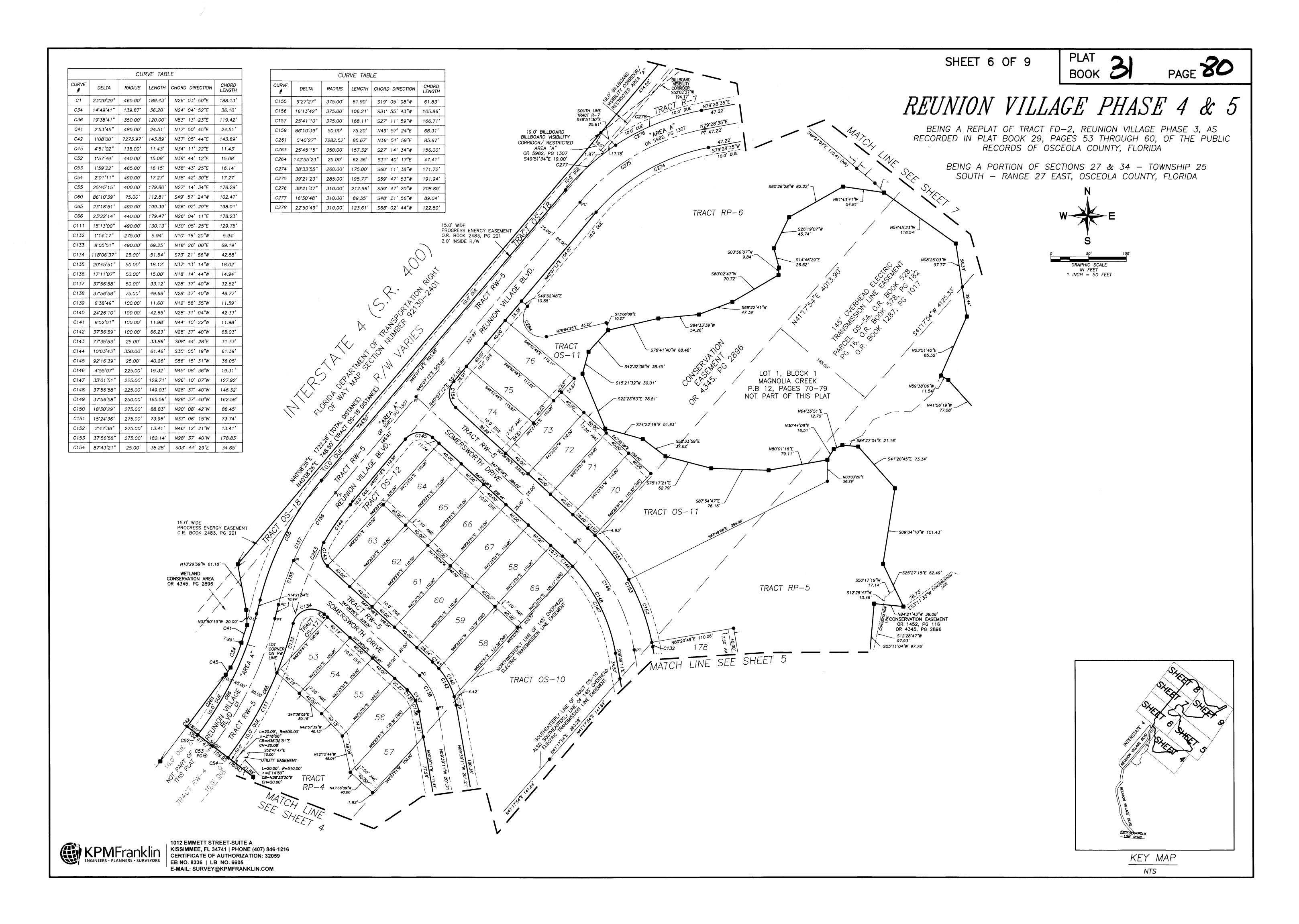
177  8. 81 580'20'49'W 110.00'   80 8 8 1 176   81 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	W
TRACT RP-5  S80'20'49'W 110.00'  S80'20'49'W 110.00'  S80'20'49'W 110.00'  TRACT RP-5  S15'30'25'W 84.52'  LOT 1, BLOCK 1  MAGNOLIA CREEK  P.B 12, PAGES 70-79  NOT PART OF THIS PLAT	<i>0</i>
WETLAND CONSERVATION AREA    Section of the construction of the co	
145   10.00   172   10.00   172   10.00   172   10.00   172   172   172   172   172   173   174	
147 1000 150 1700 1600 1700 1600 1700 1600 1700 1600 1700 1600 1700 1600 1700 1600 1700 1600 1700 1600 1700 1600 1700 1600 1700 17	
C10 C1 12.73' N84'33'06"E 35.99'  167	
S52*10'42"E 30027 45 E 300 150 Sign 152 Sign 152 Sign 163	
Series 154 (155) (156) (	, , ,
S0313'56"E 41.13'  WETLAND  CONSERVATION AREA  NOT PART OF	, m
THIS PLAT  TRACT  N38'36'05"W 84.72' CONSERVATION LOT 1, BLOCK 1  NAGNOLIA CREEK  P.B 12, PAGES 70-79  NOT PART OF THIS PLAT	
MATCH LINE SEE SHEET 4	

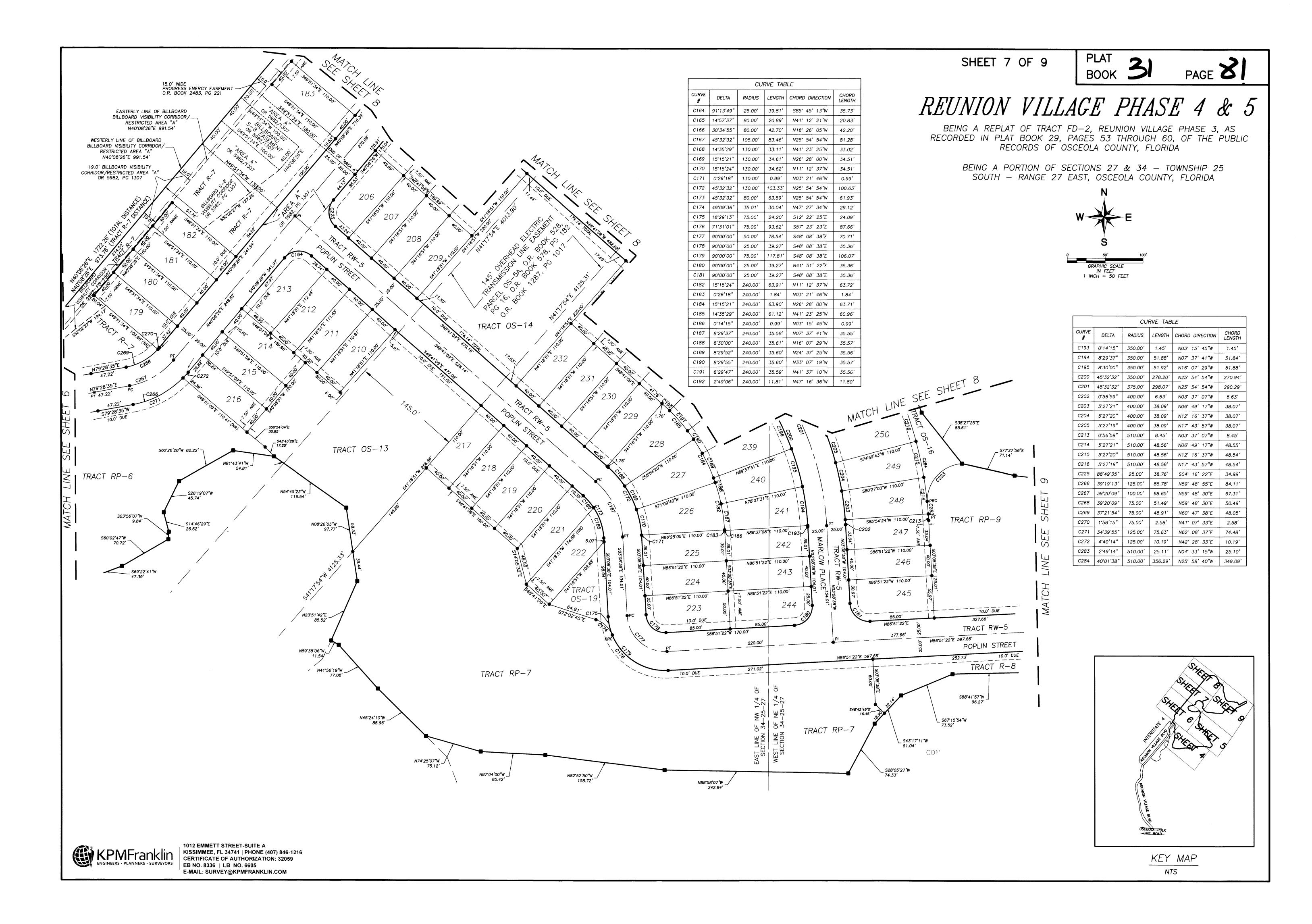
\$12'28'47"W 97.93' -\$05'11'04"W 97.76'

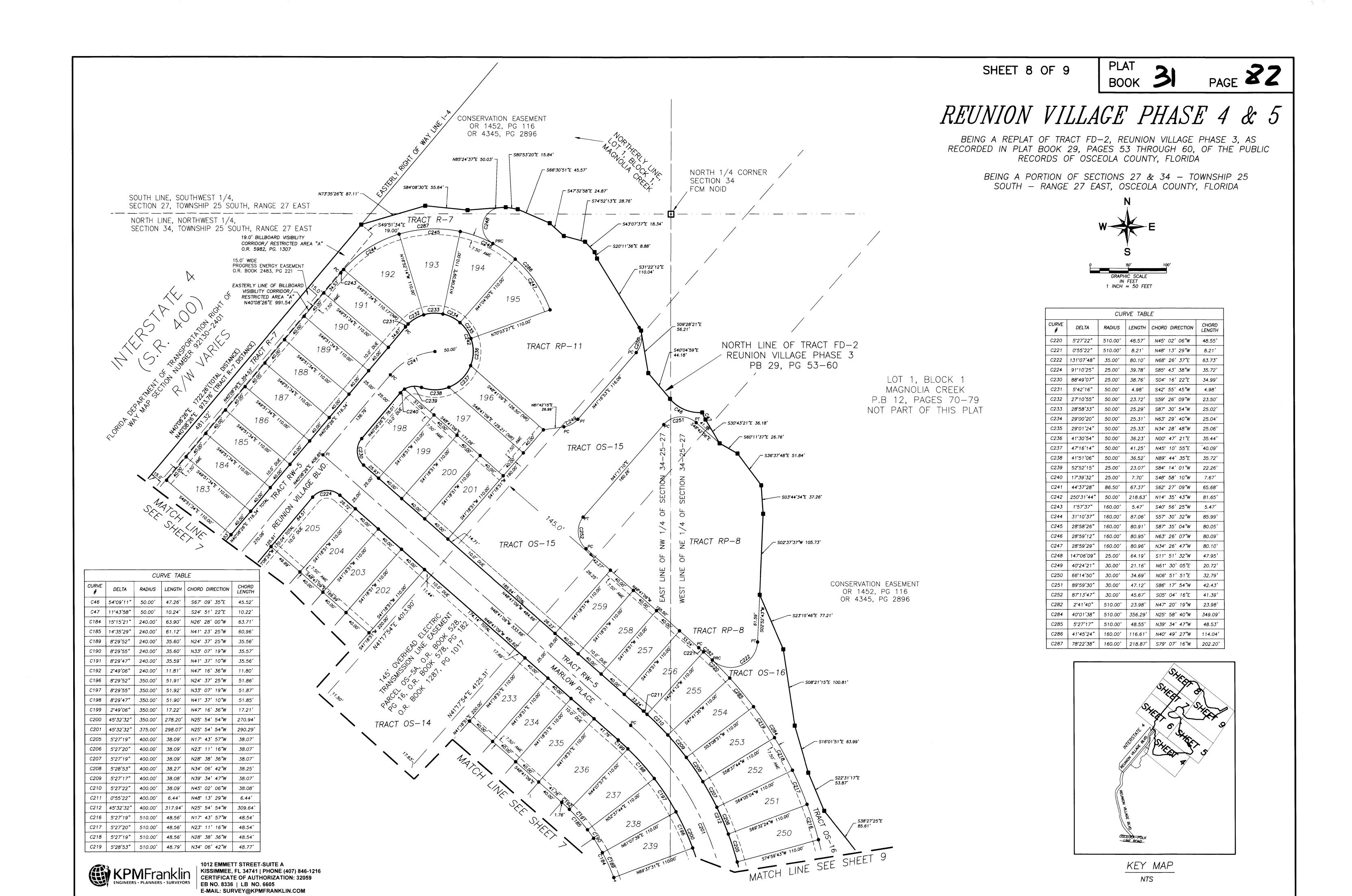
MATCH LINE SEE SHEET 6



1012 EMMETT STREET-SUITE A
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: 32059
EB NO. 8336 | LB NO. 6605
E-MAIL: SURVEY@KPMFRANKLIN.COM







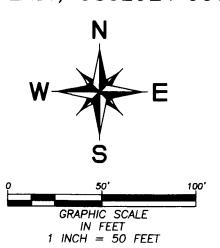
SHEET 9 OF 9

PLAT

# REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

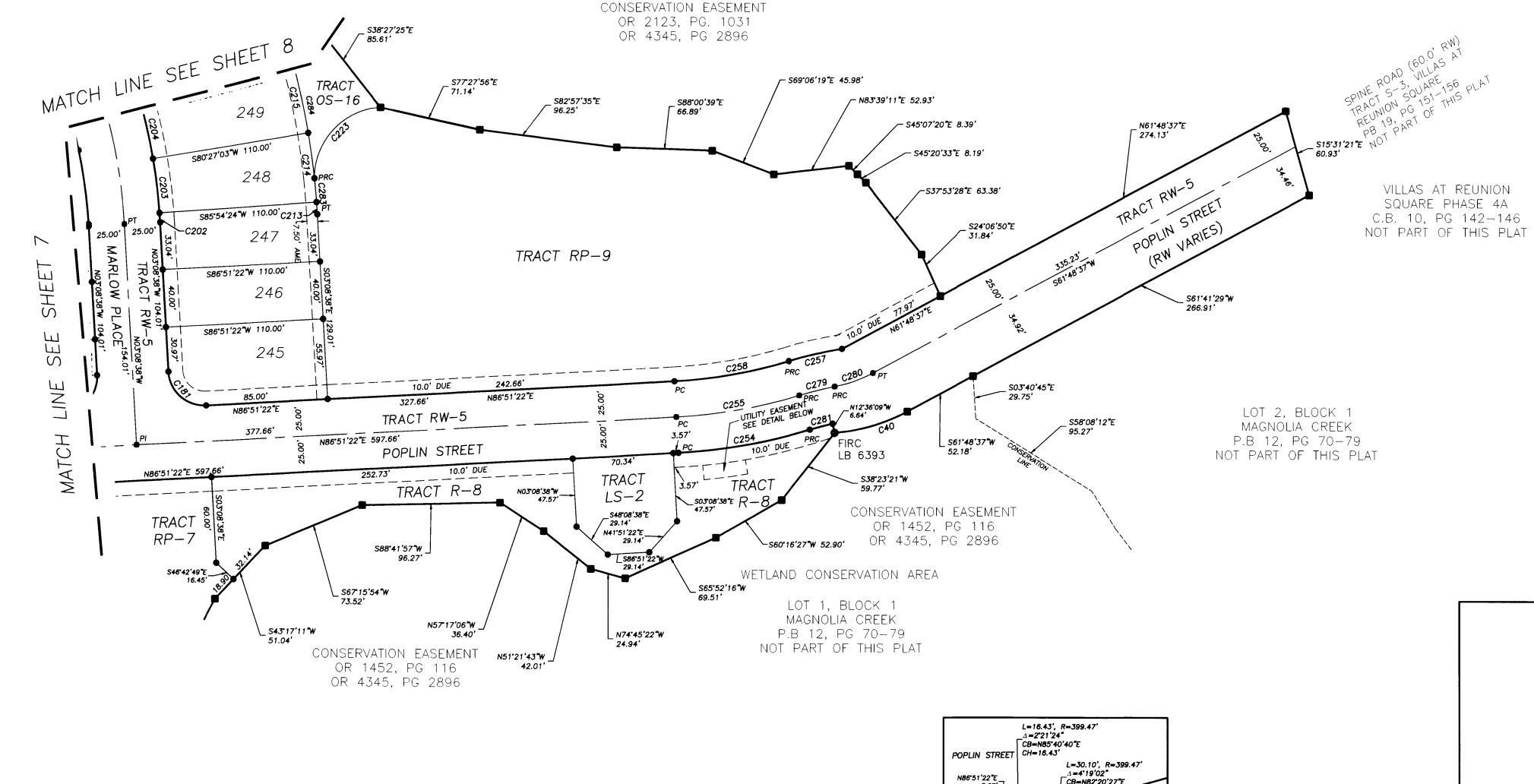
> BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



LOT 2, BLOCK 1 MAGNOLIA CREEK P.B 12, PG 70-79 NOT PART OF THIS PLAT

> TRACT CONDO-2 SPECTRUM AT REUNION P.B 28, PG 138-143 NOT PART OF THIS PLAT

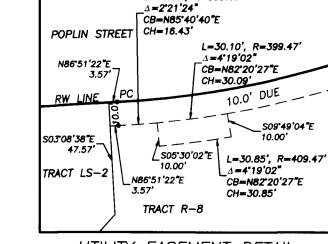
	CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C40	23'32'23"	130.00'	53.41'	S73° 34' 49"W	53.04'
C181	90.00,00	25.00'	39.27'	S48° 08' 38"E	35.36'
C202	0.56'59"	400.00'	6.63'	NO3° 37′ 07"W	6.63'
C203	5'27'21"	400.00'	38.09	NO6° 49' 17"W	38.07'
C204	5'27'20"	400.00'	38.09	N12° 16′ 37″W	38.07'
C213	0'56'59"	510.00'	8.45	NO3° 37' 07"W	8.45'
C214	5'27'21"	510.00'	48.56'	NO6° 49' 17"W	48.55'
C215	5'27'20"	510.00'	48.56	N12° 16′ 37″W	48.54
C223	85'29'02"	50.00'	74.60'	S42° 50′ 20″W	67.87'
C254	13*45'02"	389.47'	93.47'	N79° 58' 51"E	93.25'
C255	13°45'02"	364.47'	87.47'	N79° 58′ 51″E	87.26'
C257	8'05'24"	269.77'	38.09'	S77° 09' 02"W	38.06'
C258	13°45'02"	339.47'	81.47'	N79° 58′ 51″E	81.27
C279	5*57'39"	244.77'	25.47	S76° 05' 10"W	25.45'
C280	17.15'22"	95.00'	28.61	N70° 26' 18"E	28.50'
C281	4.17.31"	219.77'	16.46'	N75° 15′ 06″E	16.46'
C283	2°49'14"	510.00'	25.11'	NO4° 33′ 15″W	25.10'
C284	40*01'38"	510.00'	356.29	N25° 58′ 40″W	349.09'



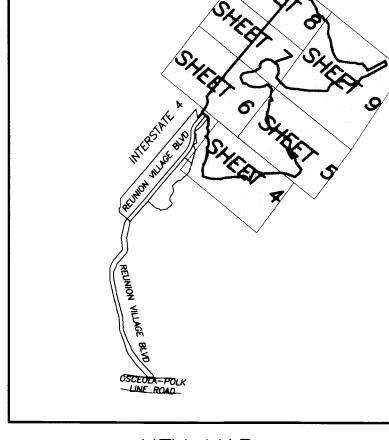
LOT 1, BLOCK 1 MAGNOLIA CREEK

P.B 12, PG 70-79

NOT PART OF THIS PLAT



UTILITY EASEMENT DETAIL





1012 EMMETT STREET-SUITE A
KISSIMMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION: 32059
EB NO. 8336 | LB NO. 6605 E-MAIL: SURVEY@KPMFRANKLIN.COM



PLOT PLAN LEGAL DESCRIPTION 10 20 LOT 78, REUNION VILLAGE PHASE 4 & 5, AS RECORDED IN PLAT BOOK 31, PAGES 75 TO 83, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA 1 INCH = 20 FEET DRAWING: 22-12-044 1334 GREENFIELD LOOP DRAINAGE TYPE "MOD B" PARCEL OS-SA O.R. BOOK 528 PG. 16 O.R. BOOK 578, PG 182 O.R. BOOK 1287, PG 1017. NOT PART OF THIS PLAT EREINANI MASSININI TRACT OS-9 CONC SW LOT 77 VACANT 9.77. 702.6218) Mar and South 25,30 PROPOSED Z'STORY RESIDENCE P.E. 108.20 ZONE A 9.27 NOT PART OF LOT 79 VACANT ZONE A LOT 80 VACANT TRACT RP-10 (P) 25.06'(P) ZONE A N48°19'22"W(P) LOT 81 VACANT D: 015°11'29' R: 75.00' CH.B: \$40°43'38"E(P) CH.D: 19.83'(P) ZØNEA HORIZONTAL DATUM NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANANT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) BRTW, FLWE, & ZEFR. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE X LINE, BEING NO0°00'00"E, PER PLAT. LEGEND & SYMBOLS GEND & SYMBOLS

4 = PROFESSIONAL SURVEYOR & MAPPER
LICENSED SURVEYOR

5 COUNTY

5 COUNTY

5 COUNTY

6 COUNTY

7 COUNTY

6 COUNTY

6 COUNTY

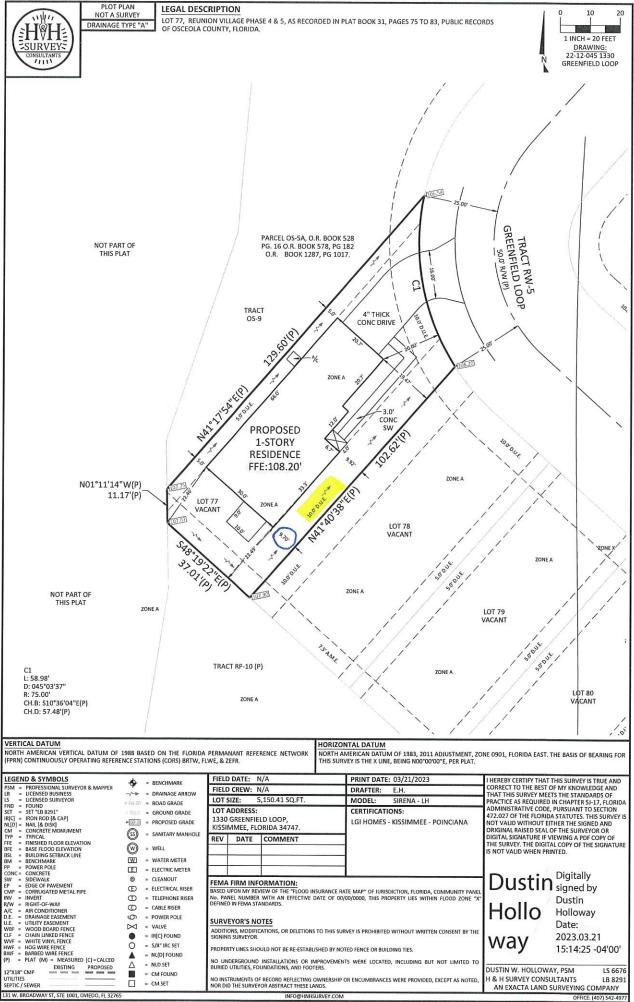
7 COUNTY

7 COUNTY

8 COUNTY

9 COUNTY

10 CO FIELD DATE: N/A PRINT DATE: 03/21/2023 HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND = BENCHMARK CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF FIELD CREW: N/A DRAFTER: E.H. -√-> = DRAINAGE ARROW LOT SIZE: 4,488.38 SQ.FT. I HAI I HIS SURVEY MIKE IS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 51:17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RABED SEAL OF THE SURVEYOR OR DIGITAL SIGNATURE IF VIEWING A POF COPY OF THE SURVEY, THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED. MODEL: CRESCENT - LH = ROAD GRADE LOT ADDRESS: CERTIFICATIONS: 00.0 = GROUND GRADE 1334 GREENFIELD LOOP LGI HOMES +□□.0 = PROPOSED GRADE KISSIMMEE, FLORIDA 34747. (35) = SANITARY MANHOLE REV DATE COMMENT W = WELL W = WATER METER = ELECTRIC METER 0 = CLEANOUT Dustin Digitally signed FEMA FIRM INFORMATION: SASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF JURISDICTION, FLORIDA, COMMUNITY PANE No. PANEL NUMBER WITH AN EFFECTIVE DATE OF 00/00/0000, THIS PROPERTY LIES WITHIN FLOOD ZONE "X DEFINED IN FEMA STANDARDS. Œ = ELECTRICAL RISER by Dustin = TELEPHONE RISER Holloway = RIGHT-OF-WAY
= AIR CONDITIONER
= DRAINAGE EASEMENT
= UTILITY EASEMENT
= WOOD BOARD FENCE
= CHAIN LINKED FENCE
= HOG WIRE FENCE
= BARBED WIRE FENCE
= BIAT WAS ALLED AL 0 = CABLE RISER Hollo = POWER POLE 9 Date: SURVEYOR'S NOTES = VALVE ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR. 2023.03.21 0 = IR[C] FOUND way 15:17:50 -04'00' = 5/8" IRC SET PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCE OR BUILDING TIES. = BARBED WIRE FENCE = PLAT (M) = MEASURED (C) = CALCED PROPOSED = NL[D] FOUND NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS. = NLD SET EXISTING PROPOSED 12"X18" CMP UTILITIES SEPTIC / SEWER DUSTIN W. HOLLOWAY, PSM LS 6676 = CM FOUND NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED NOR DID THE SURVEYOR ABSTRACT THESE LANDS. H & H SURVEY CONSULTANTS LB 829
AN EXACTA LAND SURVEYING COMPANY LB 8291 = CM SET 131 W. BROADWAY ST, STE 1001, OVIEDO, FL 32765







April 20, 2023

Osceola County Attn: Charlie Croft 1 Courthouse Square Suite 1400 Kissimmee, FL 34741

Re: Reunion Residential Phases 4 & 5

SDP20-0076

Dear Charlie:

It has been brought to our attention that there is an error on sheet 4 of the Reunion Village Phase 4 & 5 plat. The subject plat shows a 20-ft wide drainage easement centered on the lot line between Lots 77 and 78. We have calculated the necessary easement width as 17.5-ft based on the width and depth of the as-built drainage pipe.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Chadwyck 74. Moorhead Chadwyck H. Moorhead, P.E.

President

CHM/cbm

H:\Data\19032\Cor\DE Vacate Letter.docx

## SECTION IX

# REUNION EAST CDD PAVEMENT CONDITION EVAULATION AND RECCOMENDATIONS

IN PROGRESS DRAFT

MAY 4, 2023

NOT FINAL

#### PREPARED FOR:

## REUNION EAST COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

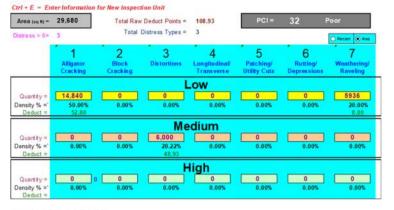
PREPARED BY:

Steven N. Boyd, P.E.
Boyd Civil Engineering, Inc.
6816 Hanging Moss Rd.
Orlando, FL 32807

### Reuion East CDD Pavement Surface Condition Report

n Next 2 years
n Next 2 years
n Next 2 years
r Resurfacing
r

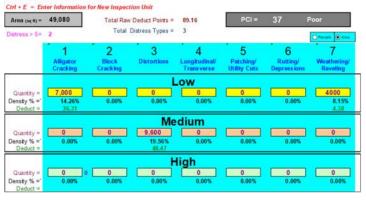
#### SEGMENT 1 REUNION BLVD



#### SEGMENT 2 REUNION BLVD



#### SEGMENT 3 REUNION BLVD



#### SEGMENT 4 REUNION BLVD



#### **Pavement Surface Condition Report**

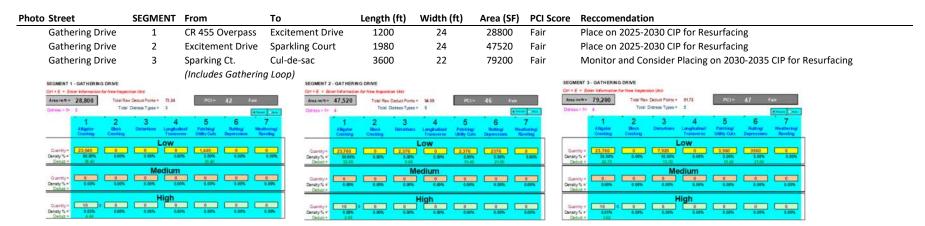
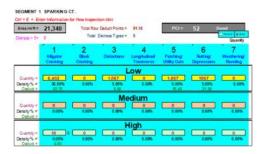


Photo Street	SEGMENT	From	То	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
Sparkling Ct	1	Gathering Drive	End of CDD Tract	970	22	21340	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Sparkling Ct	2	Gathering Drive	Radian Street	920	22	20240	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing



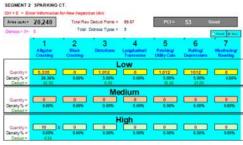
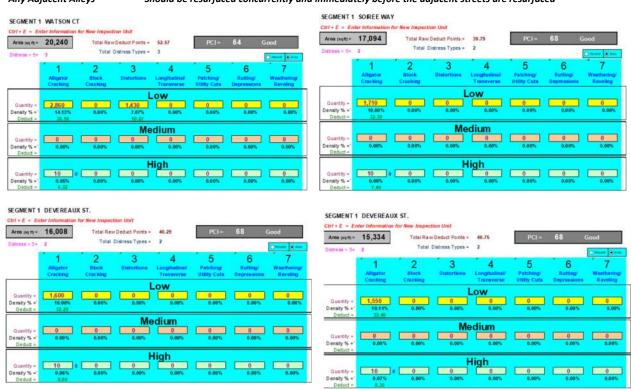


Photo Street	SEGMENT	From	То	Length (ft)	Width (ft)	Area (SF)	PCI Score	Reccomendation
Watson Ct	1	Gathering Drive	Radian Street	1300	22	28600	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Soiree Way	1	<b>Gathering Drive</b>	Radian Street	777	22	17094	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Devereaux St.	1	<b>Gathering Drive</b>	Radian Street	696	22	15312	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Velleux St.	1	<b>Gathering Drive</b>	Radian Street	697	22	15334	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Astina St.	1	<b>Gathering Drive</b>	Radian Street	745	22	16390	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Oconee St.	1	Gathering Drive	Molona St	445	22	9790	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
								Consider Spot Repair prior to 2030 at Corner of Exitement Drive, Monitor
Molona St.	1	<b>Excitement Drive</b>	Astina St.	1015	22	22330	Fair	and Consider Placing on 2030-2035 CIP for Resurfacing
Radian St.	1	<b>Excitement Drive</b>	<b>Gathering Drive</b>	2016	22	44352	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
Excitement Dr	1	<b>Gathering Drive</b>	Radian Street	1112	23	25576		

#### Any Adjacent Alleys

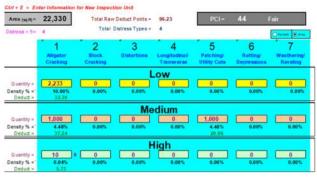
#### Should be resurfaced concurrently and immediately before the adjacent streets are resurfaced



#### SEGMENT 1 ASTNA ST.



#### SEGMENT 1 MOLONA ST.



#### SEGMENT 1 OCONEE ST.

Area (sq n) =	9,790	Total Raw	Deduct Points =	45.15	PCI=	66	Good	
Distress > 5=	2	Total I	Distress Types =	2	( ) · ·		O Amon (i) Amo	
	1 Alligator Cracking	2 Block Cracking	3 Distortions	4 Longitudinal/ Transverse	5 Patching/ Utility Cuts	6 Rutting/ Depressions	7 Weathering/ Raveling	
				.ow				
Quantity = Density % =' Deduct =	980 10.01% 32.31	0.00%	0.00%	0.00%	0.00%	0,00%	0.00%	
			Me	dium				
Quantity = Density % = Deduct =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
		-	H	ligh		-		
Quantity =	10		0	0	0	0	0	
Density % =' Deduct =	0.10%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	

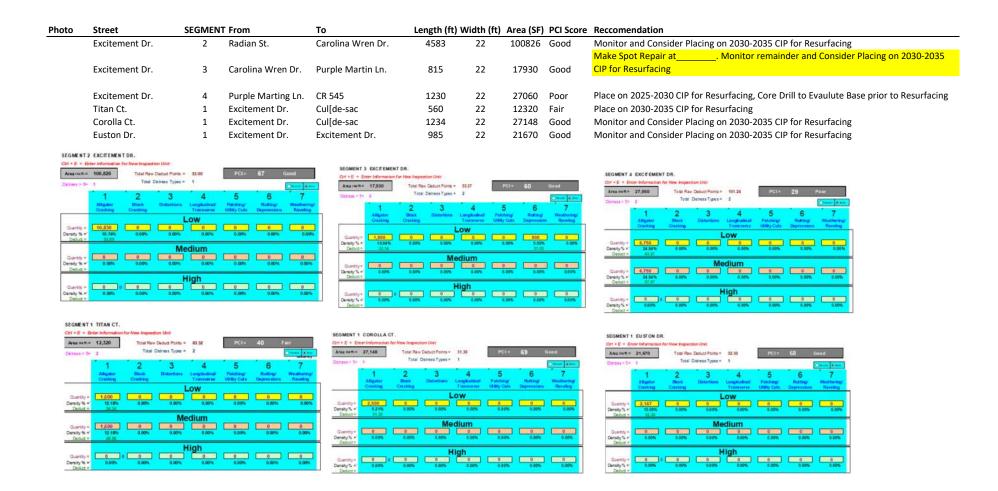
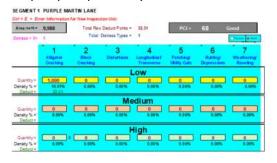
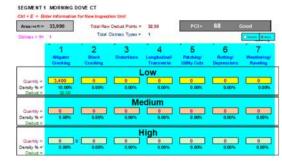
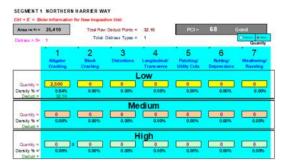


Photo	Street	eet SEGMENT From			Length (ft) W	/idth (ft)	Area (SF)	PCI Score	Reccomendation
	Purple Martin Ln	1	Excitement Dr	Mourning Dove Ln	454	22	9988	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Mourning Dove Cr	1	Purple Martin Ln	Purple Martin Ln	1545	22	33990	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Norhtern Harrier Way	1	Purple Martin Ln	Alley	1155	22	25410	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing
	Carolina Wren Dr.	1	Excitement Dr	Mourning Dove Ln	385	22	8470	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing


#### NOTE: Spot Repair required in Alley Between Excitement Drive and Mourning Dove Circle at Photo Location 33

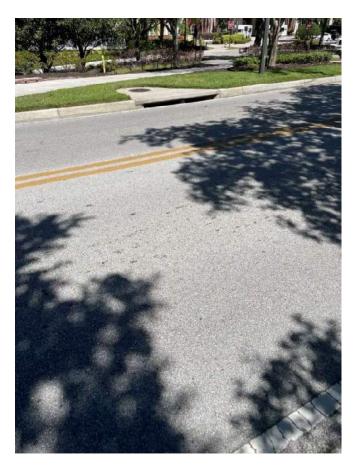












Location 1



Location 1



Location 2



Location 3



Location 4



Location 5



Location 6



Location 7



Location 8



Location 9



Location 10



Location 11



Location 12



Location 13



Location 14



Location 15



Location 16



Location 17



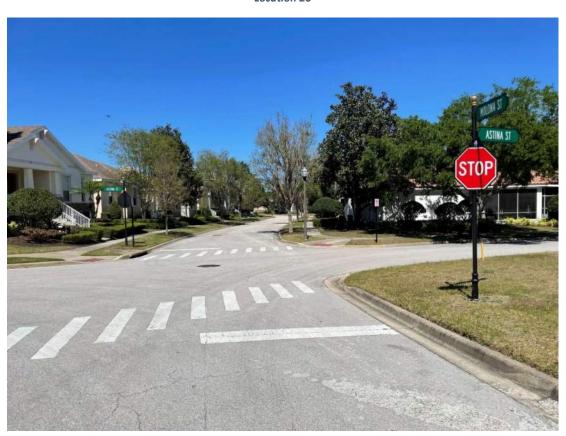
Location 18



Location 19



Location 20



Location 21



Location 22



Location 23



Location 24



Location 25



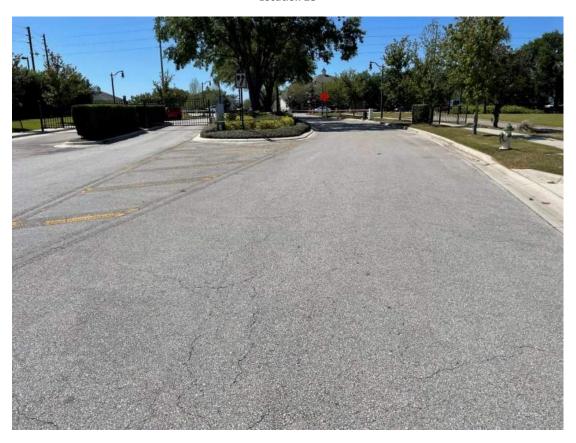
Location 26



Location 27



Location 28



Location 29



Location 30



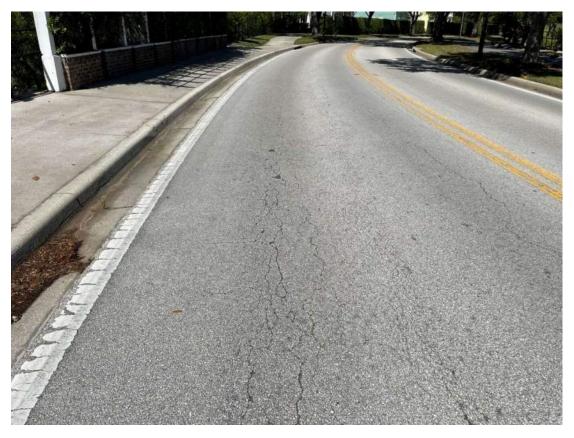
Location 31



Location 32



Location 33



Location 34



Location 35



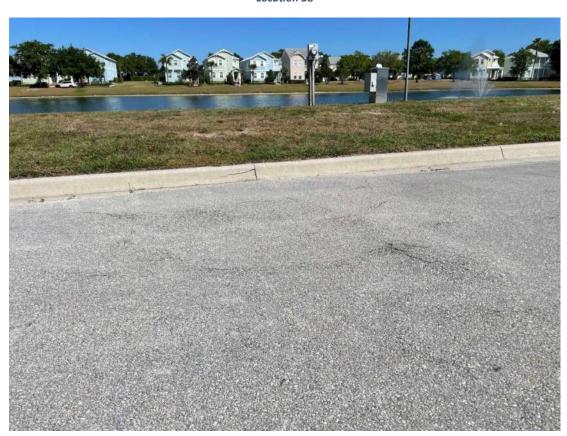
Location 36



Location 37



Location 38



Location 39



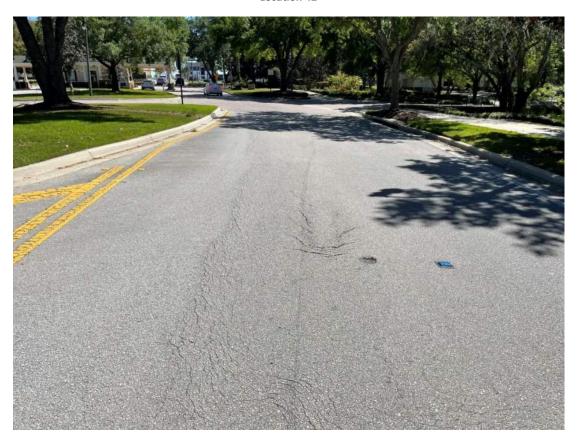
Location 40



Location 41



Location 42



Location 43



Location 44



Location 45



Location 46



Location 47



Location 48



Location 49



Location 50



Location 51

## SECTION X

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$18,880,000
SPECIAL ASSESSMENT BONDS
SERIES 2005
ARBITRAGE REBATE REQUIREMENT
FEBRUARY 28, 2023



951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

April 4, 2023

Reunion East Community Development District Osceola County, Florida

Re: \$18,880,000 Reunion East Community Development District (Osceola County, Florida)
Special Assessment Bonds, Series 2005 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2023 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$3,694,317) for February 28, 2023. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

**Grau & Associates** 

#### DESCRIPTION OF ATTACHED SCHEDULES

<u>Summary of Rebate Calculations</u> - Provides a summary of the rebate calculations.

<u>Purpose Expenditures Future Value Report</u> - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2023).

<u>Arbitrage Yield Limit (AYL) Verification Report</u> - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

<u>True Interest Cost (TIC) Verification Report</u> - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

<u>Unspent Proceeds Report</u> - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

## Reunion East CDD Special Assessment Bonds Summary of Rebate Calculations

Dated: 03/01/2005 Delivered: 03/17/2005

\$ 18,880,000.00

Anniversary Date	05/01/2005
Future-Value Date	02/28/2023
Arbitrage Yield Limit	5.8005102
Total of Purpose Expenditures	\$20,022,610.00
Internal Rate of Return	2.3087682
90% of rebate liability	-\$3,324,885.45
Full rebate liability	-\$3,694,317.17

## Special Assessment Bonds

## Purpose Expenditures Future Value Report

\$ 18,880,000.00

03/01/2005 Dated: Delivered: 03/17/2005 02/28/2023 Future Valued To:

Transaction	Group	Fund		Future Value	Calculation Amt	:	FV	FV
Date	ID	ID	Description	Periods	(Int. Earnings)	Pool %	Factor	Amount
3/17/2005	-1	COI	Beg. Arbitrage Gross Proceeds	35.8944444	-18,928,668.44	100.0000000	2.7904974	-52,820,400.94
3/17/2005	0		Construction	35.8944444	127,940.00	100.0000000	2.7904974	357,016.24
3/17/2005	0		Underwriter's Discount	35.8944444	347,600.00	100.0000000	2.7904974	969,976.91
3/28/2005	0		Construction	35.8333333	1,020,593.00	100.0000000	2.7856262	2,842,990.65
3/29/2005	0		Construction	35.8277778	7,664.00	100.0000000	2.7851838	21,345.65
4/11/2005	0		Construction	35.7611111	4,020.00	100.0000000	2.7798803	11,175.12
4/13/2005	0		Construction	35.7500000	7,191.00	100.0000000	2.7789974	19,983.77
4/19/2005	0		Construction	35.7166667	1,335,340.00	100.0000000	2.7763503	3,707,371.60
4/26/2005	0		Construction	35.6777778	4,789.00	100.0000000	2.7732652	13,281.17
5/2/2005	0		Interest	35.6444444	182,507.00	100.0000000	2.7706235	505,658.19
5/2/2005	0		Construction	35.6444444	1,054.00	100.0000000	2.7706235	2,920.24
5/18/2005	0		Construction	35.555556	350,478.00	100.0000000	2.7635914	968,577.99
6/1/2005	0		Construction	35.4833333	76.00	100.0000000	2.7578909	209.60
6/16/2005	0		Construction	35.4000000	216,921.00	100.0000000	2.7513281	596,820.84
7/1/2005	0		Construction	35.3166667	1.00	100.0000000	2.7447809	2.74
7/8/2005	0		Construction	35.2777778	592,168.00	100.0000000	2.7417308	1,623,565.27
8/1/2005	0		Construction	35.1500000	15.00	100.0000000	2.7317331	40.98
8/18/2005	0		Construction	35.0555556	2,162,379.00	100.0000000	2.7243670	5,891,113.92
9/1/2005	0		Construction	34.9833333	193.00	100.0000000	2.7187474	524.72
10/1/2005	0		Construction	34.8166667	31.00	100.0000000	2.7058234	83.88
10/3/2005	0		Construction	34.8055556	23.00	100.0000000	2.7049640	62.21
10/11/2005	0		Construction	34.7611111	870,865.00	100.0000000	2.7015291	2,352,667.14
10/20/2005	0		Construction	34.7111111	975,717.00	100.0000000	2.6976700	2,632,162.52
11/1/2005	0		Interest	34.6500000	547,520.00	100.0000000	2.6929609	1,474,449.94
11/17/2005	0		Construction	34.5611111	843,656.00	100.0000000	2.6861259	2,266,166.21
11/22/2005	0		Construction	34.5333333	2,150.00	100.0000000	2.6839935	5,770.59
12/1/2005	0		Construction	34.4833333	35.00	100.0000000	2.6801595	93.81
12/13/2005	0		Construction	34.4166667	822,395.00	100.0000000	2.6750560	2,199,952.65
12/14/2005	0		Construction	34.4111111	-40,491.00	100.0000000	2.6746311	-108,298.49
1/10/2006	0		Construction	34.2666667	-12,863.00	100.0000000	2.6636086	-34,262.00
1/11/2006	0		Construction	34.2611111	-15,577.00	100.0000000	2.6631855	-41,484.44
1/17/2006	0		Construction	34.2277778	935,136.00	100.0000000	2.6606487	2,488,068.43
2/13/2006	0		Construction	34.0833333	191,021.00	100.0000000	2.6496838	506,145.26
3/10/2006	0		Construction	33.9333333	153,349.00	100.0000000	2.6383450	404,587.57
4/12/2006	0		Construction	33.7555556	-240,678.00	100.0000000	2.6249692	-631,772.35
4/12/2006	0		Construction	33.7555556	526.00	100.0000000	2.6249692	1,380.73
5/1/2006	0		Interest	33.6500000	547,520.00	100.0000000	2.6170595	1,432,892.41
5/15/2006	0		Construction	33.5722222	350.00	100.0000000	2.6112465	913.94
5/16/2006	0		Construction	33.5666667	1,077,588.00	100.0000000	2.6108318	2,813,400.99
5/25/2006	0		Construction	33.5166667	-1,077,588.00	100.0000000	2.6071023	-2,809,382.11
5/26/2006	0		Construction	33.5111111	476,555.00	100.0000000	2.6066882	1,242,230.30
6/15/2006	0		Construction	33.4055556	237,718.00	100.0000000	2.5988335	617,789.51
7/21/2006	0		Construction	33.2055556	651,243.00	100.0000000	2.5840158	1,682,822.22
8/3/2006	0		Construction	33.1388889	139,711.00	100.0000000	2.5790954	360,328.00
8/15/2006	0		Construction	33.0722222	168,403.00	100.0000000	2.5741843	433,500.37

## Special Assessment Bonds

## Purpose Expenditures Future Value Report

\$ 18,880,000.00

03/01/2005 Dated: Delivered: 03/17/2005 02/28/2023 Future Valued To:

	Group	Fund		Future Value	Calculation Amt		FV	FV
Date	$ID^{'}$	ID	Description	Periods	(Int. Earnings)	Pool %	Factor	Amount
9/1/2006	0		Reserve	32.9833333	166.00	100.0000000	2.5676508	426.23
9/19/2006	0		Construction	32.8833333	373,218.00	100.0000000	2.5603204	955,557.65
10/2/2006	0		Construction	32.8111111	-103,816.00	100.0000000	2.5550392	-265,253.95
11/1/2006	0		Interest	32.6500000	547,520.00	100.0000000	2.5432974	1,392,506.18
11/14/2006	0		Construction	32.5777778	287,270.00	100.0000000		729,106.00
11/15/2006	0		Construction	32.5722222	54,917.00	100.0000000		139,360.03
12/20/2006	0		Construction	32.377778	293,481.00	100.0000000		740,622.84
1/10/2007	0		Construction	32.2666667	90.00	100.0000000		226.40
1/16/2007	0		Construction	32.2333333	46,185.00	100.0000000		116,071.23
2/14/2007	0		Construction	32.0777778	-7,071.00	100.0000000		-17,691.84
2/14/2007	0		Construction	32.0777778	740.00	100.0000000	2.5020280	1,851.50
3/5/2007	0		Construction	31.9611111	-192.00	100.0000000		-478.79
3/8/2007	0		Construction	31.9444444	7,071.00	100.0000000	2.4925085	17,624.53
3/14/2007	0		Construction	31.9111111	-100.00	100.0000000	2.4901343	-249.01
3/19/2007	0		Construction	31.8833333	-9,051.00	100.0000000	2.4881575	-22,520.31
5/1/2007	0		Interest	31.6500000	1,540.00	100.0000000	2.4716143	3,806.29
6/19/2007	0		Construction	31.3833333	31,640.00	100.0000000	2.4528424	77,607.93
7/17/2007	0		Construction	31.2277778	8,917.00	100.0000000	2.4419580	21,774.94
8/14/2007	0		Construction	31.0777778	86,091.00	100.0000000	2.4315081	209,330.96
9/19/2007	0		Construction	30.8833333	27,383.00	100.0000000	2.4180285	66,212.87
10/19/2007	0		Construction	30.7166667	17,662.00	100.0000000	2.4065340	42,504.20
10/30/2007	0		Interest	30.6555556	-540,554.00	100.0000000	2.4023331	-1,298,590.75
11/1/2007	0		Interest	30.6500000	540,560.00	100.0000000	2.4019515	1,298,398.92
11/13/2007	0		Construction	30.5833333	2,182.00	100.0000000	2.3973778	5,231.08
12/14/2007	0		Construction	30.4111111	579.00	100.0000000	2.3856025	1,381.26
1/14/2008	0		Construction	30.2444444	27,967.00	100.0000000	2.3742622	66,400.99
2/20/2008	0		Construction	30.0444444	184,362.00	100.0000000	2.3607249	435,227.97
3/17/2008	0		Construction	29.8944444	30,833.00	100.0000000	2.3506227	72,476.75
4/14/2008	0		Construction	29.7444444	50,902.00	100.0000000	2.3405636	119,139.37
4/30/2008	0		Interest	29.6555556	-540,414.00	100.0000000	2.3346230	-1,261,662.98
5/1/2008	0		Interest	29.6500000	540,560.00	100.0000000	2.3342523	1,261,803.40
5/15/2008	0		Construction	29.5722222	22,746.00	100.0000000	2.3290674	52,976.97
5/27/2008	0		Construction	29.5055556	11,100.00	100.0000000	2.3246325	25,803.42
6/6/2008	0		Construction	29.4555556	-7,315.00	100.0000000	2.3213118	-16,980.40
6/26/2008	0		Construction	29.3444444	3,544.00	100.0000000	2.3139495	8,200.64
7/11/2008	0		Construction	29.2611111	41,830.00	100.0000000	2.3084431	96,562.17
8/15/2008	0		Construction	29.0722222	14,692.00	100.0000000	2.2960103	33,732.98
9/9/2008	0		Construction	28.9388889	10,252.00	100.0000000	2.2872746	23,449.14
10/10/2008	0		Construction	28.7666667	8,298.00	100.0000000	2.2760402	18,886.58
10/31/2008	0		Interest	28.6555556	-533,125.00	100.0000000	2.2688214	-1,209,565.43
11/3/2008	0		Interest	28.6388889	533,165.00	100.0000000	2.2677406	1,209,079.92
11/14/2008	0		Construction	28.5777778	1,601.00	100.0000000	2.2637819	3,624.31
12/8/2008	0		Construction	28.444444	2,006.00	100.0000000	2.2551689	4,523.87
3/12/2009	0		Construction	27.9222222	984.00	100.0000000	2.2217486	2,186.20
4/15/2009	0		Construction	27.7388889	2,087.00	100.0000000	2.2101338	4,612.55

## Special Assessment Bonds

## Purpose Expenditures Future Value Report

\$ 18,880,000.00

 Dated:
 03/01/2005

 Delivered:
 03/17/2005

 Future Valued To:
 02/28/2023

	Group	Fund		Future Value	Calculation Amt		FV	FV
Date	$ID^{'}$	ID	Description	Periods	(Int. Earnings)	Pool %	Factor	Amount
5/1/2009	0		Interest	27.6500000	-533,055.00	100.0000000	2.2045243	-1,175,132.69
5/1/2009	0		Interest	27.6500000	533,165.00	100.0000000	2.2045243	1,175,375.18
5/12/2009	0		Construction	27.5888889	2,491.00	100.0000000		5,481.88
6/12/2009	0		Construction	27.4222222	635.00	100.0000000	2.1902147	1,390.79
7/1/2009	0		Construction	27.3166667	341.00	100.0000000		744.61
8/18/2009	0		Construction	27.0555556	753.00	100.0000000		1,632.03
9/10/2009	0		Construction	26.9333333	1,666.00	100.0000000		3,598.25
10/7/2009	0		Construction	26.7833333	848.00	100.0000000		1,823.68
11/2/2009	0		Interest	26.644444	-525,335.00	100.0000000		-1,125,293.44
11/2/2009	0		Interest	26.6444444	525,335.00	100.0000000		1,125,293.44
11/18/2009	0		Construction	26.555556	491.00	100.0000000		1,049.08
12/15/2009	0		Construction	26.4055556	3,500.00	100.0000000		7,446.14
1/15/2010	0		Construction	26.2388889	385.00	100.0000000	2.1173560	815.18
3/17/2010	0		Construction	25.8944444	341.00	100.0000000	2.0966074	714.94
4/7/2010	0		Construction	25.7833333	2,399.00	100.0000000		5,013.81
5/14/2010	0		Construction	25.577778	2,581.00	100.0000000	2.0777115	5,362.57
5/24/2010	0		Reserve	25.5222222	473,916.00	100.0000000	2.0744140	983,097.99
7/23/2010	0		Construction	25.1944444	3,081.00	100.0000000		6,331.66
7/30/2010	0		Construction	25.1555556	546.00	100.0000000		1,120.82
9/17/2010	0		Construction	24.8944444	971.00	100.0000000		1,978.43
10/20/2010	0		Reserve	24.7111111	6,048.00	100.0000000		12,258.47
11/3/2010	0		Construction	24.6388889	-6,750.00	100.0000000		-13,653.10
11/3/2010	0		Construction	24.6388889	13,500.00	100.0000000		27,306.20
11/15/2010	0		Reserve	24.5722222	3,751.00	100.0000000	2.0188303	7,572.63
11/19/2010	0		Construction	24.5500000	5,213.00	100.0000000	2.0175480	10,517.48
11/22/2010	0		Construction	24.5333333	-10,895.00	100.0000000	2.0165869	-21,970.71
11/23/2010	0		Construction	24.5277778	21,790.00	100.0000000	2.0162666	43,934.45
2/9/2011	0		Construction	24.1055556	381.00	100.0000000	1.9920740	758.98
5/20/2011	0		Construction	23.5444444	334.00	100.0000000	1.9603718	654.76
9/21/2011	0		Reserve	22.8722222	17,082.00	100.0000000	1.9230556	32,849.64
9/26/2011	0		Construction	22.844444	1,138.00	100.0000000	1.9215290	2,186.70
5/21/2012	0		Reserve	21.5388889	7,500.00	100.0000000	1.8511285	13,883.46
12/19/2012	0		Reserve	20.3833333	5,856.00	100.0000000	1.7909715	10,487.93
6/18/2013	0		Reserve	19.3888889	5,000.00	100.0000000	1.7407692	8,703.85
11/19/2013	0		Reserve	18.5500000	9,736.00	100.0000000	1.6995157	16,546.48
7/24/2014	2015		Deferred costs	17.1888889	32,131.00	100.0000000		52,522.97
8/14/2014	2015		Reserve	17.0777778	2,289.00	100.0000000	1.6294664	3,729.85
10/14/2014	2015		Construction	16.7444444	553,755.00	100.0000000	1.6140113	893,766.85
10/20/2014	2015		Construction	16.7111111	-136,030.00	100.0000000	1.6124739	-219,344.83
11/18/2014	2015		Deferred costs	16.5555556	145,613.00	100.0000000	1.6053187	233,755.27
11/18/2014	2015		Construction	16.5555556	1,208,792.00	100.0000000	1.6053187	1,940,496.35
11/26/2014	2015		Reserve	16.5111111	203,251.00	100.0000000	1.6032801	325,868.29
12/5/2014	2015		Construction	16.4611111	243,000.00	100.0000000	1.6009899	389,040.54
1/5/2015	2015		Construction	16.2944444	-71,481.00	100.0000000	1.5933793	-113,896.35
1/12/2015	2015		Construction	16.255556	-195,605.00	100.0000000	1.5916087	-311,326.63

#### S

\$ 18,880,000.00

Reunion East CDD	Dated:	03/01/2005
Special Assessment Bonds	Delivered:	03/17/2005
Purpose Expenditures Future Value Report	Future Valued To:	02/28/2023
* 10 000 000 00		

Transaction	Group	Fund		Future Value	Calculation Amt		FV	FV
Date	ID	ID	Description	Periods	(Int. Earnings)	Pool %	Factor	Amount
5/18/2015	2016		Reserve	15.5555556	22,642.00	100.0000000	1.5600726	35,323.16
5/29/2015	2016		Deferred costs	15.4944444	1.00	100.0000000	1.5573493	1.56
5/29/2015	2016		Construction	15.4944444	1,239,383.00	100.0000000	1.5573493	1,930,152.19
5/29/2015	2016		Reserve	15.4944444	512,383.00	100.0000000	1.5573493	797,959.28
2/28/2023	-1		Unspent Proceeds as of 02/28/2023	0.0000000	14.00	100.0000000	1.0000000	14.00

1,093,955.56 -3,694,317.17

Arbitrage Yield Limit (AYL)	5.8005102
Internal Rate of Return (IRR)	2.3087682
Future Valued To	2/28/2023

## Special Assessment Bonds

A.Y.L. Verification Report

18,880,000.00

Dated: Delivered: 03/01/2005 03/17/2005

MSRB 30/360 SEMI 4/3

D ·	Coupon	Principal	Coupon	Interest	Cred. Enh./	Periodic	Present Value	Discounted
Period		Payment	Rate	Payment 192 500 64	Sinking Fund Adj	Debt Service	Factor	Debt Service
1	05/01/2005			182,506.64	-	182,506.64	0.9930357	181,235.61
2	11/01/2005			547,520.00	-	547,520.00	0.9650469	528,382.47
3	05/01/2006			547,520.00	-	547,520.00	0.9378469	513,489.95
4	11/01/2006			547,520.00	-	547,520.00	0.9114136	499,017.18
5	05/01/2007	240,000.00	5.800	547,520.00	-	787,520.00	0.8857253	697,526.41
6	11/01/2007			540,560.00	-	540,560.00	0.8607611	465,293.00
7	05/01/2008	255,000.00	5.800	540,560.00	-	795,560.00	0.8365004	665,486.27
8	11/01/2008			533,165.00	-	533,165.00	0.8129236	433,422.39
9	05/01/2009	270,000.00	5.800	533,165.00	-	803,165.00	0.7900112	634,509.36
10	11/01/2009			525,335.00	-	525,335.00	0.7677447	403,323.14
11	05/01/2010	285,000.00	5.800	525,335.00	-	810,335.00	0.7461057	604,595.55
12	11/01/2010			517,070.00	-	517,070.00	0.7250766	374,915.37
13	05/01/2011	305,000.00	5.800	517,070.00	-	822,070.00	0.7046403	579,263.61
14	11/01/2011			508,225.00	-	508,225.00	0.6847799	348,022.26
15	05/01/2012	320,000.00	5.800	508,225.00	-	828,225.00	0.6654793	551,166.59
16	11/01/2012			498,945.00	-	498,945.00	0.6467227	322,679.05
17	05/01/2013	340,000.00	5.800	498,945.00	-	838,945.00	0.6284947	527,272.51
18	11/01/2013			489,085.00	-	489,085.00	0.6107805	298,723.60
19	05/01/2014	360,000.00	5.800	489,085.00	-	849,085.00	0.5935656	503,987.67
20	11/01/2014			478,645.00	-	478,645.00	0.5768359	276,099.62
21	05/01/2015	380,000.00	5.800	478,645.00	-	858,645.00	0.5605777	481,337.26
22	11/01/2015			467,625.00	-	467,625.00	0.5447778	254,751.71
23	05/01/2016	405,000.00	5.800	467,625.00	-	872,625.00	0.5294232	461,987.88
24	11/01/2016			455,880.00	-	455,880.00	0.5145013	234,550.86
25	05/01/2017	430,000.00	5.800	455,880.00	-	885,880.00	0.5000000	442,940.03
26	11/01/2017	ŕ		443,410.00	-	443,410.00	0.4859075	215,456.23
27	05/01/2018	455,000.00	5.800	443,410.00	_	898,410.00	0.4722121	424,240.09
28	11/01/2018	,		430,215.00	-	430,215.00	0.4589028	197,426.85
29	05/01/2019	480,000.00	5.800	430,215.00	-	910,215.00	0.4459685	405,927.26
30	11/01/2019	,		416,295.00	-	416,295.00	0.4333989	180,421.78
31	05/01/2020	510,000.00	5.800	416,295.00	_	926,295.00	0.4211835	390,140.15
32	11/01/2020	,		401,505.00	_	401,505.00	0.4093124	164,340.96
33	05/01/2021	540,000.00	5.800	401,505.00	_	941,505.00	0.3977759	374,507.96
34	11/01/2021	2 10,000100	2.000	385,845.00	_	385,845.00	0.3865645	149,153.98
35	05/01/2022	575,000.00	5.800	385,845.00	_	960,845.00	0.3756691	360,959.81
36	11/01/2022	373,000.00	2.300	369,170.00	_	369,170.00	0.3650809	134,776.90
37	05/01/2023	605,000.00	5.800	369,170.00	_	974,170.00	0.3547910	345,626.76
38	11/01/2023	005,000.00	5.000	351,625.00	-	351,625.00	0.3447910	121,237.20
39	05/01/2024	645,000.00	5.800	351,625.00	-	996,625.00	0.3350732	333,942.34
	11/01/2024	043,000.00	3.000		-			108,408.45
40		600 000 00	<i>5</i> 000	332,920.00	-	332,920.00	0.3256291	
41	05/01/2025	680,000.00	5.800	332,920.00	-	1,012,920.00	0.3164512	320,539.79

### Special Assessment Bonds

## A.Y.L. Verification Report

18,880,000.00

03/01/2005 Dated: Delivered: 03/17/2005

MSRB 30/360 SEMI 4/3

D . 1	Coupon	Principal	Coupon	Interest	Cred. Enh./	Periodic	Present Value	Discounted
Period		Payment	Rate	Payment	Sinking Fund Adj	Debt Service	Factor	Debt Service
42	11/01/2025			313,200.00	-	313,200.00	0.3075320	96,319.03
43	05/01/2026	720,000.00	5.800	313,200.00	-	1,033,200.00	0.2988642	308,786.50
44	11/01/2026			292,320.00	-	292,320.00	0.2904407	84,901.62
45	05/01/2027	765,000.00	5.800	292,320.00	-	1,057,320.00	0.2822546	298,433.41
46	11/01/2027			270,135.00	-	270,135.00	0.2742992	74,097.82
47	05/01/2028	810,000.00	5.800	270,135.00	-	1,080,135.00	0.2665681	287,929.48
48	11/01/2028			246,645.00	-	246,645.00	0.2590548	63,894.57
49	05/01/2029	860,000.00	5.800	246,645.00	-	1,106,645.00	0.2517533	278,601.55
50	11/01/2029			221,705.00	-	221,705.00	0.2446576	54,241.82
51	05/01/2030	910,000.00	5.800	221,705.00	-	1,131,705.00	0.2377619	269,076.35
52	11/01/2030			195,315.00	-	195,315.00	0.2310606	45,129.60
53	05/01/2031	965,000.00	5.800	195,315.00	-	1,160,315.00	0.2245481	260,546.53
54	11/01/2031			167,330.00	-	167,330.00	0.2182192	36,514.62
55	05/01/2032	1,025,000.00	5.800	167,330.00	-	1,192,330.00	0.2120687	252,855.82
56	11/01/2032			137,605.00	-	137,605.00	0.2060915	28,359.22
57	05/01/2033	1,085,000.00	5.800	137,605.00	-	1,222,605.00	0.2002828	244,866.71
58	11/01/2033			106,140.00	-	106,140.00	0.1946378	20,658.85
59	05/01/2034	1,150,000.00	5.800	106,140.00	-	1,256,140.00	0.1891519	237,601.25
60	11/01/2034			72,790.00	-	72,790.00	0.1838206	13,380.30
61	05/01/2035	1,220,000.00	5.800	72,790.00	-	1,292,790.00	0.1786396	230,943.51
62	11/01/2035			37,410.00	-	37,410.00	0.1736046	6,494.55
63	05/01/2036	1,290,000.00	5.800	37,410.00	-	1,327,410.00	0.1687116	223,949.43
		18,880,000.00		22,784,816.64	0.00	41,664,816.64		18,928,668.40
		Cost (TIC)		5.9651604		lue of bond Issue		\$18,880,000.00
		Cost (NIC)		5.8884835		l interest (+)		\$48,668.45
	O	eld Limit (AYL) t Interest Cost (ANIC)		5.8005102	O .	l issue premium/disc erety fee (-)	` /	\$0.00
	Arvurage Ne	i inieresi Cosi (ANIC)	·····	5.8000000		rety jee (-) um credit enhancem		\$0.00 \$0.00
							1 /	φυ.υυ
					Sinci 11	Other AYL costs (-)		

#### **Special Assessment Bonds**

T.I.C. Verification Report (Regular)

18,880,000.00

MSRB 30/360 SEMI 4/3

Delivered: 3/17/2005

3/1/2005

Dated:

8,880,	000.00							27.77.2002
	Coupon	Principal	Coupon	Interest	Credit	Periodic	Present Value	Discounted
Period	Date	Payment	Rate	Payment	Enhancements	Debt Service	Factor	Debt Service
1	5/1/2005		<u> </u>	182,506.64	-	182,506.64	0.9928416	181,200.1
2	11/1/2005			547,520.00	-	547,520.00	0.9640869	527,856.8
3	5/1/2006			547,520.00	-	547,520.00	0.9361651	512,569.1
4	11/1/2006			547,520.00	-	547,520.00	0.9090519	497,724.0
5	5/1/2007	240,000.00	5.800	547,520.00	-	787,520.00	0.8827239	695,162.7
6	11/1/2007			540,560.00	-	540,560.00	0.8571585	463,345.5
7	5/1/2008	255,000.00	5.800	540,560.00	-	795,560.00	0.8323335	662,171.2
8	11/1/2008			533,165.00	-	533,165.00	0.8082274	430,918.5
9	5/1/2009	270,000.00	5.800	533,165.00	-	803,165.00	0.7848196	630,339.6
10	11/1/2009			525,335.00	-	525,335.00	0.7620896	400,352.3
11	5/1/2010	285,000.00	5.800	525,335.00	-	810,335.00	0.7400180	599,662.4
12	11/1/2010			517,070.00	-	517,070.00	0.7185856	371,559.0
13	5/1/2011	305,000.00	5.800	517,070.00	-	822,070.00	0.6977739	573,619.0
14	11/1/2011			508,225.00	-	508,225.00	0.6775650	344,355.4
15	5/1/2012	320,000.00	5.800	508,225.00	-	828,225.00	0.6579414	544,923.5
16	11/1/2012			498,945.00	-	498,945.00	0.6388861	318,769.0
17	5/1/2013	340,000.00	5.800	498,945.00	-	838,945.00	0.6203827	520,466.
18	11/1/2013			489,085.00	-	489,085.00	0.6024152	294,632.
19	5/1/2014	360,000.00	5.800	489,085.00	-	849,085.00	0.5849680	496,687.
20	11/1/2014			478,645.00	-	478,645.00	0.5680262	271,882.9
21	5/1/2015	380,000.00	5.800	478,645.00	-	858,645.00	0.5515750	473,607.
22	11/1/2015			467,625.00	-	467,625.00	0.5356003	250,460.
23	5/1/2016	405,000.00	5.800	467,625.00	-	872,625.00	0.5200883	453,842.
24	11/1/2016			455,880.00	-	455,880.00	0.5050255	230,231.
25	5/1/2017	430,000.00	5.800	455,880.00	-	885,880.00	0.4903989	434,434.
26	11/1/2017			443,410.00	-	443,410.00	0.4761960	211,150.
27	5/1/2018	455,000.00	5.800	443,410.00	-	898,410.00	0.4624044	415,428.
28	11/1/2018			430,215.00	-	430,215.00	0.4490123	193,171.
29	5/1/2019	480,000.00	5.800	430,215.00	-	910,215.00	0.4360080	396,861.
30	11/1/2019			416,295.00	-	416,295.00	0.4233803	176,251.
31	5/1/2020	510,000.00	5.800	416,295.00	-	926,295.00	0.4111184	380,816.
32	11/1/2020			401,505.00	-	401,505.00	0.3992116	160,285.
33	5/1/2021	540,000.00	5.800	401,505.00	-	941,505.00	0.3876496	364,974.
34	11/1/2021			385,845.00	-	385,845.00	0.3764225	145,240.
35	5/1/2022	575,000.00	5.800	385,845.00	-	960,845.00	0.3655206	351,208.
36	11/1/2022			369,170.00	-	369,170.00	0.3549344	131,031.
37	5/1/2023	605,000.00	5.800	369,170.00	-	974,170.00	0.3446548	335,752.
38	11/1/2023			351,625.00	-	351,625.00	0.3346729	117,679.
39	5/1/2024	645,000.00	5.800	351,625.00	-	996,625.00	0.3249801	323,883.
40	11/1/2024	,		332,920.00	-	332,920.00	0.3155680	105,058.9
41	5/1/2025	680,000.00	5.800	332,920.00	_	1,012,920.00	0.3064285	310,387.6

 $REUNION-2005-A \ | \ FY: 1 \ | \ Mun-Ease Elevate Main Db \ | \ 18.00 J \ EDB \ | \ 04/20/2023 \ | \ 17:4 \ | \ Rpt 01a$ 

#### MSRB 30/360 SEMI 4/3

#### **Special Assessment Bonds**

### T.I.C. Verification Report (Regular)

18,880,000.00

Delivered: 3/17/2005

3/1/2005

Dated:

	Coupon	Principal	Coupon	Interest	Credit	Periodic	Present Value	Discounted
Period	Date	Payment	Rate	Payment	Enhancements	Debt Service	Factor	Debt Service
42	11/1/2025			313,200.00	-	313,200.00	0.2975538	93,193.84
43	5/1/2026	720,000.00	5.800	313,200.00	-	1,033,200.00	0.2889360	298,528.69
44	11/1/2026			292,320.00	-	292,320.00	0.2805679	82,015.60
45	5/1/2027	765,000.00	5.800	292,320.00	-	1,057,320.00	0.2724421	288,058.43
46	11/1/2027			270,135.00	-	270,135.00	0.2645516	71,464.64
47	5/1/2028	810,000.00	5.800	270,135.00	-	1,080,135.00	0.2568897	277,475.50
48	11/1/2028			246,645.00	-	246,645.00	0.2494496	61,525.50
49	5/1/2029	860,000.00	5.800	246,645.00	-	1,106,645.00	0.2422251	268,057.15
50	11/1/2029			221,705.00	-	221,705.00	0.2352097	52,147.18
51	5/1/2030	910,000.00	5.800	221,705.00	-	1,131,705.00	0.2283976	258,478.70
52	11/1/2030			195,315.00	-	195,315.00	0.2217828	43,317.50
53	5/1/2031	965,000.00	5.800	195,315.00	-	1,160,315.00	0.2153595	249,884.84
54	11/1/2031			167,330.00	-	167,330.00	0.2091222	34,992.42
55	5/1/2032	1,025,000.00	5.800	167,330.00	-	1,192,330.00	0.2030656	242,121.26
56	11/1/2032			137,605.00	-	137,605.00	0.1971845	27,133.57
57	5/1/2033	1,085,000.00	5.800	137,605.00	-	1,222,605.00	0.1914736	234,096.59
58	11/1/2033			106,140.00	-	106,140.00	0.1859282	19,734.41
59	5/1/2034	1,150,000.00	5.800	106,140.00	-	1,256,140.00	0.1805433	226,787.66
60	11/1/2034			72,790.00	-	72,790.00	0.1753144	12,761.14
61	5/1/2035	1,220,000.00	5.800	72,790.00	-	1,292,790.00	0.1702370	220,080.64
62	11/1/2035			37,410.00	-	37,410.00	0.1653066	6,184.12
63	5/1/2036	1,290,000.00	5.800	37,410.00	-	1,327,410.00	0.1605189	213,074.46
		18,880,000.00		22,784,816.64	0.00	41,664,816.64		18,581,068.43
	Net Interest Co Arbitrage Yield	ost (TIC)		5.9651604 5.8884835 5.8005102 5.8000000	Accrue Origin Unders	Face value of bond Issue		
•		<u> </u>				sum credit enhanceme TIC costs (-)	\$0.00	

N/A

\$18,581,068.45

Dated:
Delivered:

03/01/2005 03/17/2005

\$ 18,880,000.00

Calc	Grp		Fund		Gross	Pool	Nonpurpose	Purpose	Unspent
Date	ΙD	Purp	ID	Description	Amount	Percentage	Investment	Expenditures	Proceeds
03/17/2005	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			18,928,668.44
03/17/2005	0	Y		Construction	127,940.00	100.0000000		127,940.00	18,800,728.44
03/17/2005	0	Y		Underwriter's Discount	347,600.00	100.0000000		347,600.00	18,453,128.44
03/28/2005	0	Y		Construction	1,020,593.00	100.0000000		1,020,593.00	17,432,535.44
03/29/2005	0	Y		Construction	7,664.00	100.0000000		7,664.00	17,424,871.44
04/11/2005	0	Y		Construction	4,020.00	100.0000000		4,020.00	17,420,851.44
04/13/2005	0	Y		Construction	7,191.00	100.0000000		7,191.00	17,413,660.44
04/19/2005	0	Y		Construction	1,335,340.00	100.0000000		1,335,340.00	16,078,320.44
04/26/2005	0	Y		Construction	4,789.00	100.0000000		4,789.00	16,073,531.44
05/02/2005	0	Y		Interest	182,507.00	100.0000000		182,507.00	15,891,024.44
05/02/2005	0	Y		Construction	1,054.00	100.0000000		1,054.00	15,889,970.44
05/18/2005	0	Y		Construction	350,478.00	100.0000000		350,478.00	15,539,492.44
06/01/2005	0	Y		Construction	76.00	100.0000000		76.00	15,539,416.44
06/16/2005	0	Y		Construction	216,921.00	100.0000000		216,921.00	15,322,495.44
07/01/2005	0	Y		Construction	1.00	100.0000000		1.00	15,322,494.44
07/08/2005	0	Y		Construction	592,168.00	100.0000000		592,168.00	14,730,326.44
08/01/2005	0	Y		Construction	15.00	100.0000000		15.00	14,730,311.44
08/18/2005	0	Y		Construction	2,162,379.00	100.0000000		2,162,379.00	12,567,932.44
09/01/2005	0	Y		Construction	193.00	100.0000000		193.00	12,567,739.44
10/01/2005	0	Y		Construction	31.00	100.0000000		31.00	12,567,708.44
10/03/2005	0	Y		Construction	23.00	100.0000000		23.00	12,567,685.44
10/11/2005	0	Y		Construction	870,865.00	100.0000000		870,865.00	11,696,820.44
10/20/2005	0	Y		Construction	975,717.00	100.0000000		975,717.00	10,721,103.44
11/01/2005	0	Y		Interest	547,520.00	100.0000000		547,520.00	10,173,583.44
11/17/2005	0	Y		Construction	843,656.00	100.0000000		843,656.00	9,329,927.44
11/22/2005	0	Y		Construction	2,150.00	100.0000000		2,150.00	9,327,777.44

Dated: Delivered: 03/01/2005 03/17/2005

#### \$ 18,880,000.00

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
12/01/2005	0	Y		Construction	35.00	100.0000000		35.00	9,327,742.44
12/13/2005	0	Y		Construction	822,395.00	100.0000000		822,395.00	8,505,347.44
12/14/2005	0	Y		Construction	-40,491.00	100.0000000		-40,491.00	8,545,838.44
01/10/2006	0	Y		Construction	-12,863.00	100.0000000		-12,863.00	8,558,701.44
01/11/2006	0	Y		Construction	-15,577.00	100.0000000		-15,577.00	8,574,278.44
01/17/2006	0	Y		Construction	935,136.00	100.0000000		935,136.00	7,639,142.44
02/13/2006	0	Y		Construction	191,021.00	100.0000000		191,021.00	7,448,121.44
03/10/2006	0	Y		Construction	153,349.00	100.0000000		153,349.00	7,294,772.44
04/12/2006	0	Y		Construction	-240,678.00	100.0000000		-240,678.00	7,535,450.44
04/12/2006	0	Y		Construction	526.00	100.0000000		526.00	7,534,924.44
05/01/2006	0	Y		Interest	547,520.00	100.0000000		547,520.00	6,987,404.44
05/15/2006	0	Y		Construction	350.00	100.0000000		350.00	6,987,054.44
05/16/2006	0	Y		Construction	1,077,588.00	100.0000000		1,077,588.00	5,909,466.44
05/25/2006	0	Y		Construction	-1,077,588.00	100.0000000		-1,077,588.00	6,987,054.44
05/26/2006	0	Y		Construction	476,555.00	100.0000000		476,555.00	6,510,499.44
06/15/2006	0	Y		Construction	237,718.00	100.0000000		237,718.00	6,272,781.44
07/21/2006	0	Y		Construction	651,243.00	100.0000000		651,243.00	5,621,538.44
08/03/2006	0	Y		Construction	139,711.00	100.0000000		139,711.00	5,481,827.44
08/15/2006	0	Y		Construction	168,403.00	100.0000000		168,403.00	5,313,424.44
09/01/2006	0	Y		Reserve	166.00	100.0000000		166.00	5,313,258.44
09/19/2006	0	Y		Construction	373,218.00	100.0000000		373,218.00	4,940,040.44
10/02/2006	0	Y		Construction	-103,816.00	100.0000000		-103,816.00	5,043,856.44
11/01/2006	0	Y		Interest	547,520.00	100.0000000		547,520.00	4,496,336.44
11/14/2006	0	Y		Construction	287,270.00	100.0000000		287,270.00	4,209,066.44
11/15/2006	0	Y		Construction	54,917.00	100.0000000		54,917.00	4,154,149.44
12/20/2006	0	Y		Construction	293,481.00	100.0000000		293,481.00	3,860,668.44
01/10/2007	0	Y		Construction	90.00	100.0000000		90.00	3,860,578.44

Dated:
Delivered:

03/01/2005 03/17/2005

\$ 18,880,000.00

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
01/16/2007	0	Y		Construction	46,185.00	100.0000000		46,185.00	3,814,393.44
02/14/2007	0	Y		Construction	-7,071.00	100.0000000		-7,071.00	3,821,464.44
02/14/2007	0	Y		Construction	740.00	100.0000000		740.00	3,820,724.44
03/05/2007	0	Y		Construction	-192.00	100.0000000		-192.00	3,820,916.44
03/08/2007	0	Y		Construction	7,071.00	100.0000000		7,071.00	3,813,845.44
03/14/2007	0	Y		Construction	-100.00	100.0000000		-100.00	3,813,945.44
03/19/2007	0	Y		Construction	-9,051.00	100.0000000		-9,051.00	3,822,996.44
05/01/2007	0	Y		Interest	1,540.00	100.0000000		1,540.00	3,821,456.44
06/19/2007	0	Y		Construction	31,640.00	100.0000000		31,640.00	3,789,816.44
07/17/2007	0	Y		Construction	8,917.00	100.0000000		8,917.00	3,780,899.44
08/14/2007	0	Y		Construction	86,091.00	100.0000000		86,091.00	3,694,808.44
09/19/2007	0	Y		Construction	27,383.00	100.0000000		27,383.00	3,667,425.44
10/19/2007	0	Y		Construction	17,662.00	100.0000000		17,662.00	3,649,763.44
10/30/2007	0	Y		Interest	-540,554.00	100.0000000		-540,554.00	4,190,317.44
11/01/2007	0	Y		Interest	540,560.00	100.0000000		540,560.00	3,649,757.44
11/13/2007	0	Y		Construction	2,182.00	100.0000000		2,182.00	3,647,575.44
12/14/2007	0	Y		Construction	579.00	100.0000000		579.00	3,646,996.44
01/14/2008	0	Y		Construction	27,967.00	100.0000000		27,967.00	3,619,029.44
02/20/2008	0	Y		Construction	184,362.00	100.0000000		184,362.00	3,434,667.44
03/17/2008	0	Y		Construction	30,833.00	100.0000000		30,833.00	3,403,834.44
04/14/2008	0	Y		Construction	50,902.00	100.0000000		50,902.00	3,352,932.44
04/30/2008	0	Y		Interest	-540,414.00	100.0000000		-540,414.00	3,893,346.44
05/01/2008	0	Y		Interest	540,560.00	100.0000000		540,560.00	3,352,786.44
05/15/2008	0	Y		Construction	22,746.00	100.0000000		22,746.00	3,330,040.44
05/27/2008	0	Y		Construction	11,100.00	100.0000000		11,100.00	3,318,940.44

Dated: Delivered: 03/01/2005 03/17/2005

\$ 18,880,000.00

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
06/06/2008		Y		Construction	-7,315.00			-7,315.00	3,326,255.44
06/26/2008	0	Y		Construction	3,544.00	100.0000000		3,544.00	3,322,711.44
07/11/2008	0	Y		Construction	41,830.00	100.0000000		41,830.00	3,280,881.44
08/15/2008	0	Y		Construction	14,692.00	100.0000000		14,692.00	3,266,189.44
09/09/2008	0	Y		Construction	10,252.00	100.0000000		10,252.00	3,255,937.44
10/10/2008	0	Y		Construction	8,298.00	100.0000000		8,298.00	3,247,639.44
10/31/2008	0	Y		Interest	-533,125.00	100.0000000		-533,125.00	3,780,764.44
11/03/2008	0	Y		Interest	533,165.00	100.0000000		533,165.00	3,247,599.44
11/14/2008	0	Y		Construction	1,601.00	100.0000000		1,601.00	3,245,998.44
12/08/2008	0	Y		Construction	2,006.00	100.0000000		2,006.00	3,243,992.44
03/12/2009	0	Y		Construction	984.00	100.0000000		984.00	3,243,008.44
04/15/2009	0	Y		Construction	2,087.00	100.0000000		2,087.00	3,240,921.44
05/01/2009	0	Y		Interest	-533,055.00	100.0000000		-533,055.00	3,773,976.44
05/01/2009	0	Y		Interest	533,165.00	100.0000000		533,165.00	3,240,811.44
05/12/2009	0	Y		Construction	2,491.00	100.0000000		2,491.00	3,238,320.44
06/12/2009	0	Y		Construction	635.00	100.0000000		635.00	3,237,685.44
07/01/2009	0	Y		Construction	341.00	100.0000000		341.00	3,237,344.44
08/18/2009	0	Y		Construction	753.00	100.0000000		753.00	3,236,591.44
09/10/2009	0	Y		Construction	1,666.00	100.0000000		1,666.00	3,234,925.44
10/07/2009	0	Y		Construction	848.00	100.0000000		848.00	3,234,077.44
11/02/2009	0	Y		Interest	-525,335.00	100.0000000		-525,335.00	3,759,412.44
11/02/2009	0	Y		Interest	525,335.00	100.0000000		525,335.00	3,234,077.44
11/18/2009	0	Y		Construction	491.00	100.0000000		491.00	3,233,586.44
12/15/2009	0	Y		Construction	3,500.00	100.0000000		3,500.00	3,230,086.44
01/15/2010	0	Y		Construction	385.00	100.0000000		385.00	3,229,701.44

Dated:
Delivered:

03/01/2005 03/17/2005

\$ 18,880,000.00

Calc Date	Grp ID	Purp	Fund ID	Description		Gross mount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
03/17/2010	0	Y		Construction		341.00	100.0000000		341.00	3,229,360.44
04/07/2010	0	Y		Construction	2,	,399.00	100.0000000		2,399.00	3,226,961.44
05/14/2010	0	Y		Construction	2,	,581.00	100.0000000		2,581.00	3,224,380.44
05/24/2010	0	Y		Reserve	473,	,916.00	100.0000000		473,916.00	2,750,464.44
07/23/2010	0	Y		Construction	3,	,081.00	100.0000000		3,081.00	2,747,383.44
07/30/2010	0	Y		Construction		546.00	100.0000000		546.00	2,746,837.44
09/17/2010	0	Y		Construction		971.00	100.0000000		971.00	2,745,866.44
10/20/2010	0	Y		Reserve	6,	,048.00	100.0000000		6,048.00	2,739,818.44
11/03/2010	0	Y		Construction	-6.	,750.00	100.0000000		-6,750.00	2,746,568.44
11/03/2010	0	Y		Construction	13,	,500.00	100.0000000		13,500.00	2,733,068.44
11/15/2010	0	Y		Reserve	3,	,751.00	100.0000000		3,751.00	2,729,317.44
11/19/2010	0	Y		Construction	5,	,213.00	100.0000000		5,213.00	2,724,104.44
11/22/2010	0	Y		Construction	-10.	,895.00	100.0000000		-10,895.00	2,734,999.44
11/23/2010	0	Y		Construction	21,	,790.00	100.0000000		21,790.00	2,713,209.44
02/09/2011	0	Y		Construction		381.00	100.0000000		381.00	2,712,828.44
05/20/2011	0	Y		Construction		334.00	100.0000000		334.00	2,712,494.44
09/21/2011	0	Y		Reserve	17,	,082.00	100.0000000		17,082.00	2,695,412.44
09/26/2011	0	Y		Construction	1,	,138.00	100.0000000		1,138.00	2,694,274.44
05/21/2012	0	Y		Reserve	7,	,500.00	100.0000000		7,500.00	2,686,774.44
12/19/2012	0	Y		Reserve	5,	,856.00	100.0000000		5,856.00	2,680,918.44
06/18/2013	0	Y		Reserve	5,	,000.00	100.0000000		5,000.00	2,675,918.44
11/19/2013	0	Y		Reserve	9,	,736.00	100.0000000		9,736.00	2,666,182.44
07/24/2014	2015	Y		Deferred costs	32,	,131.00	100.0000000		32,131.00	2,634,051.44
08/14/2014	2015	Y		Reserve	2,	,289.00	100.0000000		2,289.00	2,631,762.44
10/14/2014	2015	Y		Construction	553,	,755.00	100.0000000		553,755.00	2,078,007.44

Dated: Delivered: 03/01/2005 03/17/2005

#### \$ 18,880,000.00

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
		- 1		1				1	
10/20/2014	2015	Y		Construction	-136,030.00	100.0000000		-136,030.00	2,214,037.44
11/18/2014	2015	Y		Deferred costs	145,613.00	100.0000000		145,613.00	2,068,424.44
11/18/2014	2015	Y		Construction	1,208,792.00	100.0000000		1,208,792.00	859,632.44
11/26/2014	2015	Y		Reserve	203,251.00	100.0000000		203,251.00	656,381.44
12/05/2014	2015	Y		Construction	243,000.00	100.0000000		243,000.00	413,381.44
01/05/2015	2015	Y		Construction	-71,481.00	100.0000000		-71,481.00	484,862.44
01/12/2015	2015	Y		Construction	-195,605.00	100.0000000		-195,605.00	680,467.44
05/18/2015	2016	Y		Reserve	22,642.00	100.0000000		22,642.00	657,825.44
05/29/2015	2016	Y		Deferred costs	1.00	100.0000000		1.00	657,824.44
05/29/2015	2016	Y		Construction	1,239,383.00	100.0000000		1,239,383.00	-581,558.56
05/29/2015	2016	Y		Reserve	512,383.00	100.0000000		512,383.00	-1,093,941.56

0.00	20,022,610.00
3/1	7/2005
2/2	8/2023
5.80	005102
2.3	087682
	3/1 2/2 5.8

## Special Assessment Bonds

## I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

Grp	Trans	Fund		Day Count	Calculation Amt	Pool	** Interna	l Rate of Return **
ID	Date	ID	Description	Factor	(Interest Earnings)	Petg	PV Factor	PV Amt
-1	03/17/2005		Beg. Arbitrage Gross Proceeds	0.0000000	(18,928,668.44)	100.000	1.0000000	(18,928,668.44)
0	03/17/2005		Construction	0.0000000	127,940.00	100.000	1.0000000	127,940.00
	03/17/2005		Underwriter's Discount	0.0000000	347,600.00	100.000	1.0000000	347,600.00
	03/28/2005		Construction	0.0611111	1,020,593.00	100.000	0.9992988	1,019,877.39
	03/29/2005		Construction	0.0666667	7,664.00	100.000	0.9992351	7,658.14
	04/11/2005		Construction	0.1333333	4,020.00	100.000	0.9984708	4,013.85
	04/13/2005		Construction	0.1444444		100.000	0.9983435	7,179.09
	04/19/2005		Construction	0.1777778		100.000	0.9979616	1,332,618.04
	04/26/2005		Construction	0.2166667		100.000	0.9975163	4,777.11
	05/02/2005		Interest	0.2500000		100.000	0.9971347	181,984.06
	05/02/2005		Construction	0.2500000		100.000	0.9971347	1,050.98
	05/18/2005		Construction	0.3388889		100.000	0.9961179	349,117.40
	06/01/2005		Construction	0.4111111	· ·	100.000	0.9952925	75.64
	06/16/2005		Construction	0.4944444		100.000	0.9943410	215,693.44
	07/01/2005		Construction	0.5777778		100.000	0.9933904	0.99
	07/08/2005		Construction	0.6166667		100.000	0.9933904	587,991.48
	08/01/2005		Construction	0.7444444	· ·	100.000	0.9929471	14.87
			Construction	0.8388889				
	08/18/2005					100.000	0.9904177	2,141,658.38
	09/01/2005		Construction	0.9111111		100.000	0.9895970 0.9877058	190.99
	10/01/2005		Construction	1.0777778		100.000		30.62
	10/03/2005		Construction	1.0888889		100.000	0.9875798	22.71
	10/11/2005		Construction	1.1333333		100.000	0.9870762	859,610.08
	10/20/2005		Construction	1.1833333	,	100.000	0.9865099	962,554.43
	11/01/2005		Interest	1.2444444	· ·	100.000	0.9858181	539,755.15
	11/17/2005		Construction	1.3333333		100.000	0.9848129	830,843.29
	11/22/2005		Construction	1.3611111		100.000	0.9844989	2,116.67
	12/01/2005		Construction	1.4111111		100.000	0.9839341	34.44
	12/13/2005		Construction	1.4777778		100.000	0.9831815	808,563.56
	12/14/2005		Construction	1.4833333	(40,491.00)		0.9831188	(39,807.46)
	01/10/2006		Construction	1.6277778	(12,863.00)		0.9814903	(12,624.91)
	01/11/2006		Construction	1.6333333	(15,577.00)		0.9814277	(15,287.70)
	01/17/2006		Construction	1.6666667	935,136.00		0.9810523	917,417.30
	02/13/2006		Construction	1.8111111	191,021.00	100.000	0.9794271	187,091.15
	03/10/2006		Construction	1.9611111	153,349.00	100.000	0.9777424	149,935.81
	04/12/2006		Construction	2.1388889	(240,678.00)	100.000	0.9757493	(234,841.40)
	04/12/2006		Construction	2.1388889	526.00	100.000	0.9757493	513.24
	05/01/2006		Interest	2.2444444	547,520.00	100.000	0.9745679	533,595.41
	05/15/2006		Construction	2.3222222	350.00	100.000	0.9736983	340.79
	05/16/2006		Construction	2.3277778	1,077,588.00	100.000	0.9736362	1,049,178.66
	05/25/2006		Construction	2.3777778	(1,077,588.00)	100.000	0.9730776	(1,048,576.72)
	05/26/2006		Construction	2.3833333	476,555.00	100.000	0.9730155	463,695.42
	06/15/2006		Construction	2.4888889	237,718.00	100.000	0.9718374	231,023.24
	07/21/2006		Construction	2.6888889	651,243.00		0.9696091	631,451.12
	08/03/2006		Construction	2.755556	139,711.00	100.000	0.9688674	135,361.44
	08/15/2006		Construction	2.8222222	*	100.000	0.9681263	163,035.38
	09/01/2006		Reserve	2.9111111		100.000	0.9671391	160.55
	09/19/2006		Construction	3.0111111		100.000	0.9660297	360,539.68
	10/02/2006		Construction	3.0833333	(103,816.00)		0.9652293	(100,206.24)
	11/01/2006		Interest	3.2444444	547,520.00		0.9634460	527,505.96
	11/14/2006		Construction	3.3166667	· ·	100.000	0.9626477	276,539.81
	11/15/2006		Construction	3.3222222		100.000	0.9625863	52,862.35
	12/20/2006		Construction	3.5166667		100.000	0.9623803	281,871.02
	01/10/2007		Construction		· ·	100.000	0.9504404	
	01/10/200/		Collstruction	3.6277778	90.00	100.000	0.3332104	86.33

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Dated: Delivered:

## Special Assessment Bonds

## I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

Grp	Trans	Fund		Day Count	Calculation Amt	Pool	** Interna	l Rate of Return **
ID	Date	ID	Description	Factor	(Interest Earnings)	Pctg	PV Factor	PVAmt
0	01/16/2007		Construction	3.6611111	46,185.00	100.000	0.9588494	44,284.46
	02/14/2007		Construction	3.8166667	(7,071.00)	100.000	0.9571390	(6,767.93)
	02/14/2007		Construction	3.8166667	740.00	100.000	0.9571390	708.28
	03/05/2007		Construction	3.9333333	(192.00)	100.000	0.9558582	(183.52)
	03/08/2007		Construction	3.9500000	7,071.00	100.000	0.9556754	6,757.58
	03/14/2007		Construction	3.9833333	(100.00)	100.000	0.9553098	(95.53)
	03/19/2007		Construction	4.0111111	(9,051.00)	100.000	0.9550053	(8,643.75)
	05/01/2007		Interest	4.2444444	1,540.00	100.000	0.9524511	1,466.77
	06/19/2007		Construction	4.5111111	31,640.00	100.000	0.9495403	30,043.46
	07/17/2007		Construction	4.6666667	8,917.00	100.000	0.9478465	8,451.95
	08/14/2007		Construction	4.8166667	86,091.00	100.000	0.9462161	81,460.69
	09/19/2007		Construction	5.0111111	27,383.00	100.000	0.9441067	25,852.47
	10/19/2007		Construction	5.1777778	17,662.00	100.000	0.9423024	16,642.94
	10/30/2007		Interest	5.2388889	(540,554.00)	100.000	0.9416416	(509,008.16)
	11/01/2007		Interest	5.2444444	540,560.00	100.000	0.9415816	508,981.35
	11/13/2007		Construction	5.3111111	2,182.00	100.000	0.9408614	2,052.96
	12/14/2007		Construction	5.4833333	579.00	100.000	0.9390034	543.68
	01/14/2008		Construction	5.6500000	27,967.00	100.000	0.9372089	26,210.92
	02/20/2008		Construction	5.8500000		100.000	0.9350599	172,389.52
	03/17/2008		Construction	6.0000000	· ·	100.000	0.9334515	28,781.11
	04/14/2008		Construction	6.1500000		100.000	0.9318458	47,432.81
	04/30/2008		Interest	6.2388889	(540,414.00)		0.9308955	(503,068.98)
	05/01/2008		Interest	6.2444444	540,560.00		0.9308362	503,172.80
	05/15/2008		Construction	6.3222222		100.000	0.9300056	21,153.91
	05/27/2008		Construction	6.3888889		100.000	0.9292942	10,315.17
	06/06/2008		Construction	6.4388889	(7,315.00)		0.9287611	(6,793.89)
	06/26/2008		Construction	6.5500000		100.000	0.9275774	3,287.33
	07/11/2008		Construction	6.6333333	· ·	100.000	0.9266906	38,763.47
	08/15/2008		Construction	6.8222222	14,692.00	100.000	0.9246837	13,585.45
	09/09/2008		Construction	6.955556	· ·	100.000	0.9232697	9,465.36
	10/10/2008		Construction	7.1277778		100.000	0.9214464	7,646.16
	10/31/2008		Interest	7.2444444	(533,125.00)		0.9202134	(490,588.76)
	11/03/2008		Interest	7.255556		100.000	0.9200960	490,563.00
	11/14/2008		Construction	7.3166667		100.000	0.9194509	1,472.04
	12/08/2008		Construction	7.4500007	· ·	100.000	0.9194309	1,841.60
	03/12/2009		Construction	7.9722222	984.00	100.000	0.9130449	897.96
	04/15/2009		Construction	8.1555556		100.000	0.9125380	1,900.51
	05/01/2009		Interest	8.2444444	(533,055.00)		0.9100404	(484,926.43)
	05/01/2009			8.244444	533,165.00		0.9097118	485,026.50
			Interest					
	05/12/2009		Construction	8.3055556	2,491.00		0.9090739	2,264.50
	06/12/2009 07/01/2009		Construction	8.4722222		100.000	0.9073366	576.16 309.03
			Construction	8.5777778			0.9062380	
	08/18/2009		Construction	8.8388889		100.000	0.9035261	680.36
	09/10/2009		Construction	8.9611111		100.000	0.9022595	1,503.16
	10/07/2009		Construction	9.1111111		100.000	0.9007074	763.80
	11/02/2009		Interest	9.2500000	(525,335.00)		0.8992727	(472,419.45)
	11/02/2009		Interest	9.2500000	525,335.00		0.8992727	472,419.45
	11/18/2009		Construction	9.3388889		100.000	0.8983557	441.09
	12/15/2009		Construction	9.4888889	,	100.000	0.8968104	3,138.84
	01/15/2010		Construction	9.6555556		100.000	0.8950965	344.61
	03/17/2010		Construction	10.0000000		100.000	0.8915648	304.02
	04/07/2010		Construction	10.1111111	2,399.00		0.8904285	2,136.14
	05/14/2010		Construction	10.3166667	2,581.00	100 000	0.8883302	2,292.78

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Dated: Delivered:

### Special Assessment Bonds

### I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

Grp	Trans	Fund		Day Count	Calculation Amt	Pool	** Internal	Rate of Return **
ID	Date	ID	Description	Factor	(Interest Earnings)	Pctg	PV Factor	PV Ami
0	05/24/2010		Reserve	10.3722222	473,916.00 10	00.000	0.8877639	420,725.51
	07/23/2010		Construction	10.7000000	3,081.00 10	00.000	0.8844303	2,724.93
	07/30/2010		Construction	10.7388889	546.00 10	00.000	0.8840356	482.68
	09/17/2010		Construction	11.0000000	971.00 10	00.000	0.8813901	855.83
	10/20/2010		Reserve	11.1833333	6,048.00 10	00.000	0.8795374	5,319.44
	11/03/2010		Construction	11.2555556	(6,750.00) 10	00.000	0.8788086	(5,931.96)
	11/03/2010		Construction	11.2555556	13,500.00 10	00.000	0.8788086	11,863.92
	11/15/2010		Reserve	11.3222222	3,751.00 10	00.000	0.8781364	3,293.89
	11/19/2010		Construction	11.3444444	5,213.00 10	00.000	0.8779125	4,576.56
	11/22/2010		Construction	11.3611111	(10,895.00) 10	00.000	0.8777446	(9,563.03)
	11/23/2010		Construction	11.3666667	21,790.00 10	00.000	0.8776886	19,124.83
	02/09/2011		Construction	11.7888889	381.00 10	00.000	0.8734455	332.78
	05/20/2011		Construction	12.3500000	334.00 10	00.000	0.8678383	289.86
	09/21/2011		Reserve	13.0222222	17,082.00 10	00.000	0.8611682	14,710.48
	09/26/2011		Construction	13.0500000		00.000	0.8608937	979.70
	05/21/2012		Reserve	14.3555556	7,500.00 10	00.000	0.8480896	6,360.67
	12/19/2012		Reserve	15.5111111	5,856.00 10	00.000	0.8369155	4,900.98
	06/18/2013		Reserve	16.5055556	5,000.00 10	00.000	0.8274173	4,137.09
	11/19/2013		Reserve	17.3444444		00.000	0.8194887	7,978.54
2015	07/24/2014		Deferred costs	18.7055556	32,131.00 10	00.000	0.8067858	25,922.83
	08/14/2014		Reserve	18.8166667	2,289.00 10	00.000	0.8057575	1,844.38
	10/14/2014		Construction	19.1500000	553,755.00 10	00.000	0.8026807	444,488.43
	10/20/2014		Construction	19.1833333	(136,030.00) 10	00.000	0.8023736	(109,146.88)
	11/18/2014		Deferred costs	19.3388889	145,613.00 10	00.000	0.8009423	116,627.61
	11/18/2014		Construction	19.3388889	1,208,792.00 10	00.000	0.8009423	968,172.67
	11/26/2014		Reserve	19.3833333		00.000	0.8005339	162,709.31
	12/05/2014		Construction	19.4333333	243,000.00 10	00.000	0.8000746	194,418.12
	01/05/2015		Construction	19.6000000	(71,481.00) 10	00.000	0.7985455	(57,080.83)
	01/12/2015		Construction	19.6388889	(195,605.00) 10	00.000	0.7981892	(156,129.79)
2016	05/18/2015		Reserve	20.3388889	22,642.00 10	00.000	0.7918019	17,927.98
	05/29/2015		Construction	20.4000000	1,239,383.00 10	00.000	0.7912467	980,657.71
	05/29/2015		Reserve	20.4000000	512,383.00 10	00.000	0.7912467	405,421.36
	05/29/2015		Deferred costs	20.4000000	1.00 10	00.000	0.7912467	0.79
99999	02/28/2023		Unspent Proceeds as of 02/28/2023	35.8944444	14.00 10	00.000	0.6623333	9.27
					1,093,955.56			0.02

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03/17/2005

Dated: Delivered:

## SECTION XI

# **Arbitrage Rebate Computation Proposal For**

## Reunion East Community Development District

(Osceola County, Florida)





www.amteccorp.com

May 3, 2023

Reunion East Community Development District c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Arbitrage Rebate Calculations for Reunion East Community Development District Tax-Exempt Bonds

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete the rebate computations for the Reunion East Community Development District (the "District") bond issues (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

#### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,200 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

#### **Southeast Client Base**

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Vermont, West Virginia and Alaska.

We have prepared our guaranteed-fee Proposal for the computation of arbitrage for the District's Bonds.

#### **Proposal**

We are proposing rebate computation services based on the following issuances:

- Series 2005
- Series 2015A
- Series 2021

Since some Bonds have received arbitrage reports in the past, without reviewing the prior reports and bond documentation, it is difficult to determine the required reporting dates for each series of Bonds.

However, AMTEC provides its service based on a discounted, guaranteed-fee basis for all Bonds under management with GMS, due to the outstanding relationship we have developed over the years.

Our guaranteed fee for rebate computations for each of the bond issues is \$450 per year, per issue and will encompass all activity from the date of the closing, through current.

NOTE: AMTEC will <u>NOT</u> assess fees for bond and investment activity encompassed in prior reports. For example, if the District has a report through March 31, 2023, AMTEC is proposing to prepare the next annual calculation as of March 31, 2024, at a fee of \$450.

In order to begin our computations for each issue, we are requesting a copy of the most recently prepared arbitrage calculation.

Should any of the District's issues not had arbitrage calculations previously prepared, we would begin our engagement upon receipt of the following documentation:

- 1. Arbitrage Certificate or Tax Regulatory Agreement
- IRS Form 8038-G
- 3. Closing Memorandum
- 4. US Bank statements for all accounts from the date of each closing through current

#### **AMTEC's Scope of Services**

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation:
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on	, 2023.
Reunion East Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
Community Development Bisarce	Michal Hays
By:	By: Michael J. Scarfo Senior Vice President

## **SECTION XII**



Submitted to:

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

May 5, 2023

## AQUATIC PLANT MANAGEMENT AGREEMENT

Date:

Name Address City Phone	Reunion East CDD 1408 Hamlin Ave, U St Cloud, FL 34771 407-841-5524	Init E				
	nent is between App alled "Customer".	lied Aquatic Manaç	gement, Inc. here	after called "AAM" and	d signee	
A. AAM a	hereto agree as follo agrees to provide aq ordance with the terr	uatic management		riod of 12 month t in the following sites:		
One (*	n (11) Stormwater Re 1) Stormwater Reten on, FL					
B. The A	AM management pro	ogram will include t	the control of the	following categories o	f vegetation for th	
specifi 1. Sul 2. Em 3. Flo 4. Fila 5. Sho	ied sum: bmersed vegetation nersed vegetation co- nating vegetation con- amentous algae cont- oreline grass & brush te shall consist of a n	control ntrol trol rol n control	Included Included Included Included Included Included	/or treatments as nee	W a	
	ain control of noxious mer agrees to pay A			service. e term of this Agreemo	ent:	
Mainte		nis agreement shall automatically rei NA \$1,323.00 \$15,876.00	Due at th		as billed	x 12.
D. AAM a or reco	agrees to commence eipt of the proper per	treatment within mits. hat he has read an	NA days, wea	a service charge of 1 1/29 ather permitting, from the additional terms as	the date of execu	
Submi	itted: Telly R. Smith	Date:	5/5/2023	Accepted		Date:
AAM		M		Customer	<u>,</u>	

#### **Terms and Conditions**

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

## **SECTION XIII**

## SECTION C

## SECTION 1

## **Reunion East Action Items**

Meeting				
Assigned	Action Item	Assigned To	Status	Comments
		Kingwood/		Draft agreement for Operation of Irrigation
3/14/11	Irrigation Management	Trucco	In Process	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 executed.
	Traffic Calming			FY2023 R&M Project on hold until after Pavement Report.
	Pavement Management Plan	Boyd	In Process	Report scheduled to be presented to BOS at May'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 approved 04.13.2023. Agreement executed.
12/8/22	Swing set at Playground	Scheerer	In Process	Proposal approved 02.09.2023. Swings scheduled to ship mid May 2023. Installation should be completed by June 2023.

1/9/23	Seven Eagles Fountain	Scheerer	In Process	Proposal approved 02.09.2023. Furniture scheduled to be received and installed mid May 2023.
1/9/23	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 Monitor Sinclair Road	Adams		https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres www.Osceola.org/go/sinclai
12/9/21	Extension Project	Adams		rroad

	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroa d.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. The signs have been received and will be installed by the end of May 2023.
	Pavement Management Plan	Boyd		Report scheduled to be presented to BOS at May'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

April 1, 2023 to April 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/6/23	5642-5646	\$ 7,106.61
	4/13/23	5647-5657	\$ 360,087.76
	4/20/23	5658-5660	\$ 11,683.23
	4/26/23	5661-5666	\$ 69,673.54
			\$ 448,551.14
Replacement & Maintenance	4/6/23	213	\$ 44,193.75
•	4/13/23	214	\$ 2,935.00
			\$ 47,128.75
Payroll	<u>April 2023</u>		
•	John Dryburgh	50700	\$ 184.70
	June Wispelwey	50701	\$ 184.70
	Mark Greenstein	50702	\$ 184.70
	Steven Goldstein	50703	\$ 184.70
	Trudy Hobbs	50704	\$ 184.70
			\$ 923.50
			\$ 496,603.39

NOTICE   STATUS   STATUS   STATUS   STATUS   SAMOUNT	AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTES *** CHECK DATES 04/01/2023 - 04/30/2023 *** GENERAL FUND BANK A REUNION EAST CDD	R CHECK REGISTER	RUN 5/04/23	PAGE 1
AQUATIC PLANT MGMT MAR23 3/31/23 201014 2 02203 300-13100-10100	CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	
3/31/23 210146 202303 300-13100-10100		*	74.48	
A06/23 00134	3/31/23 210146 202303 300-13100-10100	*	58.52	
4/06/23 00134	AQUATIC PLANT MGMT MAR23  APPLIED AQUATIC MANAGEMENT, INC	C.		133.00 005642
# 4/06/23 00166   202303 310-51300-31100   * 4,549.78   * 4,549.78   * 4,979.78 005643	4/06/23 00134 4/06/23 3651 202303 310-51300-31100	*	430.00	
ROYD CIVIL ENGINEERING   4,979.78 005643   4	4/06/23 3664 202303 310-51300-31100	*	4,549.78	
A	PAVEMENT EVAL/SITE INSPEC BOYD CIVIL ENGINEERING			4,979.78 005643
3/29/23   26751   202303 300-13100-10100   *   132.00	4/06/23 00176 3/29/23 26751 202303 320-53800-48200	*		
## A 106/23 00060   3/15/23 398344 202303 320-53800-46200	3/29/23 26751 202303 300-13100-10100	*	132.00	
4/06/23 00060	SE-MTHLY PREVNT MNT MAR23 FITNESS SERVICES OF FLORIDA INC	С		300.00 005644
3/15/23 398344 202303 300-13100-10100	4/06/23 00060 3/15/23 398344 202303 320-53800-46200	*		
3/17/23 398471 202303 320-53800-46200	3/15/23 398344 202303 300-13100-10100	*	94.60	
3/17/23 398471 202303 300-13100-10100	$3/17/23$ 398471 202303 320-5380 $\overline{0}$ -46200	*	222.29	
3/18/23 398470 202303 320-53800-46200 * 134.34 SE-RPLC ORING/INLINE THRM 3/18/23 398470 202303 300-13100-10100 * 105.56 SE-RPLC ORING/INLINE THRM SPIES POOL LLC 851.85 005645  4/06/23 00030 3/27/23 OS 50479 202303 320-53800-46500 * 471.51 IRG-INST.PIPE/SPRAY HEADS 3/27/23 OS 50479 202303 300-13100-10100 * 370.47 IRG-INST.PIPE/SPRAY HEADS YELLOWSTONE LANDSCAPE 841.98 005646  4/13/23 00074 3/31/23 210212 202303 320-53800-47000 * 624.40 AQUATIC MGMT 11POND MAR23 3/31/23 210212 202303 300-13100-10100 * 490.60 AQUATIC MGMT 11POND MAR23 APPLIED AQUATIC MANAGEMENT, INC. 1,115.00 005647	3/17/23 398471 202303 300-13100-10100	*	174.66	
3/18/23 398470 202303 300-13100-10100	3/18/23 398470 202303 320-53800-46200	*	134.34	
SPIES POOL LLC 851.85 005645  4/06/23 00030 3/27/23 OS 50479 202303 320-53800-46500	3/18/23 398470 202303 300-13100-10100	*	105.56	
4/06/23 00030	SE-RPLC ORING/INLINE THRM SPIES POOL LLC			851.85 005645
3/27/23 OS 50479 202303 300-13100-10100	4/06/23 00030 3/27/23 OS 50479 202303 320-53800-46500	*	471.51	
YELLOWSTONE LANDSCAPE 841.98 005646  4/13/23 00074 3/31/23 210212 202303 320-53800-47000 * 624.40	3/27/23 OS 50479 202303 300-13100-10100			
4/13/23 00074 3/31/23 210212 202303 320-53800-47000 * 624.40  AQUATIC MGMT 11POND MAR23  3/31/23 210212 202303 300-13100-10100 * 490.60  AQUATIC MGMT 11POND MAR23  APPLIED AQUATIC MANAGEMENT, INC. 1,115.00 005647	TRG-INST.PIPE/SPRAY HEADS YELLOWSTONE LANDSCAPE			841.98 005646
3/31/23 210212 202303 300-13100-10100 * 490.60 AQUATIC MGMT 11POND MAR23 APPLIED AQUATIC MANAGEMENT, INC. 1,115.00 005647	4/13/23 00074 3/31/23 210212 202303 320-53800-47000	*	624.40	
APPLIED AQUATIC MANAGEMENT, INC. 1,115.00 005647	3/31/23 210212 202303 300-13100-10100	*	490.60	
	APPLIED AQUATIC MANAGEMENT, INC			•

REUE REUNION EAST TVISCARRA

559.91

4/13/23 00095 3/31/23 S90415 202303 320-53800-57400 RPLC LED BARRIER ARM/TEST

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/04/23 PAGE 2
\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\* GENERAL FUND

*** CHECK DATES	04/01/2023 - 04/30/2023 ***	GENERAL FUND BANK A REUNION EAST CDD			
CHECK VEND# DATE	INVOICE EXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME	STATUS	AMOUNT	CHECK
	3/31/23 S90415 202303 300-1310 RPLC LED BARRIER ARM/TE	'CT		439.93	
		ACCESS CONTROL SYSTEMS, LI	LC		999.84 005648
4/13/23 00129	4/06/23 5274 202304 320-5380 RPLC 7TUBE LGHT/8CAN LG	0-57400	*	352.80	
	4/06/23 5274 202304 300-1310	0-10100	*	277.20	
	RPLC 7TUBE LGHT/8CAN LG 4/06/23 5276 202304 320-5380	0-46200	*	299.60	
	HS-SWAP RESTROOM DOOR/R 4/06/23 5276 202304 300-1310	0-10100	*	235.40	
	HS-SWAP RESTROOM DOOR/R 4/06/23 5277 202304 320-5380	0-46200	*	299.60	
	HC B-FURN/INST.ADA LOCK 4/06/23 5277 202304 300-1310	0-10100	*	235.40	
	HC B-FURN/INST.ADA LOCK	BERRY CONSTRUCTION INC.			1,700.00 005649
4/13/23 00176	4/13/23 26790 202304 320-5380	0-48200	*	1,107.12	
	RPR TREADMILL/PULLDWN/C 4/13/23 26790 202304 300-1310	0-10100	*	869.88	
	RPR TREADMILL/PULLDWN/C 4/13/23 26791 202304 320-5380	0-48200	*	184.80	
	INST.WARRANTY PT-CBL/HN 4/13/23 26791 202304 300-1310	0-10100	*	145.20	
	INST.WARRANTY PT-CBL/HN	DL	DA INC		2,307.00 005650
4/13/23 00049	4/01/23 583 202304 310-5130	0-34000	*	3,874.08	
	MANAGEMENT FEES APR23 4/01/23 583 202304 310-5130		*	83.33	
	WEBSITE ADMIN APR23 4/01/23 583 202304 310-5130	0-35100	*	133.33	
	INFORMATION TECH APR23 4/01/23 583 202304 310-5130	0-31300	*	833.33	
	DISSEMINATION FEE APR23 4/01/23 583 202304 310-5130	0-51000	*	1.05	
	OFFICE SUPPLIES 4/01/23 583 202304 310-5130		*	47.18	
	POSTAGE 4/01/23 583 202304 310-5130	0-42500	*	4.65	
	COPIES 4/01/23 584 202304 320-5380	0-12000	*	3,487.00	
	FIELD MANAGEMENT APR23 4/01/23 584A 202303 310-5130		*	186.97	
	FEDEX-PARKING VIOLATION	Ī	ZRVICES		8,650.92 005651
		GOVERNMENTAL MANAGEMENT SI			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/04/23

\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\* GENERAL FUND

PANY & PRINTON FACE CER

	BANK A REUNION EAST CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
4/13/23 00103	4/11/23 04112023 202304 300-20700-10000	*	163,731.12	
	FY23 DEBT SRVC SER2015A  REUNION EAST CDD C/O USBA	NK	1	63,731.12 005652
4/13/23 00103	4/11/23 04112023 202304 300-20700-10800	*	39,364.63	
	FY23 DEBT SRVC SER2021  REUNION EAST CDD C/O USBA	NK		39,364.63 005653
4/13/23 00103	4/11/23 04112023 202304 300-20700-10800	*	125,013.42	
	FY23 EHOF II SERIES 2021 REUNION EAST CDD C/O USBA	NK 	1	25,013.42 005654
4/13/23 00175	4/01/23 8718 202304 320-53800-46200	*	8,680.00	
	POOL MAINTENANCE APR23 4/01/23 8718 202304 300-13100-10100	*	6,820.00	
	POOL MAINTENANCE APR23  ROBERTS POOL SERVICE AND	REPAIR INC		15,500.00 005655
4/13/23 00060	3/31/23 398683 202303 320-53800-46200		167.97	
	HS-TRBLSHT/RMV DEBRIS/BSK 3/31/23 398683 202303 300-13100-10100	*	131.98	
	HS-TRBLSHT/RMV DEBRIS/BSK SPIES POOL LLC			299.95 005656
4/13/23 00030	4/03/23 OS 50891 202303 320-53800-46500	*	397.55	
	RPLC RAINBRD VALVE-LINEAR 4/03/23 OS 50891 202303 300-13100-10100	*	312.36	
	RPLC RAINBRD VALVE-LINEAR 4/04/23 OS 51289 202303 320-53800-46500	*	389.74	
	RPLC VALVE/ADAPTER/SLPFIX 4/04/23 OS 51289 202303 300-13100-10100	*	306.23	
	RPLC VALVE/ADAPTER/SLPFIX YELLOWSTONE LANDSCAPE			1,405.88 005657
4/20/23 00095	4/14/23 S90957 202304 320-53800-57400		28.00	
1,20,23 00033	INSPECT/TEST BARRIER ARM 4/14/23 S90957 202304 300-13100-10100	*	22.00	
	INSPECT/TEST BARRIER ARM	T.C		50.00 005658
4/20/22 00002	ACCESS CONTROL SYSTEMS, L 3/31/23 657 202303 320-53800-43300		2,360.96	
4/20/23 00092	SE CONTRACT CLEAN MAR23		,	
	3/31/23 657 202303 300-13100-10100 SE CONTRACT CLEAN MAR23	•	1,855.04	
	3/31/23 657 202303 320-53800-43300 SE CLEANING SUPPLY MAR23	*	753.32	

PAGE 3

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/04/23 PAGE 4
\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\* GENERAL FUND

CHILCH BITTES	BANK A REUNION EAST CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	3/31/23 657 202303 300-13100-10100	*	591.89	
	SE CLEANING SUPPLY MAR23 3/31/23 658 202303 320-53800-12100	*	758.33	
	MANAGEMENT FEES MAR23 3/31/23 658 202303 300-13100-10100	*	595.83	
	MANAGEMENT FEES MAR23 3/31/23 659 202303 320-53800-46200	*	1,848.00	
	POOL CLEANING SRVC MAR23 3/31/23 659 202303 300-13100-10100	*	1,452.00	
	POOL CLEANING SRVC MAR23 3/31/23 670 202303 320-53800-43100	*	114.73	
	TOHO METER#62644093 MAR23 3/31/23 671 202303 320-53800-43000	*	1,003.13	
	DUKEENERGY#9100 8324 0443  REUNION RESORT  5/10/22 IV001212 202210 320-53800-46200			11,333.23 005659
4/20/23 00142		*	159.00	
	24HR ANN.MONITOR FIRE ALM 5/10/22 IV001212 202210 300-13100-10100		141.00	
	24HR ANN.MONITOR FIRE ALM  UNITED FIRE PROTECTION, INC.			300.00 005660
4/26/23 00129	4/20/23 5284 202304 320-53800-46200	*	215.60	
	HS-RPR MEN RESTROOM DOOR 4/20/23 5284 202304 300-13100-10100	*	169.40	
	HS-RPR MEN RESTROOM DOOR 4/20/23 5285 202304 320-53800-46200	*	1,122.80	
	RMV/RPLC SIGN LTTR POOL 4/20/23 5285 202304 300-13100-10100	*	882.20	
	RMV/RPLC SIGN LTTR POOL 4/20/23 5286 202304 320-53800-46200	*	128.80	
	HC-RPLC 2 BRKN UMBRELLAS 4/20/23 5286 202304 300-13100-10100 HC-RPLC 2 BRKN UMBRELLAS	*	101.20	
	HC-RPLC 2 BRKN UMBRELLAS  BERRY CONSTRUCTION INC.			2,620.00 005661
4/26/23 00176	4/17/23 26804 202304 320-53800-48200	*	168.00	
	PREVENTATIVE MAINT APR23 4/17/23 26804 202304 300-13100-10100	*	132.00	
	PREVENTATIVE MAINT APR23 4/17/23 26810 202304 320-53800-48200	*	184.80	
	INST.BRAKE HANDLE/CABL KT 4/17/23 26810 202304 300-13100-10100	*	145.20	
	INST.BRAKE HANDLE/CABL KT  FITNESS SERVICES OF FLORIDA INC			630.00 005662
		. – – – – – – -		

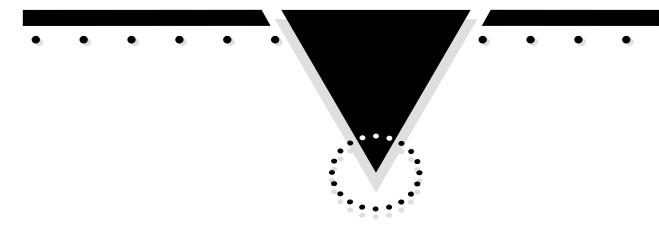
AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/04/23 PAGE 5
\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\* GENERAL FUND

*** CHECK DATES	04/01/2023 - 04/30/2023 *** GENERAL FUND BANK A REUNION EAST CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS			CHECK
4/26/23 00119	4/05/23 111326	*	4,740.74	
	LATHAM, LUNA, EDEN & BEAUDINE, LLP			4,740.74 005663
4/26/23 99999	MTG/KC CURB/IRG AGR/ACS  LATHAM, LUNA, EDEN & BEAUDINE, LLP  4/26/23 VOID 202304 000-00000-00000  VOID CHECK  ******INVALID VENDOR NUMBER***  4/05/23 399419 202304 320-53800-46200	C C	.00	
	*****INVALID VENDOR NUMBER***	***		.00 005664
4/26/23 00060	4/05/23 399419 202304 320-53800-46200	*	244.69	
	4/05/23 399419 202304 300-13100-10100	*	192.26	
	HS-RPLC VALVE/FLOAT BASIN 4/05/23 399420 202304 320-53800-46200 HS-DVE TST/PDP LKS 5THRDV	*	331.80	
	4/05/23 399420 202304 300-13100-10100	*	260.70	
	HS-DYE TST/RPR LKS 5THRPY 4/05/23 399421 202304 320-53800-46200 HS-SAFETY INSP/RPLC VALVE	*	269.19	
	4/05/23 399421 202304 300-13100-10100 HS-SAFETY INSP/RPLC VALVE	*	211.51	
	4/05/23 399422 202304 320-53800-46200 CP-CLR VACUUM LN/PRIME	*	154.00	
	4/05/23 399422 202304 300-13100-10100 CP-CLR VACUUM LN/PRIME	*	121.00	
	4/06/23 399441 202304 320-53800-46200 HC A-SAFETY INSP/GRATES	*	129.30	
	4/06/23 399441 202304 300-13100-10100 HC A-SAFETY INSP/GRATES	*	101.60	
	4/06/23 399442 202304 320-53800-46200	*	413.78	
	HC B-SAFETY INSP/BASIN/VL 4/06/23 399442 202304 300-13100-10100	*	325.12	
	HC B-SAFETY INSP/BASIN/VL 4/08/23 399488 202304 320-53800-46200	*	187.60	
	TER-INSP.SPA JET/CLR DBRS 4/08/23 399488 202304 300-13100-10100	*	147.40	
	TER-INSP.SPA JET/CLR DBRS 4/10/23 399480 202304 320-53800-46200	*	367.84	
	CP-SAFETY INSP/VALVE/BASN 4/10/23 399480 202304 300-13100-10100		289.01	
	CP-SAFETY INSP/VALVE/BASN SPIES POOL LLC			3,746.80 005665
4/26/23 00030	CP-SAFETY INSP/VALVE/BASN SPIES POOL LLC 4/15/23 OS 51747 202304 320-53800-47300	*	27,392.40	
	LANDSCAPE MAINT APR23 4/15/23 OS 51747 202304 300-13100-10100 LANDSCAPE MAINT APR23	*	21,522.60	

AP300R YEAR-TO-DATE ACCOUNTS PAYA *** CHECK DATES 04/01/2023 - 04/30/2023 *** GENERAL FUND BANK A REUNION		ECK REGISTER F	RUN 5/04/23	PAGE 6
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	TRUOMA	CHECK AMOUNT #
4/15/23 OS 51747 202304 320-53800-47300 LANDSCAPE PH 1-5 APR23		*	5,051.76	
4/15/23 OS 51747 202304 300-13100-10100 LANDSCAPE PH 1-5 APR23		*	3,969.24	
LANDSCAPE PH 1-5 AFRZ5  YELLOWSTONE	LANDSCAPE			57,936.00 005666
	TOTAL FOR BANK A	A	448,551.14	
	TOTAL FOR REGIST	TER	448,551.14	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREP *** CHECK DATES 04/01/2023 - 04/30/2023 *** R&M FUND BANK C REUNION EAST R&		RUN 5/04/23	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	NAME STATUS	AMOUNT	CHECK AMOUNT #
4/06/23 00025 2/23/23 23-103 202303 320-53800-53000	*	24,748.50	
DEWTR/PIPEPLG/GRDE/BUSHES 2/23/23 23-103 202303 300-13100-10100 DEWTR/PIPEPLG/GRDE/BUSHES	*	19,445.25	
ALL TERRAIN TRACTOR	R SERVICE INC		44,193.75 000213
4/13/23 00001 4/06/23 5275 202304 320-53800-53000 RMV/RPLC SIDEWALK/CURB/RD	*	1,643.60	
4/06/23 5275 202304 300-13100-10100 RMV/RPLC SIDEWALK/CURB/RD	*	1,291.40	
BERRY CONSTRUCTION	INC.		2,935.00 000214
	MOMAL HOD DANK C	47 100 75	
	TOTAL FOR BANK C	47,128.75	
	TOTAL FOR REGISTER	47,128.75	

# SECTION 3



# Reunion East Community Development District

**Unaudited Financial Reporting** 

March 31, 2023

### **Table of Contents**

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

#### COMMUNITY DEVELOPMENT DISTRICT COMBINED BALANCE SHEET March 31, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$1,429,905	\$1,355,801			\$2,785,706
CUSTODY ACCOUNT	\$468,269	<del></del>			\$468,269
STATE BOARD OF ADMINISTRATION	\$1,291,498	\$2,215,593			\$3,507,091
DUE FROM GENERAL FUND			\$130,013		\$130,013
DUE FROM REUNION WEST	\$151,066	\$35,213			\$186,279
INVESTMENTS					
SERIES 2002A-2					
Reserve			\$3		\$3
Revenue			\$102,522		\$102,522
SERIES 2005					
Reserve			\$4		\$4
Revenue			\$197,417		\$197,417
Construction				\$10	\$10
SERIES 2015A					
Reserve			\$175,000		\$175,000
Revenue			\$2,628,796		\$2,628,796
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			\$809,856		\$809,856
Construction				\$590,391	\$590,391
TOTAL ASSETS	\$3,340,738	\$3,606,607	\$5,159,802	\$590,401	\$12,697,548
LIABILITIES:					
ACCOUNTS PAYABLE	\$27,488	\$44,194			\$71,682
CONTRACTS PAYABLE	\$1,323				\$1,323
DUE TO DEBT 2015A	\$5,000				\$5,000
DUE TO DEBT 2021	\$125,013				\$125,013
DUE TO REUNION WEST	\$48,726	\$13,143			\$61,869
ACCRUED INTEREST PAYABLE 2002A-2	·		\$3,486,512		\$3,486,512
ACCRUED PRINCIPAL PAYABLE 2002A-2			\$4,040,000		\$4,040,000
ACCRUED INTEREST PAYABLE 2005			\$2,789,994		\$2,789,994
ACCRUED PRINCIPAL PAYABLE 2005			\$3,575,000		\$3,575,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,549,270			\$3,792,022
UNASSIGNED	\$2,890,436				\$2,890,436
RESTRICTED FOR DEBT SERVICE 2002A-2			(\$7,423,987)		(\$7,423,987)
RESTRICTED FOR DEBT SERVICE 2005			(\$6,167,573)		(\$6,167,573)
RESTRICTED FOR DEBT SERVICE 2015A			\$2,808,832		\$2,808,832
RESTRICTED FOR DEBT SERVICE 2021			\$2,051,024		\$2,051,024
RESTRICTED FOR CAPITAL PROJECTS 2005				\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021				\$590,391	\$590,391
TOTAL LIABILITIES & FUND EQUITY					
& OTHER CREDITS	\$3,340,738	\$3,606,607	\$5,159,802	\$590,401	\$12,697,548
	90,010,700	<i>\$2,000,007</i>	55,157,002	φυ/υ <sub>3</sub> τυ 1	912,077,370

### COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Special Assessments - Tax Roll		ADOPTED	PRORATED BUDGET	ACTUAL	VARIANCE
Special Assessments - Direct Interest	REVENUES:	BUDGET	THRU 3/31/23	THRU 3/31/23	VARIANCE
Interest   \$1,250   \$5,25   \$15,503   \$34,878   Rental Income   \$2,260   \$31,107   \$5,000   \$34,478   \$2,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,701,472   \$5,741,426   \$5,005,425   \$5,00	Special Assessments - Tax Roll	\$1,899,342	\$1,622,782	\$1,622,782	\$0
Renal Demone   \$2,240	Special Assessments - Direct				
S2,005,425   S1,701,472   S1,741,476   S39,955					
Supervisor Fees	Kentai income	\$2,240	\$1,120	33,000	\$4,400
Supervisor Fees	TOTAL REVENUES	\$2,005,425	\$1,701,472	\$1,741,426	\$39,954
Supervisor Fees	EXPENDITURES:				
Fic. A	ADMINISTRATIVE:				
Engineering	*				
Attorney \$35,000 \$17,500 \$22,882 \$5.80 Transtee Fees \$8,66,20 \$0 \$0 \$0 \$0 \$0 Arbitrage \$2,400 \$0 \$0 \$0 \$0 \$0 Discemination \$10,000 \$5,000 \$5,000 \$5,000 Discemination \$10,000 \$5,000 \$5,000 \$0 Discemination \$10,000 \$5,000 \$5,000 \$1,000 Discemination \$10,000 \$5,000 \$1,000 \$1,000 Discemination \$10,000 \$5,000 \$1,000 \$1,000 Discemination \$10,000 \$5,000 \$1,000 \$1,000 Discemination \$1,000 \$1,000 \$1,000 \$1,000 Discemination Technology \$1,600 \$1,000 \$1,000 \$1,000 Discemination Technology \$1,600 \$1,000 Discemination Technology \$1,600 \$1,000 \$1,000 Discemination \$1,600 \$1,000 \$1,000 \$1,000 Discemination Technology \$1,600 \$1,600 \$1,000 Discemination Technology \$1,600 \$1,000 Disceminatio					
Arbitrage					
Collection Agemt					
Dissemination					
Property Traces	-				
Annual Audit					
District Management Fees		\$400	\$400	\$124	
Information Technology					
Section   Signature   Signat	•				
Telephone	••				
Postage					
Insurance	Postage			\$421	\$329
Legal Advertising					
Other Current Charges         \$600         \$350         \$35         \$242           Office Supplies         \$500         \$250         \$8         \$242           Travel Per Diem         \$250         \$125         \$0         \$125           Dues, Licenses & Subscriptions         \$175         \$175         \$175         \$175         \$0           TOTAL ADMINISTRATIVE         \$174,052         \$97,683         \$100,795         \$3,112]           MAINTENANCE-SHARED EXPENSES:           Field Management         \$41,844         \$20,922         \$20,922         \$0           Management Services Agreement         \$18,200         \$9,100         \$4,550         \$4,550           Field Management Services Agreement         \$18,200         \$9,100         \$4,550         \$4,550           Icleptic         \$33,0204         \$16,102         \$173,017         \$79,151           Vater & Sewer         \$40,538         \$20,269         \$16,822         \$3,470           Water & Sewer         \$40,538         \$20,269         \$16,822         \$3,471           Gas         \$45,500         \$32,000         \$16,822         \$3,471           Water & Sewer         \$40,538         \$20,269         \$16,822         <					
Office Supplies         \$500         \$250         \$8         \$242           Travel Per Diem         \$250         \$125         \$00         \$125           Dues, Licenses & Subscriptions         \$175         \$175         \$175         \$0           TOTAL ADMINISTRATIVE         \$174,052         \$97,683         \$100,795         \$3,112           MAINTENANCE-SHARED EXPENSES:           Field Management         \$41,844         \$20,922         \$20,922         \$50           Management Services Agreement         \$18,200         \$9,100         \$4,550         \$4,50           Management Services Agreement         \$18,200         \$9,100         \$4,550         \$4,50           Mack Sever         \$40,538         \$20,204         \$151,017         \$37,107         \$7,915           Gas         \$45,808         \$22,004         \$152,450         \$65,400         \$3,400         \$4,450         \$5,450         \$65,400         \$60,800         \$62,400         \$62,400         \$65,400         \$60,000         \$65,200         \$10,000         \$65,200         \$10,000         \$65,400         \$65,400         \$65,400         \$65,400         \$65,400         \$65,400         \$65,400         \$65,400         \$65,400         \$65,400         \$67,414					. ,
Travel Per Diem					
MAINTENANCE-SHARED EXPENSES:   S174,052   S97,683   S100,795   (S3,112)	**				
Section   Sect	Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Field Management	TOTAL ADMINISTRATIVE	\$174,052	\$97,683	\$100,795	(\$3,112)
Management Services Agreement	MAINTENANCE-SHARED EXPENSES:				
Telephone	Field Management	\$41,844	\$20,922	\$20,922	\$0
Sample   S		\$18,200	\$9,100	\$4,550	\$4,550
Water & Sewer         \$40,538         \$20,269         \$16,822         \$3,447           Gas         \$45,808         \$22,904         \$29,450         (\$6,546)           Pool & Fountain Maintenance         \$165,200         \$82,600         \$100,008         \$(\$7,645)         (\$3,165)           Environmental         \$8,960         \$4,480         \$7,645         (\$3,165)           Property Insurance         \$41,454         \$41,454         \$37,844         \$3,610           Irrigation Repairs         \$9,100         \$4,550         \$7,572         (\$3,022)           Landscape Contract         \$666,079         \$328,040         \$302,173         \$25,866           Landscape Contingency         \$28,000         \$14,000         \$502,173         \$25,866           Gate and Gatchouse Expenses         \$28,000         \$14,000         \$52,932         \$8,068           Gate and Gatchouse Expenses         \$28,000         \$14,000         \$52,932         \$8,066           Gate and Gatchouse Expenses         \$28,000         \$14,000         \$52,932         \$8,060           Gate and Gatchouse Expenses         \$28,000         \$14,000         \$57,000         \$860         \$47,40           Pressure Washing         \$11,200         \$55,600         \$860					
Gas         \$45,808         \$22,904         \$29,450         \$(8,546)           Pool & Fountain Maintenance         \$165,200         \$82,600         \$100,008         \$(17,408)           Environmental         \$8,960         \$4,480         \$7,645         \$(\$3,165)           Property Insurance         \$41,454         \$41,454         \$37,844         \$33,610           Irrigation Repairs         \$9,100         \$4,550         \$77,572         \$(\$3,022)           Landscape Contract         \$656,079         \$328,040         \$302,173         \$25,866           Landscape Contingency         \$28,000         \$14,000         \$50,952         \$8,068           Gate and Gatebouse Expenses         \$28,000         \$14,000         \$20,076         \$6,076           Roadways/Sidewalks         \$114,000         \$7,000         \$7,823         \$823           Lighting         \$5,600         \$2,800         \$3,848         \$(\$1,048)           MSA Building Repairs         \$11,200         \$5,600         \$860         \$4,749           Pressure Washing         \$19,600         \$9,800         \$25,827         \$(\$1,627)           Maintenance (Inspections)         \$280         \$140         \$0         \$140           Repairs & Maintenance					
Pool & Fountain Maintenance					
Environmental   \$8,960					
Irrigation Repairs	Environmental	\$8,960	\$4,480	\$7,645	(\$3,165)
Landscape Contract         \$656,079         \$328,040         \$302,173         \$25,866           Landscape Contingency         \$28,000         \$14,000         \$5,932         \$8,068           Gate and Gatehouse Expenses         \$28,000         \$14,000         \$20,076         (\$6,076)           Roadways/Sidewalks         \$14,000         \$7,000         \$7,823         (\$823)           Lighting         \$5,600         \$2,800         \$3,848         (\$1,048)           MSA Building Repairs         \$11,200         \$5,600         \$860         \$4,740           Pressure Washing         \$19,600         \$9,800         \$25,827         (\$16,027)           Maintenance (Inspections)         \$280         \$140         \$0         \$140           Repairs & Maintenance         \$14,000         \$7,000         \$16,708         (\$9,708)           Contract Cleaning         \$36,400         \$18,200         \$17,753         \$447           Fitness Center Repairs & Maintenance         \$2,800         \$1,400         \$802         \$598           Operating Supplies         \$2,800         \$1,400         \$0         \$1,400           \$ignage         \$5,600         \$2,800         \$6,738         \$3,938)           \$ceurity         \$10,992					
Landscape Contingency					
Gate and Gatchouse Expenses         \$28,000         \$14,000         \$20,076         (\$6,076)           Roadways/Sidewalks         \$14,000         \$7,000         \$7,823         (\$823)           Lighting         \$5,600         \$2,800         \$3,848         (\$10,048)           MSA Building Repairs         \$11,200         \$5,600         \$860         \$4,740           Pressure Washing         \$19,600         \$9,800         \$25,827         (\$16,027)           Maintenance (Inspections)         \$280         \$140         \$0         \$140           Repairs & Maintenance         \$14,000         \$7,000         \$16,708         \$(\$9,708)           Contract Cleaning         \$36,400         \$18,200         \$17,753         \$447           Fitness Center Repairs & Maintenance         \$2,800         \$1,400         \$802         \$598           Operating Supplies         \$2,800         \$1,400         \$802         \$598           Signage         \$5,600         \$2,800         \$6,738         \$(\$3,938)           Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES: </td <td>-</td> <td></td> <td></td> <td></td> <td></td>	-				
Roadways/Sidewalks					
MSA Building Repairs         \$11,200         \$5,600         \$860         \$4,740           Pressure Washing         \$19,600         \$9,800         \$25,827         (\$16,027)           Maintenance (Inspections)         \$280         \$140         \$0         \$140           Repairs & Maintenance         \$14,000         \$7,000         \$16,708         (\$9,708)           Contract Cleaning         \$36,400         \$18,200         \$17,753         \$447           Fitness Center Repairs & Maintenance         \$2,800         \$1,400         \$802         \$598           Fitness Center Repairs & Maintenance         \$2,800         \$1,400         \$802         \$598           Signage         \$2,800         \$1,400         \$0         \$0         \$1,400           Signage         \$5,600         \$2,800         \$6,738         \$3,938)           Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:           Irrigation System Operations         \$75,000         \$37,500         \$0         \$0         \$0           Total Maintenance         \$1,831,373         \$991,931         \$	*				
Pressure Washing	Lighting	\$5,600	\$2,800	\$3,848	(\$1,048)
Maintenance (Inspections)         \$280         \$140         \$0         \$140           Repairs & Maintenance         \$14,000         \$7,000         \$16,708         (\$9,708)           Contract Cleaning         \$36,400         \$18,200         \$17,753         \$447           Fitness Center Repairs & Maintenance         \$2,800         \$1,400         \$802         \$598           Operating Supplies         \$2,800         \$1,400         \$0         \$1,400           Signage         \$5,600         \$2,800         \$6,738         (\$3,938)           Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:           Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,55					
Repairs & Maintenance         \$14,000         \$7,000         \$16,708         \$(99,708)           Contract Cleaning         \$36,400         \$18,200         \$17,753         \$447           Fitness Center Repairs & Maintenance         \$2,800         \$1,400         \$802         \$598           Operating Supplies         \$2,800         \$1,400         \$0         \$1,400           Signage         \$5,600         \$2,800         \$6,738         \$(3,938)           Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:           Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$2,441,821 <td>e</td> <td></td> <td></td> <td></td> <td></td>	e				
Contract Cleaning         \$36,400         \$18,200         \$17,753         \$447           Fitness Center Repairs & Maintenance         \$2,800         \$1,400         \$802         \$598           Operating Supplies         \$2,800         \$1,400         \$0         \$1,400           Signage         \$5,600         \$2,800         \$67,38         \$3,938           Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:           Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$2,441,821					
Operating Supplies         \$2,800         \$1,400         \$0         \$1,400           Signage         \$5,600         \$2,800         \$6,738         \$3,938)           Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:           Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Tonsfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$2,441,821           FUND BALANCE - Beginning					
Signage         \$5,600         \$2,800         \$6,738         (\$3,938)           Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:           Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821	Fitness Center Repairs & Maintenance	\$2,800	\$1,400	\$802	\$598
Security         \$110,992         \$55,496         \$28,290         \$27,206           Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:         Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821					
Parking Violation Tags         \$280         \$140         \$0         \$140           MAINTENANCE-DIRECT EXPENSES:           Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821					
Irrigation System Operations         \$75,000         \$37,500         \$0         \$37,500           Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821					
Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821	MAINTENANCE-DIRECT EXPENSES:				
Contingency         \$0         \$0         \$0         \$0           Transfer Out         \$111,034         \$111,034         \$111,034         \$0           TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821	Irrigation System Operations	\$75,000	\$37,500	\$0	\$37,500
TOTAL MAINTENANCE         \$1,831,373         \$991,931         \$949,264         \$42,666           TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821	Contingency	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES         \$2,005,425         \$1,089,613         \$1,050,059         \$39,554           EXCESS REVENUES (EXPENDITURES)         \$0         \$691,367           FUND BALANCE - Beginning         \$0         \$2,441,821	Transfer Out	\$111,034	\$111,034	\$111,034	\$0
\$0	TOTAL MAINTENANCE	\$1,831,373	\$991,931	\$949,264	\$42,666
FUND BALANCE - Beginning \$0 \$2,441,821	TOTAL EXPENDITURES	\$2,005,425	\$1,089,613	\$1,050,059	\$39,554
	EXCESS REVENUES (EXPENDITURES)	\$0		\$691,367	
FUND BALANCE - Ending \$0 \$3,133,188	FUND BALANCE - Beginning	\$0		\$2,441,821	
	FUND BALANCE - Ending	\$0		\$3,133,188	

### Reunion East COMMUNITY DEVELOPMENT DISTRICT

### REPLACEMENT & MAINTENANCE FUND

	ADOPTED	PRORATED	ACTUAL	
REVENUES:	BUDGET	THRU 3/31/23	THRU 3/31/23	VARIANCE
REVENUES.				
Transfer In	\$111,034	\$111,034	\$111,034	\$0
Interest	\$12,000	\$6,000	\$70,524	\$64,524
TOTAL REVENUES	\$123,034	\$117,034	\$181,558	\$64,524
EXPENDITURES:				
Contingency	\$500	\$250	\$4,133	(\$3,883)
Building Improvements	\$176,145	\$88,073	\$0	\$88,073
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$125,853	\$16,515	\$109,338
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	\$4,200	\$5,461	(\$1,261)
Pool Repair & Replacements	\$0	\$0	\$12,482	(\$12,482)
Roadways/Sidewalks Improvement	\$62,328	\$31,164	\$81,659	(\$50,495)
Signage	\$28,000	\$14,000	\$10,567	\$3,433
Stormwater Improvement	\$28,000	\$14,000	\$0	\$14,000
Capital Outlay	\$5,600	\$2,800	\$40,345	(\$37,545)
TOTAL EXPENDITURES	\$560,678	\$280,339	\$171,161	\$109,178
	(0.10= (1.1)		210.205	
EXCESS REVENUES (EXPENDITURES)	(\$437,644)		\$10,397	
FUND BALANCE - Beginning	\$3,392,439		\$3,538,873	
FUND BALANCE - Ending	\$2,954,795		\$3,549,270	

### COMMUNITY DEVELOPMENT DISTRICT

### Debt Service 2002A-2

	ADOPTED BUDGET	PRORATED THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$1,411	\$1,411
TOTAL REVENUES	\$0	\$0	\$1,411	\$1,411
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		\$1,411	
FUND BALANCE - Beginning	\$0		(\$7,425,398)	
FUND BALANCE - Ending	\$0		(\$7,423,987)	

### COMMUNITY DEVELOPMENT DISTRICT

### **Debt Service 2005**

REVENUES:	ADOPTED BUDGET	PRORATED THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
Interest	\$0	\$0	\$2,717	\$2,717
TOTAL REVENUES	\$0	\$0	\$2,717	\$2,717
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER FINANCING SOURCES (USES)				
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$2,717	
FUND BALANCE - Beginning	\$0		(\$6,170,290)	
FUND BALANCE - Ending	\$0		(\$6,167,573)	

### Reunion East COMMUNITY DEVELOPMENT DISTRICT

### **Debt Service 2015A**

	ADOPTED BUDGET	PRORATED THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:	BUDGET	1HKU 3/31/23	THRU 3/31/23	VARIANCE
Special Assessments Interest	\$2,568,595 \$450	\$2,185,011 \$225	\$2,185,011 \$26,637	\$0 \$26,412
TOTAL REVENUES	\$2,569,045	\$2,185,236	\$2,211,648	\$26,412
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)		\$1,657,773	
FUND BALANCE - Beginning	\$942,874		\$1,151,059	
FUND BALANCE - Ending	\$899,169		\$2,808,832	

### Reunion East COMMUNITY DEVELOPMENT DISTRICT

### **Debt Service 2021**

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:	BODGET	111KO 3/31/23	111KO 3/31/23	VAINANCE
Special Assessments Interest	\$1,116,155 \$500	\$1,025,379 \$250	\$900,366 \$24,947	(\$125,013) \$24,697
TOTAL REVENUES	\$1,116,655	\$1,025,629	\$925,313	(\$100,316)
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)		\$582,932	
FUND BALANCE - Beginning	\$344,177		\$1,468,093	
FUND BALANCE - Ending	\$341,070		\$2,051,024	

### COMMUNITY DEVELOPMENT DISTRICT

### **Capital Projects 2005**

	ADOPTED BUDGET	PRORATED THRU 3/31/23	ACTUAL THRU 3/31/23	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	

### COMMUNITY DEVELOPMENT DISTRICT

### **Capital Projects 2021**

	ADOPTED BUDGET	PRORATED THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:	Bebell	1111(0 3/31/23	11110 3/31/23	VIIIIIVOL
Interest	\$0	\$0	\$61,132	\$61,132
TOTAL REVENUES	\$0	\$0	\$61,132	\$61,132
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		(\$8,212,478)	
FUND BALANCE - Beginning	\$0		\$8,802,868	
FUND BALANCE - Ending	\$0		\$590,391	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
_													
Revenues				0.00 111	0								
Special Assessments - Tax Roll	\$0	\$221,512	\$1,224,222	\$60,441	\$66,213	\$50,395	\$0	\$0	\$0	\$0	\$0	\$0	\$1,622,782
Special Assessments - Direct	\$2,386	\$50,104	\$0	\$0	\$0	\$25,052	\$0	\$0	\$0	\$0	\$0	\$0	\$77,541
Interest	\$4,621	\$5,045	\$5,394	\$5,808	\$6,219	\$8,417	\$0	\$0	\$0	\$0	\$0	\$0	\$35,503
Rental Income	\$2,240	\$2,100	\$0	\$0	\$280	\$980	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
Total Revenues	\$9,246	\$278,760	\$1,229,616	\$66,249	\$72,712	\$84,844	\$0	\$0	\$0	\$0	\$0	\$0	\$1,741,426
Expenditures													
Administrative													
Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
FICA	\$61	\$0	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$367
Engineering	\$1,505	\$3,764	\$565	\$669	\$538	\$4,980	\$0	\$0	\$0	\$0	\$0	\$0	\$12,020
Attorney	\$6,691	\$3,081	\$2,217	\$2,425	\$3,728	\$4,741	\$0	\$0	\$0	\$0	\$0	\$0	\$22,882
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	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$979	\$0	\$0	\$0	\$0	\$0	\$0	\$979
Property Taxes	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Annual Audit	\$0	\$0	\$2,500	\$0	\$3,975	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$7,800
District Management Fees	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$0	\$0	\$0	\$0	\$0	\$0	\$23,244
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$83	\$16	\$15	\$64	\$34	\$209	\$0	\$0	\$0	\$0	\$0	\$0	\$421
Printing & Binding	\$8	\$11	\$0	\$29	\$8	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$65
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	\$1	\$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	\$18,244	\$0	\$0	\$0	\$0	\$0	\$0	\$100,795

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	\$3,487	\$0	\$0	\$0	\$0	\$0	\$0	\$20,922
Management Services Agreement	\$758	\$758	\$758	\$758	\$758	\$758	\$0	\$0	\$0	\$0	\$0	\$0	\$4,550
Telephone	\$595	\$595	\$562	\$748	\$470	\$599	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
Electric	\$27,176	\$30,866	\$27,035	\$27,678	\$28,562	\$31,701	\$0	\$0	\$0	\$0	\$0	\$0	\$173,017
Water & Sewer	\$3,988	\$2,510	\$1,950	\$3,070	\$2,979	\$2,325	\$0	\$0	\$0	\$0	\$0	\$0	\$16,822
Gas	\$1,069	\$2,109	\$2,886	\$6,497	\$9,693	\$7,196	\$0	\$0	\$0	\$0	\$0	\$0	\$29,450
Pool & Fountain Maintenance	\$14,889	\$17,951	\$16,187	\$18,398	\$19,472	\$13,111	\$0	\$0	\$0	\$0	\$0	\$0	\$100,008
Environmental	\$2,468	\$2,440	\$480	\$480	\$889	\$889	\$0	\$0	\$0	\$0	\$0	\$0	\$7,645
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	\$1,613	\$0	\$0	\$0	\$0	\$0	\$0	\$7,572
Landscape Contract	\$35,867	\$73,071	\$58,759	\$40,919	\$40,919	\$52,638	\$0	\$0	\$0	\$0	\$0	\$0	\$302,173
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	\$1,388	\$0	\$0	\$0	\$0	\$0	\$0	\$20,076
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	\$3,114	\$0	\$0	\$0	\$0	\$0	\$0	\$17,753
Fitness Center Repairs & Maintenance	\$0	\$634	\$0	\$0	\$0	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$802
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,282	\$2,836	\$967	\$459	\$988	\$204	\$0	\$0	\$0	\$0	\$0	\$0	\$6,738
Security	\$7,736	\$7,880	\$7,808	\$1,274	\$1,274	\$2,319	\$0	\$0	\$0	\$0	\$0	\$0	\$28,290
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
	\$159,643	\$163,401	\$146,285	\$120,624	\$237,801	\$121,510	\$0	\$0	\$0	\$0	\$0	\$0	\$949,264
Total Expenditures	\$195,102	\$175,356	\$157,583	\$130,178	\$252,086	\$139,754	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050,059
Excess Revenues (Expenditures)	(\$185,856)	\$103,404	\$1,072,032	(\$63,929)	(\$179,374)	(\$54,911)	\$0	\$0	\$0	\$0	\$0	\$0	\$691,367

# 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

			2015A	2021
Net Assessments	\$ 5,081,544	\$ 1,903,073	\$ 2,562,411	\$ 616,061
Gross Assessments	\$ 5,405,898	\$ 2,024,545	\$ 2,725,969	\$ 655,384

Date Received	Dist.	Gro	ss Assessments Received		Discounts/ Penalties	C	ommissions Paid		Interest Income	ı	Net Amount Received	G	eneral Fund 37.45%	D	2015A ebt Svc Fund 50.43%	D	2021 ebt Svc Fund 12.12%		Total 100%
11/18/22	ACH	Ś	34,961.54	Ś	1,852.14	Ś	662.19	\$	_	¢	32,447.21	Ś	12,151.70	Ś	16,361.77	Ś	3,933.74	Ś	32,447.21
11/22/22	ACH	Ś	594,205.46	Ś	23,768.08	\$	11,408.74		_	Ś	559,028.64		209,359.99	Ś	281,894.81	Ś	67,773.83	Ś	559,028.64
12/9/22	ACH	Ś	2,824,367.20	Ś	112,973.77	Ś	54,227.88	Ś	_	Ś	2,657,165.55		995,126.41	-	1,339,897.70	Ś	322,141.44	Ś	2,657,165.55
12/9/22	ACH	Ś	1,362.25	Ś	,-	Ś	27.24	Ś	_	Ś	1,335.01	Ś	499.97	Ś	673.19	Ś	161.85	Ś	1,335.01
12/22/22	ACH	Ś	647,699.55	Ś	24,851.81	Ś	12.456.95	Ś	-	Ś	610.390.79	Ś	228.595.47	Ś	307.794.60	Ś	74.000.72	Ś	610,390.79
1/10/23	ACH	\$	147,832.59	\$	4,435.00	\$	2,867.96	\$	-	\$	140,529.63	\$	52,629.29	\$	70,863.23	\$	17,037.11	\$	140,529.63
1/10/23	ACH	\$	18,944.26	\$	542.64	\$	368.03	\$	-	\$	18,033.59	\$	6,753.70	\$	9,093.59	\$	2,186.30	\$	18,033.59
1/24/23	ACH	\$	, -	\$	-	\$	-	\$	2,824.66	\$	2,824.66	\$	1,057.85	\$	1,424.36	\$	342.45	\$	2,824.66
2/9/23	ACH	\$	1,613.93	\$	14.43	\$	31.99	\$	· -	\$	1,567.51	\$	587.04	\$	790.43	\$	190.04	\$	1,567.51
2/9/23	ACH	\$	182,861.82	\$	4,052.10	\$	3,576.19	\$	-	\$	175,233.53	\$	65,626.14	\$	88,362.96	\$	21,244.44	\$	175,233.53
3/10/23	ACH	\$	138,737.94	\$	1,429.39	\$	2,746.17	\$	-	\$	134,562.38	\$	50,394.52	\$	67,854.19	\$	16,313.67	\$	134,562.38
4/11/23	ACH	\$	311,464.79	\$	23.98	\$	6,228.81	\$	-	\$	305,212.00	\$	114,303.95	\$	153,905.67	\$	37,002.37	\$	305,212.00
4/11/23	ACH	\$	19,882.62	\$	-	\$	397.66	\$	-	\$	19,484.96	\$	7,297.25	\$	9,825.45	\$	2,362.26	\$	19,484.96
4/24/23	ACH	\$	-	\$	-	\$	-	\$	805.97	\$	805.97	\$	301.84	\$	406.42	\$	97.71	\$	805.97
		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Totals		\$	4,923,933.95	\$	173,943.34	\$	94,999.81	\$	3,630.63	\$	4,658,621.43	\$	1,744,685.13	\$ :	2,349,148.38	\$	564,787.92	\$ .	4,658,621.43

#### DIRECT BILLED

Ehof II - Spectrum LLC \$600,261.03 \$100,207.35 \$500,053.68

DATE	DUE	CHECK	NET	AMOUNT	GENERAL	SERIES
RECEIVED	DATE	NO.	ASSESSED	RECEIVED	FUND	2021
11/30/22	11/1/22	WIRE	\$ 300,130.51	\$ 300,130.51	\$ 50,103.67	\$ 250,026.84
3/24/23	2/1/23	6869	\$ 150,065.26	\$ 150,065.26	\$ 25,051.84	\$ 125,013.42
	5/1/23		\$ 150,065.26	\$ -	\$ -	\$ -
			\$ 600,261.03	\$ 450,195.77	\$ 75,155.51	\$ 375,040.26

Orlando Reunion Development LLC \$2,385.91 \$2,385.91

DATE	DUE	CHECK	NET		NET AMOUNT			GENERAL		
RECEIVED	DATE	NO.	ASSESSED		SSESSED RECEIVED			FUND		
10/28/22	11/1/22	142522	\$	1,192.95	\$	1,192.95	\$	1,192.95		
10/28/22	2/1/23	142522	\$	596.48	\$	596.48	\$	596.48		
10/28/22	5/1/23	142522	\$	596.48	\$	596.48	\$	596.48		
			_	2.385.91	Ġ	2.385.91	,	2.385.91		

SUMMARY		
	GENERAL	DEBT SERVICE
	FUND	SERIES 2021
TOTAL DIRECT BILLED	\$102,593.26	\$500,053.68
TOTAL RECEIVED	\$ 77,541.42	\$ 375,040.26
VARIANCE	\$ (25,051.84)	\$ (125,013.42)

# **SECTION IV**

### 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	June
HVAC Replacement (Heritage Crossings Community Center)	\$	132,862.00	\$	74,402.72	\$	58,459.28	June
Asphalt/Pavement Management Plan (Engineer's Report)	\$	33,500.00	\$	18,760.00	\$	14,740.00	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
							In Process
							(Radar Display)
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$	50,000.00	\$	28,000.00	\$	22,000.00	& 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	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	

# SECTION V



## MARY JANE ARRINGTON OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 25, 2023

Ms. Monica Virgen
Recording Secretary
Reunion East Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Reunion East Community Development District – Registered Voters

Dear Ms. Virgen:

Thank you for your letter requesting confirmation of the number of registered voters within the Reunion East Community Development District as of April 15, 2023.

The number of registered voters within the Reunion East CDD is 718 as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

My arrington

