

*Reunion East Community  
Development District*

*Agenda*

*April 11, 2024*

# AGENDA

# *Reunion East*

## *Community Development District*

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

April 4, 2024

Board of Supervisors  
Reunion East Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, April 11, 2024 at 1:00 PM** at the **Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

**Zoom Information for Members of the Public:**

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

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 14, 2024 Board of Supervisors Meeting
4. Review of Sidewalk Installation Locations
5. Consideration of Sign Installation Request from The Crescent at Reunion
6. Consideration of Vertical Bridge Access Easement
7. Consideration of Proposal for Professional Service Rate for District Engineer
8. Ratification of Proposal for Consultative Appraisal Services from Pinel & Carpenter, Inc.
9. Staff Reports
  - A. Attorney
    - i. Memorandum – Annual Reminder on Florida Laws for Public Officers
    - ii. Sidewalk Construction Discussion
  - B. Engineer
  - C. Field Manager Updates
  - D. District Manager's Report
    - i. Action Items
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Replacement and Maintenance Plan
  - E. Security Report
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date: May 9, 2024
13. Adjournment

Sincerely,

Tricia L. Adams  
District Manager

# MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **March 14, 2024** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs <i>via Zoom</i>	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Garrett Huegel	Yellowstone Landscape
Residents	

*The following is a summary of the discussions and actions taken at the March 14, 2024 Reunion East Community Development District's regular Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:01 p.m. and called the roll. All Supervisors were present in person, with the exception of Ms. Hobbs who attended via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. Resident Ed Lenard of 7697 Heritage Crossing Way, who lived in the community for the past 14 years, requested a hot tub, as Heritage Crossing pool was the only pool in Reunion that did not have one. Of the 170 owners within

Heritage Crossing, more than half did not have a hot tub within a reasonable distance and 90% of the owners, who owned vacation rentals, were at a disadvantage by not having a hot tub within a reasonable distance from their units. In addition, the rental occupancy for Buildings A and K, was much lower than the rentals for Buildings L to V, it was a disadvantage for Reunion Management to market and rent their units in this area, compared to other areas and having a hot tub, would increase revenues for Reunion Management, Kingwood Orlando Reunion Resort (Kingwood) and increase property values for homeowners. Mr. Lenard requested that Kingwood participate in the cost of a hot tub, as it was beneficial to them for revenue purposes.

Resident Rita Carvajal of 7616 Cabana Court had issues with how unkept the community was and the lack of service on the elevator, as it keeps breaking and her husband had a disability. Every time they come to their unit, they must call security to find out if the elevator was working, before they travel from Tampa. No one was taking their calls or returning calls. Ms. Adams indicated that although this property was within the CDD boundaries, the Association owned the common areas and maintained the property. The CDD did not maintain private property. The Association Management Company would handle this matter. Ms. Wispelwey suggested that Ms. Carvajal speak to someone in her building. There being no further comments, Ms. Adams closed the public comment period.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 8, 2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 8, 2024 Board of Supervisors meeting, a draft of which were included in the agenda package. Mr. Greenstein indicated that “*Mr. Greenstein*” was “*Mr. Greenwood,*” on Pages 7 and 8 and on Page 4, “*Watson Court*” should be “*Watson Course.*”

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the February 8, 2024 Board of Supervisors Meetings were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing to Amend and Restate  
Parking Rules**

**A. Open Public Hearing**

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Public Hearing to Amend and Restate Parking Rules was opened.

Ms. Adams presented Resolution 2024-03, Adopting the Amended and Restated Parking and Towing Rules, along with a clean copy of the Parking Rules, with the changes that the Board approved, which were included in the agenda package. In order to make the rules parallel with the Reunion West CDD Parking Rules there was language added to refer to the verge areas. Language was added regarding not parking in the vicinity of a fire hydrant, in accordance with Florida Law. District Counsel reviewed the proposed Parking Rules and provided updates, which were incorporated into the final version presented to the Board. The other changes that were discussed, was to define an *abandoned vehicle* in Section 5.3.5, as one that was left on the roadway for five days and to give the District the ability to tow abandoned vehicles as well as vehicles in disrepair. The only other changes were to the District's parking map, which were made in ink. After the Board approved the changes, the maps would be finalized by the District Engineer. The area marked in blue, was a No Parking Zone on both sides, coming out of the s-curve on Excitement Drive and on a corner of Radiant Street. Once this was approved by the Board, this area would be marked in red on the map to indicate No Parking zones. Mr. Goldstein recalled the Board requested a No Parking Zone, coming up Radiant Street and making a right-hand turn past the first house. Ms. Adams would make both sides of Radiant Street, a No Parking Zone on Sheet 1.01. Mr. Goldstein questioned the distance for a car making a turn safely from the corner. Mr. Scheerer recalled from the stop bar back, it was about 14 feet at a 30-degree angle, to have clean line of sight traffic on both sides. From the stop bar, Mr. Scheerer estimated about a little more than a car length and about 30 degrees both ways. Mr. Curley confirmed that it was a car length back to the stop bar. Ms. Adams noted the other proposed change, was to designate both sides of a vegetated median on both sides of Excitement Drive and one side of the roadway on Excitement Drive around the s-curve, as a No Parking Zone, which was marked in blue on Sheet 1.03.

**B. Public Comment**

Resident Sandy Kaplan of 1594 Heritage Crossing Court asked why a vehicle was parked for a couple of months in the Heritage Crossings association parking lot. Ms. Adams explained that the rules were related to the CDD public roadways and the area that Ms. Kaplan was referring to, was owned by the Association and the CDD only had the ability to tow vehicles from District property. Heritage Crossing was complex, because the District owned the main roadway, but the Association owned the parking spaces. Mr. Dryburgh recalled that the Heritage Crossings HOA had a security contract. Ms. Kaplan stated that she spoke with security and was told that there were specific Association parking rules. A Heritage Crossings HOA Board Member explained that they allowed their homeowners to park their cars at their own discretion and the Association parking rules were on the website. Mr. Goldstein asked if there was a length of time that people could leave their car. The HOA Member confirmed that it was in the by-laws and was at the Board's discretion, but it could change with the next Board. However, as long as the registration was updated, windows were not blown out and the vehicle was drivable, it was permitted. Mr. Dryburgh questioned how they identify that a car belonged to a homeowner. The HOA Member explained that it goes by their license plate. Ms. Adams pointed out this was an Association matter and advised Board members can focus on taking public comments regarding CDD Parking Rules.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Public Hearing to Amend and Restate Parking Rules was closed.

**C. Consideration of Resolution 2024-03 Adopting Amended and Restated Parking Rules**

Ms. Adams presented Resolution 2024-03 Adopting the Amended and Restated Parking Rules, which was included in the agenda package.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor Resolution 2024-03 Adopting the Amended and Restated Parking Rules was adopted.

Ms. Adams stated that staff would take the necessary administrative steps to update the agreements, install the proper signage and communicate the District's revised rules to residents.



**FIFTH ORDER OF BUSINESS**

**Discussion of Status of Road Resurfacing  
Proposals**

Ms. Adams recalled that the Board authorized the District Engineer to take an inventory of all CDD roadways, where deficiencies were noted and subsequently authorized geotechnical work, to determine the scope of work that would be required to facilitate right of way repairs. There were priority areas that were identified, along with the scope of work that the Board approved for milling and resurfacing, as well as for painting stop bars, crosswalks and the installation of traffic calming devices such as speed tables. The District issued the Request for Proposal (RFP), in accordance with Florida Statutes, which was managed by the CDD's engineering firm. They reached out to six different service providers, but unfortunately, there were no responses and District management staff was conferring with the engineering team on several options, in order to obtain proposals. As a Florida Government, the CDD could piggyback on other government contracts, such as work being facilitated by Osceola County, the Florida Department of Transportation (FDOT) or local Cities. This was one option that the District engineering and management teams were exploring. Mr. Curley pointed out that he received six inquiries, followed up with the proposers and sent out reminders prior to the submittal date, but did not receive any proposals. He was currently reaching out to the proposers who received the bid package, to find out why they did not provide a proposal. Ms. Wispelwey asked if other CDDs had this issue now versus five or ten years ago. Ms. Adams recalled this issue going back at least five years and, in those cases, they were able to piggyback on other local government contracts. Mr. Greenstein pointed out in the interim, they were taking interim steps to identify areas where there were potholes and doing a cold patch, especially on the strip of road in front of the water park, as a temporary measure, until the permanent work was completed.

Ms. Wispelwey recalled that there was County road work at the Excitement Drive exit and at some point, the exit would be closed and asked if there could be prior notification to all residents on when it would occur. Mr. Scheerer did not have any further information, but it did not hurt to ask. Mr. Greenstein requested that Mr. Scheerer ask the County for a timeframe and Mr. Goldstein suggested finding out if it was going to be a right-hand turn only. Mr. Scheerer recalled that there was a rendering but would try to find it. Ms. Adams stated the County likely has a Maintenance of Traffic (MOT) Plan showing any road closures. Mr. Scheerer had seen where they run a layer of asphalt down and close the road for an hour or do it at night. Mr. Dryburgh recalled that there was

a No Entrance sign at the entrance to Wawa. Mr. Scheerer confirmed that there was construction at the entrance to Wawa, but at least there was a way in and out and would see what he could find out and provide it to Ms. Adams to forward to the Board. Mr. Dryburgh stated at the last meeting, there was a discussion regarding the road going into Heritage Crossing and speed bumps, which they did not pursue; however, there should have been a cost. Ms. Adams believed that the Field Operations Manager was doing a speed limit signage review for anything that needed to be updated or replaced, but if there was direction from the Board, staff could take additional efforts. Mr. Dryburgh was in favor of taking further steps, as there were 15 places around Reunion that needed speed bumps, which was going to be tied into the resurfacing. Mr. Scheerer reached out to Fausnight Stripe & Line (Fausnight) on the speed limit signs, which were requested at the last meeting. An audit was performed of the entire area and they were in the process of installing six signs, at the request of Heritage Crossing, three in different locations coming in and three coming out. Ms. Adams clarified that the signs would be placed on the District right-of-way (ROW) within Heritage Crossing.

**SIXTH ORDER OF BUSINESS**

**Ratification of Auditing Services Agreement with DiBartolomeo, McBee, Harley & Barnes for Fiscal Years 2024-2028**

Ms. Adams recalled that the Board previously met as an Audit Committee and selected DiBartolomeo, McBee, Harley & Barnes to provide five years of audit services, starting with Fiscal Year 2024. In accordance with the terms of the proposal, a five-year agreement was prepared, which was reviewed and edited by District Counsel and a clean version was provided to the Board. It was signed electronically by the Chairman and needed to be ratified by the Board.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Auditing Services Agreement with DiBartolomeo, McBee, Harley & Barnes for Fiscal Years 2024-2028 was ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of No Parking Sign  
Proposal for Reunion Village**

Ms. Adams recalled while Reunion Village was being developed, the District adopted Parking Rules in accordance with other areas of Reunion, to restrict parking on one side of the roadway to maintain free flow of traffic. However, because of the high volume of residential construction and the fragility of the No Parking signs being damaged over and over again by construction vehicles, staff recommended to wait until and install No Parking signs at a later time. This Reunion Village area was recently reviewed by the Field Services Manager because of requests from property owners in the area for No Parking signs to control street parking. Reunion Security confirmed that this was the time to install them, for the first phase of Reunion Village only. A sign locate diagram was provided by Mr. Scheerer and was included in the agenda package. Mr. Goldstein questioned why they needed 81 signs. Mr. Scheerer indicated there was No Parking everywhere, except for the I-4 side and the proposal included the sign post, sign and installation for \$400 each. Ms. Adams explained that the posts were the upgraded black round, smooth posts and not the galvanized U-Channel posts that were on County ROWs. It did not have a decorative finial on top, but it was still a nice post and matched the other No Parking signs that were in other areas of Reunion. Mr. Scheerer noted that the signs were all powder coated. The installation plan coincided with the CDD Parking Rules and was budgeted. Mr. Dryburgh was surprised with the \$30,000 amount, as he was expecting a proposal in the \$25,000 range. Ms. Adams explained that the Board allocated \$50,000 for signage expenditures and even though the proposal came in higher than what was budgeted, there was funding available in the Repair & Maintenance (R&M) Fund.

Mr. Goldstein MOVED to approve the proposal from Fausnight Stripe & Line for 81 No Parking signs in the amount of \$33,210 and Mr. Dryburgh seconded the motion.

Ms. Wispelwey wondered if they could eliminate some of the signs, as some were very close. Mr. Scheerer pointed out in order for the signs to be enforced, not only by Reunion Security, but by Osceola County, there must be a start and end point, a sign pointing one way and a sign pointing into itself. Therefore, the signs were placed 150 to 175 feet, depending on the length of traffic, because people would not see them. Mr. Greenstein recalled in prior discussions about the signage, they decided to have the maximum number of signs to clearly communicate with drivers.

Mr. Scheerer pointed out that people were parking on either side of the road Reunion Village Boulevard, which they did not want.

On VOICE VOTE with all in favor the proposal from Fausnight Stripe & Line for 81 No Parking signs in the amount of \$33,210 was approved.

Ms. Wispelwey noted a safety issue where Starbucks traffic backed up onto Reunion Village Boulevard and Osceola Polk Line Road. Ms. Adams suggested that the District Engineer review the current traffic pattern and provide a recommendation to the Board, as well as coordinate with Osceola County regarding free flow of traffic on and off of CR 532. There was Board consensus.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Seven  
Eagles Fountain Refurbishment or  
Replacement**

- A. UCC**
- B. Yellowstone**

Ms. Adams recalled that this item was discussed several times regarding two fountains, Fountain #1, which was the fountain closer to Reunion Grande and Fountain #2, which was closer to the Seven Eagles facilities. There was also discussion about replacing or refurbishing the fountains and re-designing the area at Fountain #2, to a garden design. Ultimately, the Board decided to refurbish Fountain #1 and request that Kingwood Orlando Reunion Resort (KORR) assist with the funding, due to KORR utilizing the area for weddings and other private events. There was also discussion about the potential of KORR re-designing the area around Fountain #2, but there were legal issues to consider and questions about KORR's participation. As a result of those issues, the Board delegated authority to the Chairman to negotiate with KORR. Mr. Greenstein indicated that there were two modification proposals, one for \$61,500 to keep the existing fountain, rehab it and include a filtration system and LED lights and the other for \$65,000 to keep existing fountain, rehab it and include a filtration system, LED lights and a vault. Mr. Scheerer explained that it was based on the size of the fountain there was a 10-foot fountain proposal and a 15-foot fountain proposal.

Mr. Greenstein reported that he met with Mr. Anthony Carll of Kingwood and informed him of the Board's decision to renovate Fountain #1 and Mr. Carll agreed to fund half of the cost and to demolish Fountain #2, which was closer to Seven Eagles, level the ground and install a flower bed at their expense. Mr. Greenstein was satisfied with the outcome and recommended having an agreement with Kingwood for Fountain #2, with the standard indemnification provisions. Ms. Adams recommended also having an agreement with UCC Group for Fountain #1, based on the option that the Board selected.. Ms. Trucco stated from a legal standpoint, the fountain could be demolished as the District Engineer confirmed that no bond funds were expended. Mr. Greenstein pointed out that it would look great at a relatively low cost. Mr. Dryburgh noted that the District saved a great deal of money. Mr. Goldstein felt that Mr. Carll's offer to demolish it and redesigns the garden area was a good one.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor Option #3 in the proposal with UCC Group to refurbish Fountain #1 in the amount of \$61,500, with Kingswood Orlando Reunion Resort funding half of the cost, authorization for Kingswood Orlando Reunion Resort to demolish Fountain #2 and re-design into a garden area at their expense and authorization for staff to prepare the proper agreements was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco received comments from the Legal Department at the Osceola County Sheriff's Office (OCSO), regarding the Traffic Enforcement Agreement, which were provided to the Board. It could take several days for Ms. Trucco to review them and OCSO was made aware that it was subject to final execution from this Board. Some changes were extensive, some they could live with and some needed to be clarified. After their review, they would bring back a final form. Mr. Goldstein requested that Ms. Trucco paraphrase everything, so the Board knew what to expect. Ms. Trucco agreed, as they never had an agreement like this one, since the roads were public and there was a soft gate. However, the OCSO had provided some good reasons for requesting the agreement, such as confirming jurisdiction for coming in and writing tickets, so that someone could not argue that the ticket should be dismissed, because the CDD did not have jurisdiction over private roadways, which Ms. Trucco did not object to, but there was some language in the agreement that she was not comfortable with. Once she received comments back from OCSO and

it was in final form, she would bring it back to the Board and discuss each provision. Counsel was performing a plat inventory and some title work, which they would analyze and bring back an analysis and recommendation to the Board. They were also in the process of reviewing the application that was received from Kingwood, regarding the redevelopment. It was discussed with Kingwood and they were more than willing to come before the Board with a presentation of the concept and what they were requesting, in the next month or two. Any legal issues that they see, would be discussed with the Board, but ultimately, it was the Board's decision. Mr. Dryburgh asked if what Ms. Trucco was working with the OCSO on, would apply to roads that were not public. Ms. Trucco confirmed that it would not; it would only apply to roads that were owned and operated by the CDD and it was staff's position that these were public roadways due to being owned by the CDD and financed with CDD bond funds, as opposed to roads owned by an Association, which were not public and not financed with CDD bond funds.

**B. Engineer**

Mr. Curley reported that they were working hard to get the pavement management bids resolved, in the hopes of having something before the Board at the next meeting. Mr. Greenstein questioned the timeframe for the installation of the card readers at the Spine Road bridge. Mr. Scheerer stated that some additional borings were needed and the District Manager filled out the Notice of Commencement, which was forwarded to the contractor and were currently in the permitting phase and once the additional borings were installed and the permits were issued, the project would be started relatively quickly, but he did not have a definitive start date. Ms. Wispelwey pointed out on the Davenport Creek Bridge, there was a divider in the road that needed to be removed. Mr. Scheerer stated that it would be moved at some point. There were barriers on either side for pedestrian traffic, which were installed, because people were cutting through the road. *There was Board consensus to remove the barriers.*

**C. Field Manager Updates**

Mr. Scheerer recalled that there were lengthy discussions about tree trimming in both Districts. He did not know if it was complete, as they were working on a few other areas between the sidewalk and curb in CDD areas and would be meeting with Mr. Garrett Huegel of Yellowstone Landscape next week to would review the project before payment was made. This would take care of all of the tree trimming in the budget. Their concrete guy was onsite, making all of the

replacements that they deem necessary and were currently grinding in Patriots Landing. Once they assessed all of the grinding, they would be moving to the Reunion West side and would get with Fausnight regarding the new signage for Reunion Village. Mr. Scheerer met with the insurance company yesterday, who sent an appraiser out to the community, to appraise all of the CDD property that was insured and update appraisals. All of the pools, The Stables and the Heritage Crossing Community Center, (HCCC), anything insured \$100,000 and up, were reviewed. They are preparing for hurricane season, which starts in a couple of months and cleaned some additional furniture for the Seven Eagles pool, for the upcoming Spring Break for Polk County, which starts next week and Brevard County the following week. Spring Break for Osceola County, ends this week. They have umbrellas at all of the pools. He spoke to Supervisor Dryburgh about repairing a pop-off at Heritage Crossing Pool B around April 15<sup>th</sup>. The contractor would drain and resurface the entire pool, at no cost to the District, as there was a five-year warranty on any pool resurfacing. If all goes well, they will commence with the roofing project. These projects should not be completed at the same time, because of the heavy equipment that they must use.

Mr. Dryburgh asked if the contractor would reimburse the cost of putting water back into the pool. Mr. Scheerer confirmed that the contractor would pay for the water. Ms. Wispelwey asked if Heritage Crossing and the HOA would be notified. Mr. Scheerer stated that he just notified them, as he just received the date yesterday. Mr. Goldstein requested that the striping on Reunion Boulevard be re-done, as it looked terrible. Mr. Greenstein was hoping to have permanent resurfacing completed in six months and anticipated by the next meeting, having a better idea of what contracts they could piggyback on. As long as the terms were in the ballpark of what they were budgeting for, they could get some commitment and then re-evaluate the striping. Mr. Goldstein did not want to wait any more than six months. Mr. Dryburgh agreed. Mr. Greenstein asked if they could have temporary striping. Mr. Scheerer would obtain cost estimates for striping after the next meeting, once there was a paving plan. Mr. Greenstein pointed out that they could prioritize the areas, doing certain areas first and then coming back to repave three months later. Regarding the repainting of the Homestead pool buildings, including the mail kiosks, Mr. Greenstein noted that it looked good and the HOA did a nice job. Mr. Scheerer presented the Action Items List, which was included in the agenda package and reported on the following:

1. Seven Eagles Fountain Replacement: Discussed.
2. Access to Reunion Village/Davenport Creek Bridge: Discussed.

Mr. Goldstein asked about the dog park gate. Mr. Scheerer stated it was approved and was waiting for the contractor to install it.

3. Inventory of Residential Lots where Sidewalk Installation is Pending: In process. It would be presented at next month's meeting, as they were trying to figure out a simplified format.
4. Whitemarsh Mound: Discussed at the Reunion West CDD meeting.

Ms. Wispelwey asked about the dumpsters at The Stables. Mr. Greenstein pointed out that the area was much better, as it was clean and tidy, except that the sign for the dumpster was falling apart and needed to be properly attached to the post, which needed to be painted. Mr. Scheerer would handle it. Mr. Goldstein requested that the dog park be closed for a month for refurbishment, since all of the winter residents were leaving. Mr. Scheerer would speak with Yellowstone about filling in the holes.

**D. District Manager's Report**

**i. Action Items List**

Ms. Adams reported that Board Members recognized that The Stables parcel was not being as utilized as it could be and wanted to improve the area, either under the purview of the CDD or for the CDD to sell it to someone who would want to make improvements, to make it a useful amenity for the community. The District Engineer confirmed the amount of bond funds that were used and provided the bond series information that was used. There was now enough information to engage Bond Counsel in an analysis of the amount needed to be redeemed and to further determine the feasibility of selling the parcel. The estimate that District Counsel has received, was between \$10,000 to \$20,000 for bond counsel services. Staff is seeking direction from the Board to confirm that staff should bring back a proposal for appraisal services. Mr. Greenstein felt that the next step was to obtain a market appraisal, as there was interest to either dispose of the property or having it renovated and managed under the current Management Services Agreement (MSA) for the HCCC and The Stables. Mr. Greenstein asked if the property was going to be worth more than what was covered in the sale of the bonds. Ms. Trucco stated it was possible that the bond tax attorneys could come to determine that \$10 million in bonds must be redeemed for example, because the series was part of a default, which was more than the value of The Stables, but until the numbers were run, they did not know for sure. Mr. Dryburgh did not even want to consider it until the approximate value was known.



Ms. Wispelwey asked if they could get the amount of bonds to be redeemed and the appraisal at the same time. Mr. Greenstein confirmed that getting the Bond Trustee involved would cost money. Ms. Wispelwey stated if the appraisal comes in at the market value of \$2 million, they should proceed with the next step, but if it was \$200,000, they should not, except for the fact that there were two acres and it probably would not be that low. Mr. Greenstein pointed out that the decision of whether to hold onto the property and maintain it as an asset under an MSA or dispose of it, was based on the bond redemption. If the bond redemption amount was an astronomical number, they must re-evaluate it, as the cost to find out that information, was \$10,000 to 20,000. Mr. Goldstein stated if the property was zoned for commercial use, it would make a difference. Ms. Adams noted that the appraisal would address the permitted use. Ms. Wispelwey believed that the amount of bonds to be redeemed, was the decision maker and questioned why they would get the appraisal without knowing the amount of bonds. Ms. Trucco explained if the Board wanted to know whether they could sell the property, change the purpose to allow a for profit restaurant on the parcel for example, they must get the bond tax attorney's opinion, which would cost \$20,000, versus \$5,000 to \$10,000 for an appraisal. Mr. Dryburgh was in favor of finding out the value of the property first and then proceeding to the next step. Mr. Greenstein agreed, as knowing what the property was worth, would influence interested buyers, developers or stakeholders, on what to do with the property. Ms. Wispelwey felt that they needed to do both and to do them now. Mr. Goldstein pointed out there was no rush and questioned how soon they could get an appraisal. Ms. Adams asked whether the Board wanted her to bring back proposals for an appraisal or obtain the proposals and have the Chairman choose one, so that the Board would have the appraisal sooner. Mr. Goldstein preferred that Ms. Adams obtain proposals and have the Chairman approval the proposal.

<p>On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor authorization for the Chairman to approve the proposal for appraisal services for The Stables parcel was approved.</p>
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Ms. Adams would solicit proposals and provide them to the Chairman and once he approved the proposal, there would be a timeline for when the appraisal would be presented to the Board.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from February 1, 2024 through February 29, 2024 in the amount of \$437,090.02, which was included in the agenda package.

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

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through February 29, 2024, which were included in the agenda package and were for informational purposes. Surplus Funds in the General Fund were moved to the State Board of Administration (SBA) account, which earned 5.67% interest. Likewise, the majority of funds in the R&M Fund was in the SBA account, for the purpose of earning interest. There were some assessments that were direct billed, which staff was monitoring. There was also a \$500,000 transfer out to the R&M Fund for the current fiscal year. No Board action was required.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the R&M Plan, which was included in the agenda package and were for informational purposes. They were reviewed and updated by Mr. Scheerer on an ongoing basis and were for projects approved as part of the Fiscal Year 2024 Budget and items that were either deferred from the prior fiscal year or the Board approved as part of the current fiscal year, after the budget was adopted. Several items were for April. Mr. Scheerer was working with a service provider, regarding the replacement of certain cardio equipment and upgrades for the Fitness Center.

**v. Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports - ADDED**

Ms. Adams presented the Arbitrage Rebate Calculation Reports for Series 2015A and 2021, which were included in the agenda package. This report was required by the Internal Revenue Service (IRS) at five-year intervals on the tax-exempt bonds, to show that the bonds were not earning more interest than what the District was paying on the bonds. If there was an arbitrage issue, a penalty was associated with it, but based upon the computations, no rebate liability existed and there were no arbitrage issues.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Series 2015A and 2021 Arbitrage Rebate Calculation Reports were approved.

**V. Security Report**

Ms. Adams reported that no one from Reunion Security was able to attend this meeting. The January Security Reports, were provided under separate cover, detailing the activities with the Reunion security team on behalf of the Master Association. Mr. Dryburgh personally observed slow response times to security enforcing the District's Parking Rules and the District's Amenity Policies at the CDD pools which Ms. Adams reported to the Assistant Security Director for Reunion Security. Ms. Wispelwey voiced concern about Reunion Security not enforcing the Parking Rules, as people were parking at the Homestead pool for three hours, at the two signs that were for 15-minute parking. Mr. Goldstein had an issue with Assistant Security Director, as he called her this morning about a car parked on the grass on Euston Drive, but no one handled it. Mr. Greenstein requested that it be followed up. Since no one was present from Reunion Security, Ms. Adams would inform them about the short-term parking enforcement at the Homestead pool and the cars parking on the grass on Euston Drive. Mr. Greenstein requested that security pay attention to all mail kiosk locations, where there was 15-minute parking and Mr. Goldstein requested that the guards at the gatehouses stand up and greet people instead of sitting down and not acknowledging them. Ms. Adams would inform Mr. Vargas about the items that the Board spoke about, as well as the protocol for greeting drivers as they enter the community.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date – April 11, 2024**

Ms. Adams stated that the next meeting was scheduled for April 11, 2024 at 11:00 a.m.

**THIRTEENTH 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 4



Ph 2 Par 3

# PATRIOTS LANDING




 Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. This is not an offering of real property, and offers may only be made at the Discovery Center for the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("the Club") to be located at the Development, and membership in the Club will be subject to payment of dues, rules and availability. Use of amenities is subject to Membership requirements. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Void where prohibited by law or where there are other qualifications to advertising real property. Copyright © 2007 Ginn Real Estate Company, LLC, License Real Estate Broker. All rights reserved. The Ginn Reunion logo and Ginn Reunion is a trademark of Ginn Real Estate Company, LLC.



# HOMESTEAD




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# LIBERTY BLUFF



  
 REUNION RESORT

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## REUNION EAST VACANT LOT COUNT

<u>Neighborhood Name</u>	<u>Vacant Lots</u>	<u>Lot size</u>	<u>Total LF</u>
Patriots Landing	27	40'	1080
Homestead	47	50'	2350
Liberty Bluff	48	35'	1680
TOTAL	122		5110

Based on the estimated linear foot the estimated cost to install sidewalks is approximately \$112,420.00

Please note that the lot counts are an estimate only. The estimated cost per linear foot would be around \$22.00 LF.

Estimated cost does not include any grading work nor any sod installation.

All measurements are estimates only and a proper field survey would be needed to confirm the actual lot sizes. Not all lot sizes are the same.

# SECTION 5



Search Google Maps



Restaurants



Hotels



Things to do



Museums



REUNION

4



5



1



3



2

Key

- 1. Gathering Drive/ Excitement Drive
- ~~2. Excitement Drive/ Corolla Drive~~
- 3. Reunion Blvd/ Tradition Blvd-Linkside Loop
- 4. Tradition Blvd/ Grant Traverse Pkwy
- 5. Spine Rd/ Tradition Blvd.

Reunion Resort Water Park

WorldMark Reunion  
Top rated

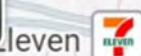
Banbor Lights Spectacular  
Top rated

Olive Garden Italian Restaurant

Dunkin'

Cold Stone Creamery

Osceola Polk Line Rd




Google






## 1. Gathering Drive/Excitement Drive

35-25-27-4846-trac-0010, Kissimmee, Osceola, Kissimmee — ✕  
FL 34747 ☆

 Owner: Reunion East Cdd  
Tax ID: 35-25-27-4846-TRAC-0010


Beds	Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A

   [Report](#)



### 3. Reunion Blvd/Tradition Blvd-Linkside Loop

Reunion Blvd, Kissimmee  
FL 34747 ☆




Owner: Reunion East Cdd  
Tax ID: 35-25-27-4857-TRAC-00A0

Beds	Baths	Sale Price	Sale Date
N/A	N/A	\$14,753,800	06/26/2000




Report

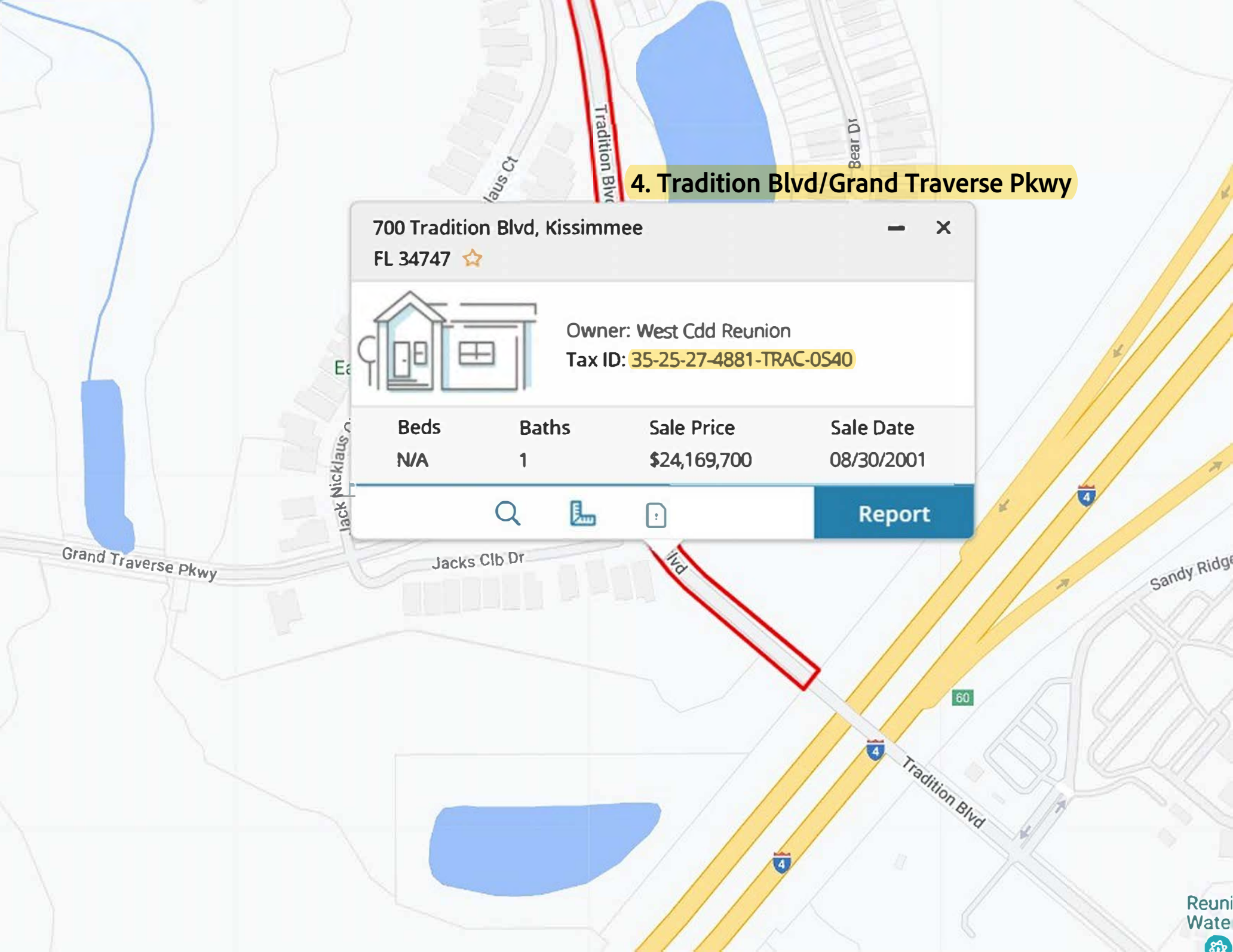
#### 4. Tradition Blvd/Grand Traverse Pkwy

700 Tradition Blvd, Kissimmee  
FL 34747 ☆

 Owner: West Cdd Reunion  
Tax ID: 35-25-27-4881-TRAC-OS40


Beds	Baths	Sale Price	Sale Date
N/A	1	\$24,169,700	08/30/2001

   [Report](#)



5. Spine Rd/Tradition Blvd

Spine Rd, Kissimmee  
FL 34747 ☆



Owner: Reunion East Cdd  
Tax ID: 27-25-27-2985-TRAC-0S10

Beds	Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A

Report

Reunion Resort  
Water Park



Tradition Blvd

Spectrum Dr

Tradition Blvd

Spine Rd

Spine Rd

Spine Rd

Spine Rd

S Old Lake Wilson Rd

S Old Lake Wilson Rd

S Old Lake Wilson Rd

S Old Lake



the 1990s, the number of people with a mental health problem has increased in the UK (Mental Health Act 1983).

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a strategy for mental health care in the UK. The strategy is based on the following principles:

• People with mental health problems should be treated as individuals, with their own needs and wishes.

• People with mental health problems should be given the opportunity to participate in decisions about their care and treatment.

• People with mental health problems should be given the opportunity to live in their own homes.

• People with mental health problems should be given the opportunity to work and to contribute to society.

• People with mental health problems should be given the opportunity to live a full and active life.

• People with mental health problems should be given the opportunity to live in their own communities.

• People with mental health problems should be given the opportunity to live a life of dignity and respect.

• People with mental health problems should be given the opportunity to live a life of hope and optimism.

• People with mental health problems should be given the opportunity to live a life of freedom and choice.

• People with mental health problems should be given the opportunity to live a life of meaning and purpose.

• People with mental health problems should be given the opportunity to live a life of joy and happiness.

• People with mental health problems should be given the opportunity to live a life of love and compassion.

• People with mental health problems should be given the opportunity to live a life of peace and harmony.

• People with mental health problems should be given the opportunity to live a life of faith and belief.

• People with mental health problems should be given the opportunity to live a life of hope and faith.

• People with mental health problems should be given the opportunity to live a life of love and compassion.

• People with mental health problems should be given the opportunity to live a life of peace and harmony.

• People with mental health problems should be given the opportunity to live a life of faith and belief.

• People with mental health problems should be given the opportunity to live a life of hope and faith.



# SALES GALLERY



  
THE BEAR'S DEN  
AT REUNION



  
EAGLE TRACE  
AT REUNION



  
SPECTRUM+  
AT REUNION



Golden Bear Dr

Tradition Blvd



MODEL  
HOMES



Reunion  
RESORT & GOLF CLUB

MASTERS  
LANDING



# SECTION 6



---

750 Park of Commerce Drive, Suite 200 Boca Raton, FL 33487 | 561-948-6367

March 19<sup>th</sup>, 2024

Reunion East CDD  
C/O Governmental Mgmt. Services  
219 E. Livingston ST  
Orlando, FL 32801  
Reunion Village Blvd, Kissimmee FL 34747

RE: Access Easement

To whom it might concern,

This letter is to propose business terms in reference to the access Easement requested by Rowstar LLC with the purpose of accessing our future Telecommunications site to be located entirely within the adjacent FDOT property.

The offered business terms are as follows:

Compensation: Onetime payment of \$10,000 payable upon acceptance and execution of the Access Agreement by all parties.

Survey/Engineering: Rowstar will be responsible for providing all applicable surveys, design, and engineering, as needed, for the proposed access. Upon approval of the access survey by Reunion East CDD, the survey will be included in the access agreement document as Exhibit. Reunion East CDD will approve the survey/design in writing before any work commences.

Improvements: If any improvements to the proposed access are required, Rowstar will be responsible for performing any and all improvements to the access road and for providing any necessary materials.

This is a letter of intent, and all details and considerations included in this letter are open to further discussion and negotiation by the parties.

Sincerely,

*Greg Marcus*

Project Manager  
Rowstar LLC





4/10/2024

Board of Supervisors  
Reunion East CDD

Dear Board Members:

Rowstar in partnership with the Department of Transportation is building a new Monopole in their right of way along I-4. This facility is being designed to facilitate the transmission of voice and data communications which includes but is not limited to maps, navigation, directions, and other services. For highway safety reasons an easement is being requested for ingress/egress to the FDOT right of way from your organization. The Florida Department of Transportation can confirm that the parcel on which the tower will be constructed is a part of the State Highway System.

FDOT performs an extensive review of both the proposed tower and the site before approving the project. The FDOT review includes a thorough review of not only construction drawings (prepared by licensed professionals) but also geotechnical reports, foundation and structural drawings, utility permits, and FAA determination of "no hazard". For this project, FAA clearance has already been obtained for the operation of an existing emergency helipad located in the area. Further, the Department, in conjunction with the United States Department of Transportation conducts an extensive environmental review under the National Environmental Policy Act ("NEPA") and requires all construction to be completed in accordance with the Florida Building Code.

In preparation to meet the emergency needs, FDOT will have equipment installed on the pole and the remaining areas will be handling the E911 services for future wireless companies. Rowstar and Smartlink representatives will make every effort to illustrate how the property will be developed and to answer any questions.

Sincerely,  
SMARTLINK GROUP

A handwritten signature in blue ink, appearing to read 'Patricia Towery', written over a light blue horizontal line.

Pat Towery  
Project Manager  
[Patricia.Towery@smartlinkgroup.com](mailto:Patricia.Towery@smartlinkgroup.com)  
936.443.4855

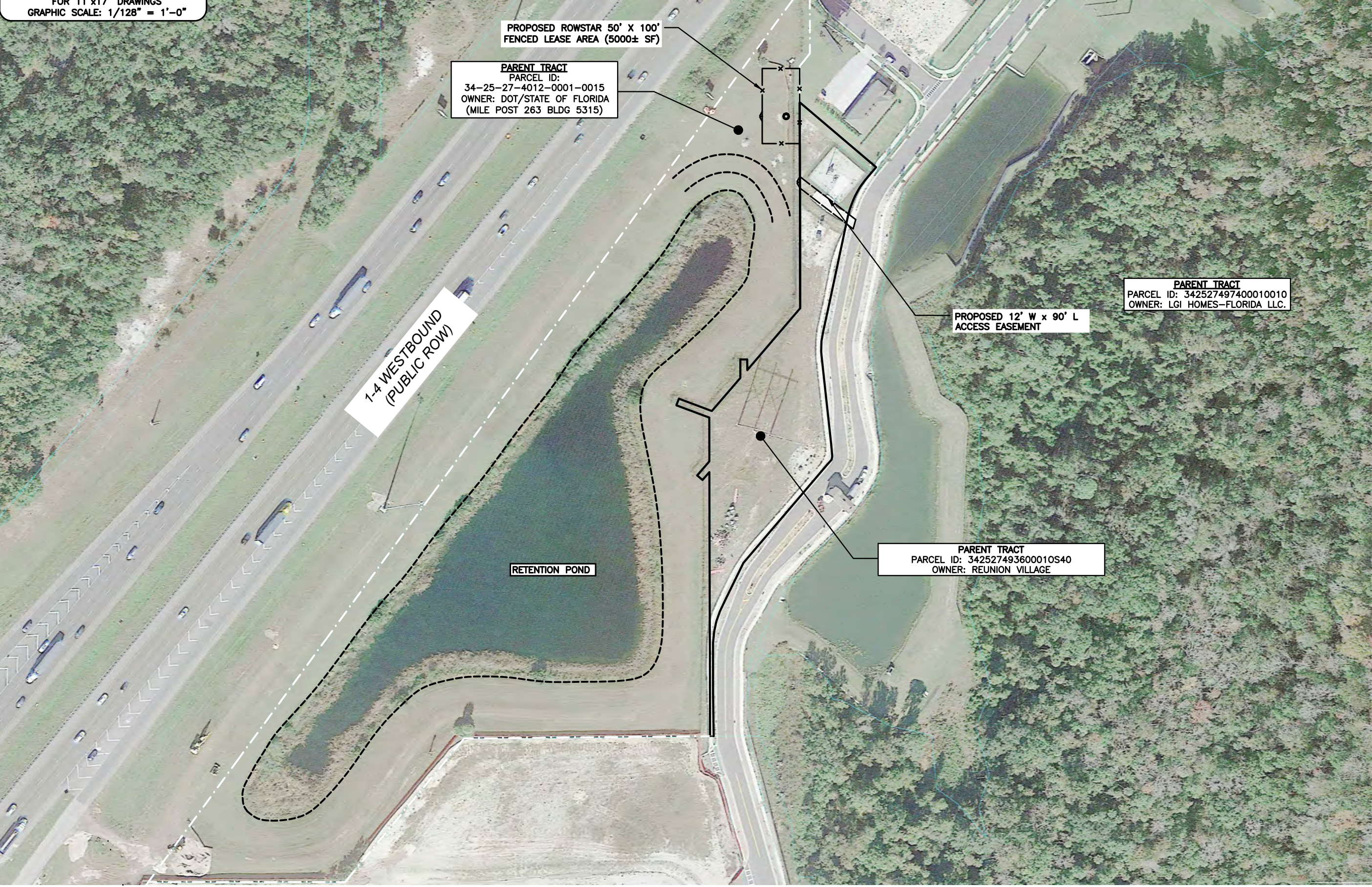
10 Church Circle · Annapolis, MD 21401  
P: 410.263.5465  
[www.smartlinkgroup.com](http://www.smartlinkgroup.com)





128' 0' 64' 128'

FOR 24"x36" DRAWINGS  
GRAPHIC SCALE: 1/64" = 1'-0"  
FOR 11"x17" DRAWINGS  
GRAPHIC SCALE: 1/128" = 1'-0"



REV	DATE	DESCRIPTION
0	03/15/24	PROPOSED EASEMENT

PROJECT NO.: 22-5545  
 DRAWN BY: J.WHITE  
 PROJECT MANAGER: C. OCHOVA  
 CHECKED BY: C. OCHOVA

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**SMW**  
 ENGINEERING GROUP, INC.  
 TOGETHER PLANNING A BETTER TOMORROW

12979 N TELECOM PARKWAY  
 TEMPLE TERRACE, FL 33637  
 (813) 615-1422

CERTIFICATE OF AUTHORIZATION 33693

verticalbridge

ROWSTAR

PRELIMINARY DOCUMENTS  
 FOR REVIEW ONLY

JEREMY D. SHARIT P.E. FL LICENSE 75137

RS CHAMPIONS GATE

US-FL-5408

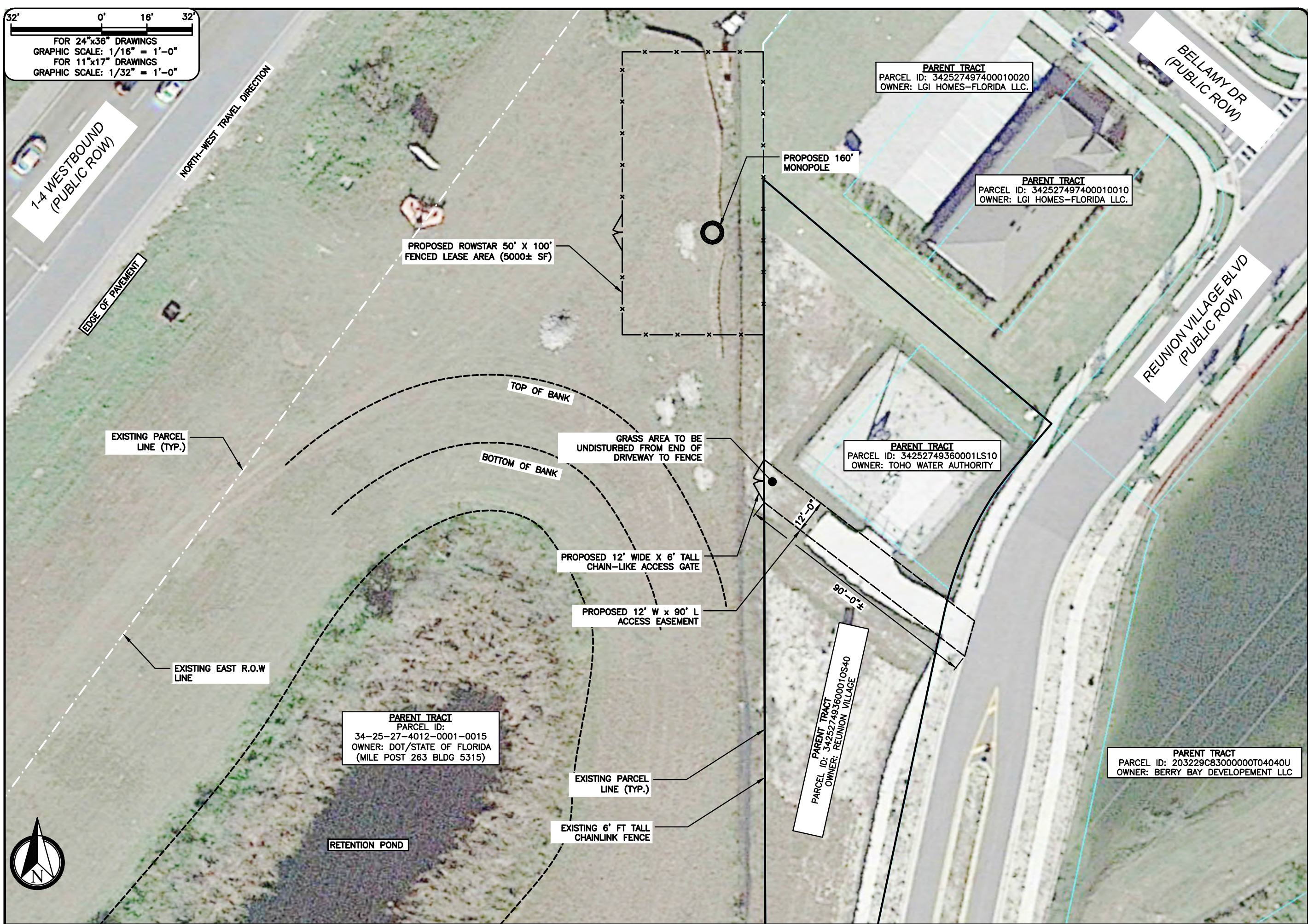
1480 REUNION VILLAGE BLVD.  
 KISSIMMEE, FLORIDA 34747  
 (OSCEOLA COUNTY)

SHEET NAME  
 OVERALL PARCEL LAYOUT

SHEET NUMBER  
 EAS-1



32' 0' 16' 32'  
 FOR 24"x36" DRAWINGS  
 GRAPHIC SCALE: 1/16" = 1'-0"  
 FOR 11"x17" DRAWINGS  
 GRAPHIC SCALE: 1/32" = 1'-0"



REV	DATE	DESCRIPTION
0	03/15/24	PROPOSED EASEMENT
PROJECT NO.:		22-5545
DRAWN BY:		J.WHITE
PROJECT MANAGER:		C. OCHOVA
CHECKED BY:		C. OCHOVA

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CERTIFICATE OF AUTHORIZATION 33693

verticalbridge

ROWSTAR

PRELIMINARY DOCUMENTS FOR REVIEW ONLY

JEREMY D. SHARIT P.E. FL LICENSE 75137

RS CHAMPIONS GATE

US-FL-5408

1480 REUNION VILLAGE BLVD.  
 KISSIMMEE, FLORIDA 34747  
 (OSCEOLA COUNTY)

SHEET NAME  
 EASEMENT LAYOUT

SHEET NUMBER  
 EAS-2







**PROPOSED WIRELESS TELECOMMUNICATIONS TOWER**  
**160' MONOPOLE TOWER**  
**US-FL-5408 / RS CHAMPIONS GATE**  
**1460 REUNION VILLAGE BLVD.**  
**KISSIMMEE, FL 34747**

REV	DATE	DESCRIPTION
A	5/6/21	PRELIMINARY CD REV "A"

USA ENG PROJECT NO.: -----  
 DRAWN BY: WL      CHECKED BY: BMF

**ROWSTAR**  
 750 PARK OF COMMERCE DRIVE  
 SUITE 200  
 BOCA RATON, FL 33487

**vertical bridge**  
 750 PARK OF COMMERCE DRIVE,  
 SUITE 200  
 BOCA RATON, FLORIDA 33487  
 (561) 948-6367

PREPARED BY:  
**USA ENGINEERING**  
 2818 CYPRESS RIDGE BOULEVARD  
 SUITE 110  
 WESLEY CHAPEL, FL 33544  
 (813) 994-0365  
 FL COA #31705

**NOT FOR  
 CONSTRUCTION**

MARC MAIER, PE  
 FL PROFESSIONAL ENGINEER LIC. # 72513

**US-FL-5408  
 RS CHAMPIONS  
 GATE**

1460 REUNION VILLAGE BLVD.  
 KISSIMMEE, FL 34747

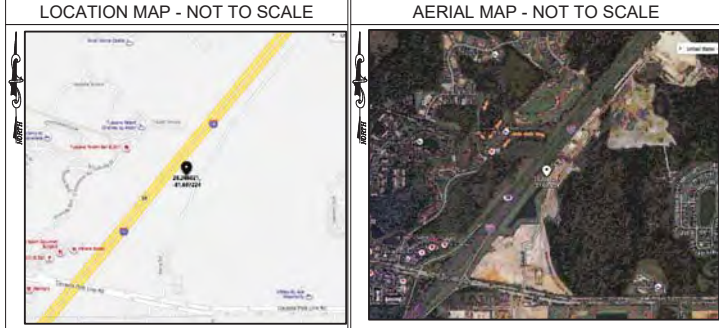
SHEET DESCRIPTION

**TITLE SHEET**

SHEET NUMBER

**T-1**

**PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST**  
**LATITUDE: ± 28° 15' 57.676" N    LONGITUDE: ± 81° 36' 26.007" W**  
**TOWER GROUND ELEVATION: ± 112.07' (NAVD 88) (AMSL)**



**PROJECT DESCRIPTION**

THIS IS AN APPLICATION FOR:  
 A NEW WIRELESS TELECOMMUNICATIONS SUPPORT STRUCTURE  
 160' MONOPOLE TOWER AND 5,000 S.F. FENCED COMPOUND  
 FOR UNMANNED WIRELESS DATA TELECOMMUNICATION FACILITIES.

**DRIVING DIRECTIONS**

FROM VERTICAL BRIDGE / ROWSTAR'S OFFICE IN BOCA RATON:  
 HEAD WEST ON PARK OF COMMERCE DR TOWARD BROKEN SOUND WAY, 351 FT  
 TURN RIGHT ONTO COMMERCE AVE, 1.4 MI. (INTERCH. 0.3 MI)  
 TAKE THE RAMP ON THE LEFT FOR I-40 NORTH AND HEAD TOWARD W PALM BLVD, 78.9 MI  
 AT EXIT 72B, HEAD RIGHT ON THE RAMP FOR FL-70 TOWARD FT PIERCE, 0.3 MI  
 BEAR LEFT ONTO FL-70 / ONECHOWEE RD, 0.8 MI  
 TURN LEFT, 88 FT  
 TAKE THE RAMP ON THE LEFT FOR FL-91 N / FLORENCE TONE RD, 100.5 MI  
 AT EXIT 20A, HEAD RIGHT ON THE RAMP FOR FL-91 TOWARD ORLANDO/THUNDER, 0.4 MI  
 BEAR LEFT ONTO FL-91 N / W. 18.3 MI  
 MERGE ONTO I-4 N, 18.3 MI  
 AT EXIT 26, HEAD RIGHT ON THE RAMP TOWARD KISSIMMEE / PONCHOVA, 0.4 MI  
 TURN LEFT ONTO OSCEOLA POLK LINE RD, 0.4 MI  
 TURN LEFT ONTO W. POLK LINE RD, 0.4 MI  
 BEAR RIGHT ONTO W. POLK LINE RD, 0.4 MI  
 APPROX: 1460 REUNION VILLAGE BLVD, KISSIMMEE, FL 34747  
 (LAT: 28.260037°, LONG: -81.617259°)

**CODE COMPLIANCE**

- FLORIDA BUILDING CODE 7th EDITION (2020), ANSI/AIA/TIA-222-H (ALLOWED PER EXEMPTION #5 OF 1609.1, FBC 2017)
- ASCE 7-16
- ULTIMATE WIND SPEED = 128 MPH
- BASIC WIND SPEED = 99 MPH (NOMINAL)
- RISK CATEGORY = II
- EXPOSURE = C
- IMPORTANCE FACTOR = 1.0
- NATIONAL ELECTRICAL CODE, 2017 EDITION (NFPA 70-2017)
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER CLIENT GUIDELINES.

**FDOT PROPERTY SITE NOTES:**

1. ALL PERSONS ON SITE MUST WEAR SAFETY VESTS.
2. ALL VEHICLES ENTERING AND EXITING THE FDOT ROADS/INTERSECTIONS MUST HAVE FLASHING STROBE LIGHTS ON THEIR VEHICLES.
3. ALL PERSONS MUST ABIDE BY FDOT RULES AND REGULATIONS.

**PROPERTY INFORMATION**

1. VERTICAL BRIDGE/ROWSTAR SITE NAME: RS CHAMPIONS GATE
2. VERTICAL BRIDGE SITE/ROWSTAR NUMBER: US-FL-5408
3. TYPE OF STRUCTURE: UNMANNED WIRELESS TELECOMMUNICATIONS TOWER - 160' MONOPOLE TOWER
4. SITE ADDRESS: 1460 REUNION VILLAGE BLVD. KISSIMMEE, FL 34747
5. PROPERTY OWNER: STATE OF FLORIDA DOT 401,187.6 SF
6. PARENT TRACT AREA: 5,000.0 SF / 0.115 ACRES
7. TOTAL PROJECT AREA: 0.0124
8. PERCENT TOTAL PROJECT AREA / PARENT TRACT: 5,000.0 SF / 0.115 ACRES
9. TOTAL COMPOUND AREA: 0.0124
10. PERCENT TOTAL COMPOUND AREA / PARENT TRACT: 0.0 SF / 0.0 ACRES
11. TOTAL LANDSCAPED AREA: N/A
12. PERCENT TOTAL LANDSCAPED AREA / PARENT TRACT: 200.0 SF / 0.005 ACRES
13. TOTAL PARKING AREA: 0.005 ACRES
14. PERCENT TOTAL PARKING AREA / PARENT TRACT: 0.0 SF / 0.0 ACRES
15. TOTAL PERVIOUS PROJECT AREA: N/A
16. PERCENT TOTAL PERVIOUS PROJECT AREA / PARENT TRACT: 5,000.0 SF / 0.083 ACRES
17. TOTAL IMPERVIOUS PROJECT AREA: 0.0124
18. PERCENT TOTAL IMPERVIOUS PROJECT AREA / PARENT TRACT:

**ZONING DATA**

1. ZONING DISTRICT: N/A
2. JURISDICTION: OSCEOLA COUNTY, FLORIDA
3. LEASE AREA: 5,000 SF
4. PARCEL I.D.: FDOT RIGHT-OF-WAY (PARCEL 34-25-27-4012-0001-0015)
5. HANDICAP REQUIREMENTS: FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.
6. EXISTING LAND USE: FDOT RIGHT-OF-WAY
7. FUTURE LAND USE: FDOT RIGHT-OF-WAY
8. ADJACENT PARCEL ZONING: NORTH: N/A  
SOUTH: N/A  
EAST: N/A  
WEST: N/A
9. ACTUAL TOWER SETBACKS TO: NORTH-WEST: 92'-6" (EDGE OF TRAVEL WAY)  
SOUTH: 37'-2" (RETENTION POND)  
EAST: 30'-6" (ACCESS ROUTE)  
WEST: 15'-9" (R-0-W)
10. TYPE OF DEVELOPMENT: COMMERCIAL
11. PARKING SPACES PROVIDED: (1) ONE

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	AERIAL SITE PLAN
C-2	SURVEY
C-3	EXISTING CONDITIONS
C-4	SITE PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	TOWER ELEVATION
C-7	SITE DETAILS
C-8	SITE DETAILS
E-1	ELECTRICAL & GROUNDING NOTES
E-2	ELECTRICAL PLAN
E-3	ELECTRICAL DETAILS
E-4	GROUNDING PLAN
E-5	GROUNDING DETAILS
MOT	MOT PLANS

**CONTACT INFORMATION**

APPLICANT / TOWER OWNER	TITLE HOLDER / PROPERTY OWNER	CIVIL ENGINEER	SURVEYOR	POWER COMPANY	TELECO COMPANY
VERTICAL BRIDGE CC FM, LLC 750 PARK OF COMMERCE DR SUITE 200 BOCA RATON, FLORIDA 33487 (561) 948-6367	STATE OF FLORIDA DOT 719 SOUTH WOODLAND BLVD DELAND, FL 32720	USA ENGINEERING 2818 CYPRESS RIDGE BLVD SUITE # 110 WESLEY CHAPEL, FL 33596 (813) 994-0365	USA ENGINEERING KIRK MITCHELL, P.S.M. 2818 CYPRESS RIDGE BLVD SUITE # 110 WESLEY CHAPEL, FL 33596 (813) 994-0365	TBD	TBD

USA Engineering - T:\09-2020 PROJECTS\69-ROWSTAR\US-FL-5408\_RS Champions Gate\Design\US-FL-5408\_RS Champions Gate CD.dwg, May 11, 2021, 4:27:42 PM, wlfredlebron



USA Engineering - T:\00-2020 PROJECTS\69-RDMS\RDMS\US-FL-5408\_RS Champions Gate\Design\US-FL-5408\_RS Champions Gate CD.dwg, May 11, 2021, 4:27:46 PM, wlfredlebron



**NOTE:**  
 PROPOSED SITE IS PARTIALLY LOCATED IN AN EXISTING LOW SPOT & THE PROPOSED EQUIPMENT WITHIN THAT AREA MUST BE ELEVATED TO AVOID FLOODING & CHANGING EXISTING DRAINAGE FLOW PATTERN.

- VEGETATION NOTES:**
- EXISTING VEGETATION WITHIN THE PROJECT AREA TO BE REMOVED.
  - EXISTING VEGETATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

- NOTES:**
- EXISTING BACKUP GENERATORS WILL BE DEPLOYED IN CARRIER LEASE AREAS. FUEL TANKS AND BATTERIES TO BE LOCATED ON FIRM GROUND, PROTECTED FROM ACTS OF VANDALISM, AND STRATEGICALLY PLACED WITHIN A PLANT BLAST WALL SURROUNDING THE TANK ITSELF.
  - EXISTING CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.
  - COMPOUND AND EQUIPMENT MUST BE A MINIMUM OF 15' FROM OVERHEAD UTILITY LINES.



**AERIAL SITE PLAN**  
 SCALE: 1" = 40'  
 SCALE BASED ON 11"x17" ONLY

REV	DATE	DESCRIPTION
A	5/6/21	PRELIMINARY CD REV "A"

USA ENG PROJECT NO.: -----  
 DRAWN BY: WL      CHECKED BY: BMF

**ROWSTAR**  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

**vertical bridge**  
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 BOCA RATON, FLORIDA 33487  
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 2818 CYPRESS RIDGE BOULEVARD, SUITE 110  
 WESLEY CHAPEL, FL 33544  
 (813) 994-0365  
 FL COA #31705

NOT FOR CONSTRUCTION

MARC MAIER, PE  
 FL PROFESSIONAL ENGINEER LIC. # 72513

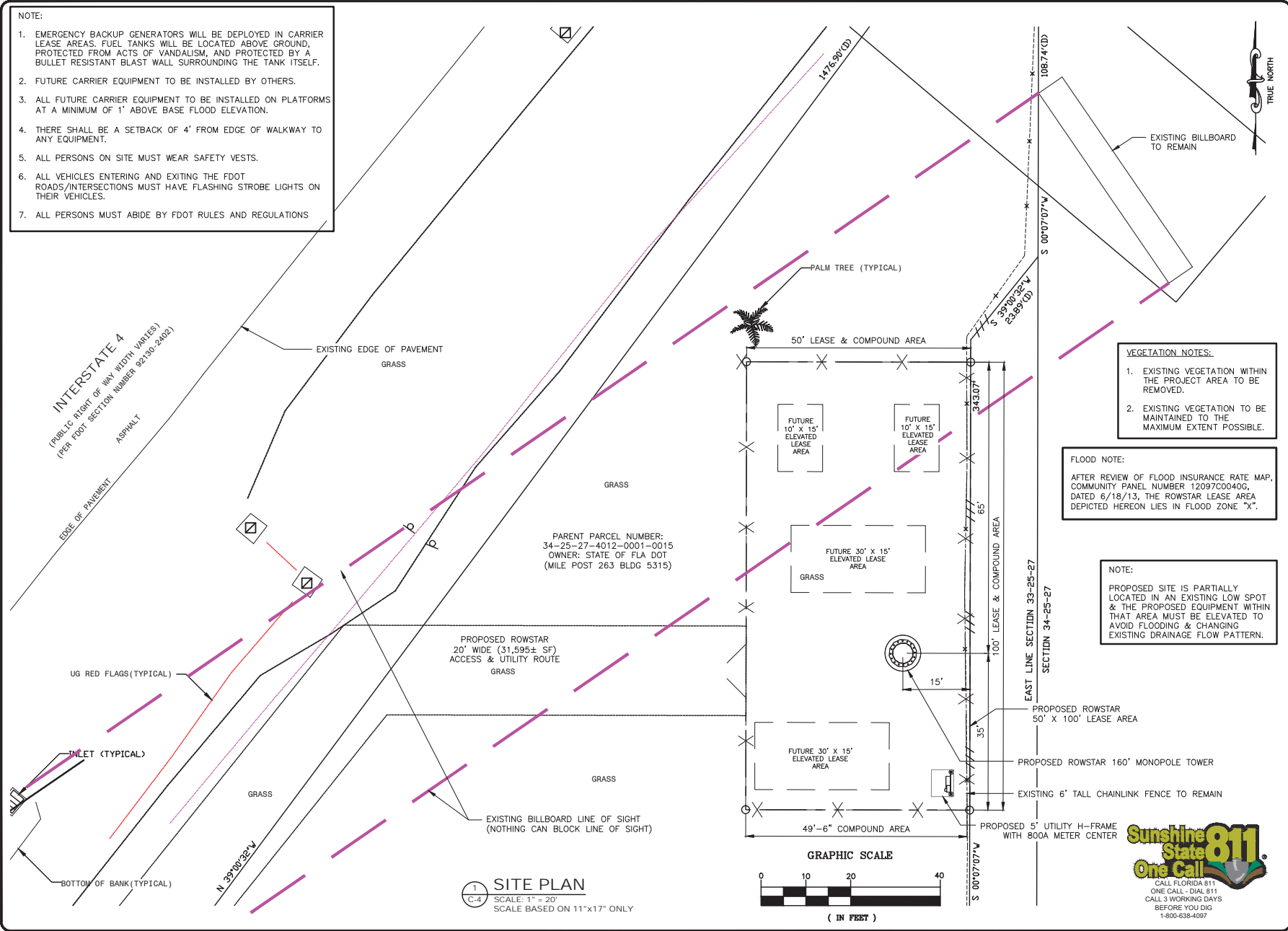
**US-FL-5408  
 RS CHAMPIONS  
 GATE**  
 1460 REUNION VILLAGE BLVD.  
 KISSIMMEE, FL 34747  
 SHEET DESCRIPTION

**AERIAL SITE PLAN**  
 SHEET NUMBER  
**C-1**



USA Engineering - T:\00-2020 PROJECTS\69-ROWSTAR\US-FL-5408\_RS Champions Gate\Design\US-FL-5408\_RS Champions Gate CD.dwg, May 11, 2021 4:27:48 PM, wlfredlebron

- NOTE:
- EMERGENCY BACKUP GENERATORS WILL BE DEPLOYED IN CARRIER LEASE AREAS. FUEL TANKS WILL BE LOCATED ABOVE GROUND, PROTECTED FROM ACTS OF VANDALISM, AND PROTECTED BY A BULLET RESISTANT BLAST WALL SURROUNDING THE TANK ITSELF.
  - FUTURE CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.
  - ALL FUTURE CARRIER EQUIPMENT TO BE INSTALLED ON PLATFORMS AT A MINIMUM OF 1" ABOVE BASE FLOOD ELEVATION.
  - THERE SHALL BE A SETBACK OF 4' FROM EDGE OF WALKWAY TO ANY EQUIPMENT.
  - ALL PERSONS ON SITE MUST WEAR SAFETY VESTS.
  - ALL VEHICLES ENTERING AND EXITING THE FDOT ROADS/INTERSECTIONS MUST HAVE FLASHING STROBE LIGHTS ON THEIR VEHICLES.
  - ALL PERSONS MUST ABIDE BY FDOT RULES AND REGULATIONS



- VEGETATION NOTES:**
- EXISTING VEGETATION WITHIN THE PROJECT AREA TO BE REMOVED.
  - EXISTING VEGETATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

**FLOOD NOTE:**  
 AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12097C0040G, DATED 6/18/13, THE ROWSTAR LEASE AREA DEPICTED HEREON LIES IN FLOOD ZONE "X".

**NOTE:**  
 PROPOSED SITE IS PARTIALLY LOCATED IN AN EXISTING LOW SPOT & THE PROPOSED EQUIPMENT WITHIN THAT AREA MUST BE ELEVATED TO AVOID FLOODING & CHANGING EXISTING DRAINAGE FLOW PATTERN.

REV	DATE	DESCRIPTION
A	5/6/21	PRELIMINARY CD REV "A"

USA ENG PROJECT NO.: -----  
 DRAWN BY: WL      CHECKED BY: BMF

**ROWSTAR**  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

**vertical bridge**  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FLORIDA 33487  
 (561) 948-6367

PREPARED BY:  
**USA ENGINEERING**  
 2818 CYPRESS RIDGE BOULEVARD, SUITE 110  
 WESLEY CHAPEL, FL 33544  
 (813) 994-0365  
 FL COA #31705

NOT FOR CONSTRUCTION

MARC MAIER, PE  
 FL PROFESSIONAL ENGINEER LIC. # 72513

**US-FL-5408 RS CHAMPIONS GATE**

1460 REUNION VILLAGE BLVD.  
 KISSIMMEE, FL 34747

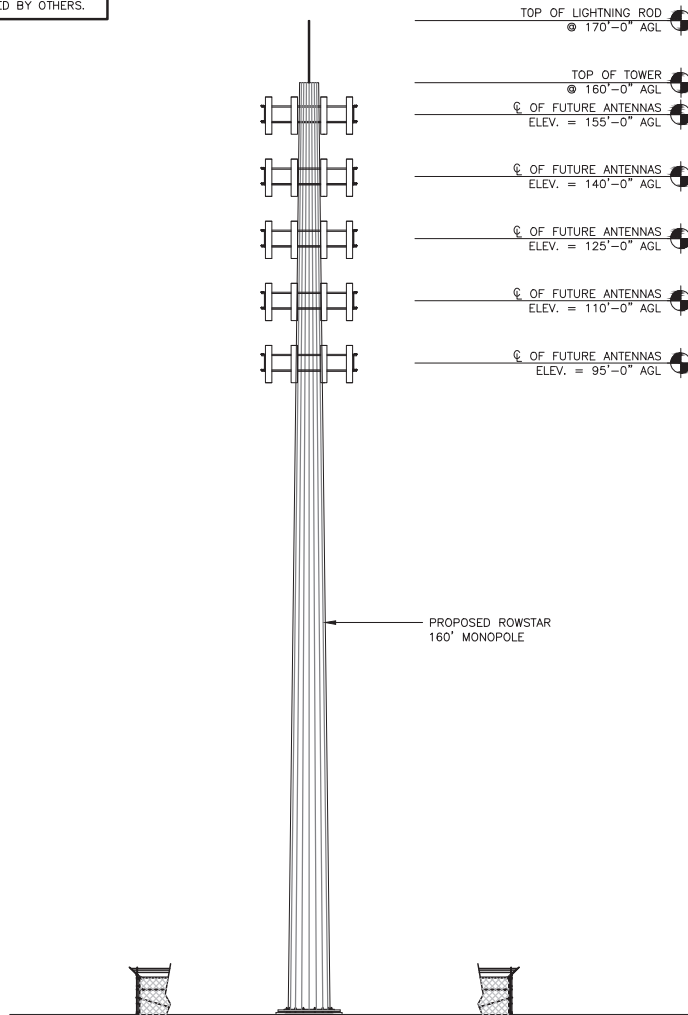
SHEET DESCRIPTION  
**SITE PLAN**

SHEET NUMBER  
**C-4**

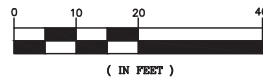


USA Engineering - T:\00-2020 PROJECTS\69-RDMS\Star\US-FL-5408\_RS Champions Gate\Design\US-FL-5408\_RS Champions Gate CD.dwg, May 11, 2021, 4:27:50 PM, wilfredlebron

NOTE: FUTURE CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.



1  
C-6  
**TOWER ELEVATION**  
SCALE: 1" = 20'  
SCALE BASED ON 11"x17" ONLY



REV	DATE	DESCRIPTION
A	5/6/21	PRELIMINARY CD REV "A"

USA ENG PROJECT NO.: -----  
DRAWN BY: WL      CHECKED BY: BMF

**ROWSTAR**  
750 PARK OF COMMERCE DRIVE  
SUITE 200  
BOCA RATON, FL 33487

**vertical bridge**  
750 PARK OF COMMERCE DRIVE,  
SUITE 200  
BOCA RATON, FLORIDA 33487  
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PREPARED BY:  
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2818 CYPRESS RIDGE BOULEVARD  
SUITE 110  
WESLEY CHAPEL, FL 33544  
(813) 994-0365  
FL COA #31705

NOT FOR CONSTRUCTION

MARC MAIER, PE  
FL PROFESSIONAL ENGINEER LIC. # 72513

**US-FL-5408  
RS CHAMPIONS  
GATE**  
1460 REUNION VILLAGE BLVD.  
KISSIMMEE, FL 34747

SHEET DESCRIPTION  
**TOWER ELEVATION**

SHEET NUMBER  
**C-6**







Too late to be  
he deserves.

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A billboard advertisement featuring a vibrant, colorful scene of various tropical fish swimming in an aquarium. The text on the billboard reads "Too late to be he deserves." in white and yellow. The billboard is mounted on a tall black metal structure. In the background, there are power lines, a palm tree, and a clear blue sky.



the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (15.5% of the population).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (1998) has set out a strategy for the NHS to meet the needs of the elderly population. This strategy is based on the following principles:

- To ensure that the elderly population has access to the same quality of care as other age groups.
- To ensure that the elderly population has access to the same range of services as other age groups.
- To ensure that the elderly population has access to the same range of care settings as other age groups.

The strategy also sets out a number of key objectives for the NHS to meet the needs of the elderly population:

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**Prepared By, and Upon Recording  
Return to:**

Vertical Bridge Development, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487  
Attn: Daniel Marinberg, Esq.

**Site ID:** \_\_\_\_\_ (Above Space For Recorder's Use Only)  
**Site Name:** \_\_\_\_\_  
**Parcel No.:** \_\_\_\_\_

**ACCESS EASEMENT AGREEMENT**

**This ACCESS EASEMENT AGREEMENT** (this "**Agreement**") is made as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ ("**Effective Date**") by and between \_\_\_\_\_, having an address at \_\_\_\_\_ ("**Grantor**"), and Vertical Bridge Development, LLC, a Delaware limited liability company, having an address at 750 Park of Commerce Dr., Suite 200, Boca Raton, FL 33487 ("**Grantee**").

**WHEREAS**, Grantor is currently the fee owner of that certain improved real property more particularly described on **Exhibit A** attached hereto and incorporated herein (the "**Grantor Property**");

**WHEREAS**, Grantee operates, or intends to operate, communication facilities on, and has a real property interest in, that certain improved real property or a portion thereof more particularly described on **Exhibit B** attached hereto and incorporated herein (the "**Grantee Property**"), which Grantee Property is adjacent and contiguous to the Grantor Property;

**WHEREAS**, Grantee owns and operates, or intends to own and operate, a telecommunications tower and related equipment and improvements (collectively, the "**Tower Assets**") on the Grantee Property;

**WHEREAS**, Grantee wishes to have the right of access across the surface of the Grantor Property in the locations set forth on **Exhibit C** attached hereto and incorporated herein (the "**Access Easement Premises**") in order to have access to the Tower Assets.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, hereby agree as follows:

1. **Grant of the Easements.** Grantor, for itself, its heirs, personal representatives, successors and assigns, hereby grants to Grantee, its heirs, personal representatives, successors, assigns, lessees, sublessees, licensees, customers, agents, and any other party claiming by or through Grantee ("**Grantee Parties**"), the following easement (the "**Access Easement**") over the Access Easement Premises, to which

the Grantee Parties shall have free and unfettered access seven (7) days per week, twenty-four (24) hours per day: a non-exclusive and irrevocable easement for ingress and egress only.

2. **Duration and Consideration.** Grantor and Grantee acknowledge and agree that this Agreement and the Access Easement shall terminate upon the termination of Grantee's leasehold interest in the Grantee Property. In consideration for the Access Easement, Grantee shall pay Grantor the amount set forth on **Exhibit D** attached hereto.

3. **Restoration.** Grantee agrees that in the event its use of the Access Easement Premises results in any damage to the Grantor Property it shall, as soon reasonably possible after causing such damage, restore the Grantor Property to as close a condition as it was in prior to Grantee's use.

4. **Agent and Attorney-in-Fact.** For the duration of this Agreement only, Grantee is hereby appointed Grantor's attorney-in-fact solely for the purposes outlined herein and in the performance of the grants and obligations created by this Agreement, including but not limited to establishing Grantee's right and authority in this Agreement and to sign applications, documents, permits, or other documents required by local governmental authorities in connection with the use of the Grantee Property pursuant to this Agreement. The appointment of Grantee as Grantor's attorney-in-fact hereunder is irrevocable and is hereby coupled with an interest.

5. **Survey.** If a survey has not already been prepared and attached as an exhibit to this Agreement, Grantor agrees to cooperate with Grantee in obtaining a survey of the Grantor Property and the Grantee Property, at Grantee's expense. Upon completion, such survey will be attached as an **Exhibit E** to this Agreement.

6. **Amendment; Termination.** Subject to Section 2, and except as otherwise may be expressly set forth herein, this Agreement and the Access Easement may be abandoned or terminated solely by Grantee. Any such abandonment or termination shall be in writing, executed and acknowledged by Grantee, and duly recorded in the land records of the municipality where the Grantor Property is located. Upon such abandonment or termination, Grantee shall continue to have the obligations regarding the restoration of the Grantor Property as set forth in Section 3 above.

7. **Assignment.** Grantee reserves the right to assign, transfer, sell or convey Grantee's rights in this Agreement without notice to or consent of Grantor. If Grantee assigns this Agreement, such assignee agrees to assume all Grantee's obligations hereunder, and if Grantee provides notice of such assignment to Grantor, Grantee shall be fully released of any liability and responsibility under this Agreement.

8. **No Dedication for Public Use.** The provisions hereof are not intended to and do not constitute a dedication for public use, and the rights herein created are private and for the benefit only of the parties hereto, the successors, assigns, tenants, subtenants, employees, invitees and licensees, and the guests and invitees of such tenants and subtenants.

9. **Runs with the Land.** This Agreement shall run with the land so as to bind the successors and assigns of the Grantor Property (including any future owners in fee, easement, or leasehold) and to benefit the successors and duly authorized assigns of the Grantee, including, in each case, interests of tenants and subtenants and other users of the Grantor Property and the Grantee Property.

10. **Representations, Warranties, and Additional Covenants.**



(a) Grantor represents and warrants that it is the fee simple owner of the Grantor Property, and that Grantee shall peaceably and quietly hold and enjoy the Access Easement without interference, hindrance, or obstruction by and party whatsoever.

(b) Grantor shall not create, grant, or permit any claim, lien, liability, encumbrance, easement charge or restriction on title to the Access and Easement that would adversely affect Grantee's use and enjoyment of the Access and Easement or the rights granted under this Agreement.

(c) Grantor hereby agrees to indemnify, defend and hold harmless Grantee Parties from and against all losses, claims, damages and liabilities incurred by such parties arising from or relating to: (1) to the extent the laws of the state in which the Grantor Property is located do not exclude easement holders from liability under federal and state environmental, health and safety laws, any violation or responsibility under such laws; and (2) any breach by Grantor of any of its representations, warranties, or covenants under this Agreement.

11. **Indemnification.** Grantee hereby agrees to indemnify, defend and hold harmless Grantor from and against all losses, claims, damages and liabilities incurred by Grantor arising from: (1) Grantee's use of the Access Easement; and (2) any breach by Grantee of any covenants under this Agreement.

12. **Entire Agreement.** The unenforceability of any provision hereof shall not affect the remaining provisions of this Agreement, but rather such provision shall be severed and the remainder of this Agreement shall remain in full force and effect.

13. **Compliance with Law; No Waiver.** This Agreement and the rights and obligations created hereunder are subject to, and governed by the laws, decisions, rules and regulations of any federal, state, or local regulatory authority charged with the administration of the transactions contemplated hereby. Waiver of a breach of any provision hereof under any circumstances will not constitute a waiver of any subsequent breach of such provision, or of a breach of any other provision of this Agreement.

14. **Attorneys' Fees.** In the event that either Grantor or Grantee should bring suit for the recovery of any sum due under this Agreement, or for enforcement of this Agreement, or because of the breach of any provision of this Agreement or for any other relief against the other, then all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party therein shall be paid by the other party, which obligation on the part of the other party shall be deemed to have accrued on the date of the commencement of such action and shall be enforceable whether or not the action is prosecuted to judgment.

15. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the state in which the Grantor Property is located.

16. **Counterparts.** This Agreement may be executed in counterparts with the same effect as if both parties hereto had executed the same document. Both counterparts shall be construed together and shall constitute a single document.

17. **Authority to Enter into Agreement.** Grantee and Grantor each represent and warrant that they have full power and authority to execute, deliver, and perform their respective obligations under this Agreement.

[Remainder of page intentionally left blank; signature pages immediately following]

[Grantor Signature Page to Access Easement Agreement]

IN WITNESS WHEREOF, the undersigned have executed this Access Easement Agreement as of the date first written above.

**WITNESSES:**

**GRANTOR:**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the \_\_\_\_\_. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_

[Grantee Signature Page to Access Easement Agreement]

**WITNESSES:**

**GRANTEE:**

**Vertical Bridge Development, LLC**  
a Delaware limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ of Vertical Bridge Development, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

**EXHIBIT A**

LEGAL DESCRIPTION OF GRANTOR PROPERTY

DRAFT

**EXHIBIT B**

LEGAL DESCRIPTION OF GRANTEE PROPERTY

DRAFT



**EXHIBIT C**

LEGAL DESCRIPTION OF ACCESS EASEMENT PREMISES

(if the below is a preliminary survey, then to be updated by Grantee with legal description upon receipt of final legal description from surveyor)

DRAFT

**EXHIBIT D**

CONSIDERATION

one-time payment of \$\_\_\_\_\_

DRAFT

**EXHIBIT E**

SURVEY

(may be updated by Grantee with legal description upon receipt of final legal description from surveyor)

DRAFT

# SECTION 7

March 28, 2024

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

Re: Proposal for Professional Service Rate Increase as District Engineer for Reunion East CDD

Dear Tricia:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Reunion East CDD.

We are requesting that the Board of Supervisors consider approving an updated rate schedule that is based on our current 2024 rate schedule which reflects increased costs since 2012 and is competitive with current rates for professional engineering services.

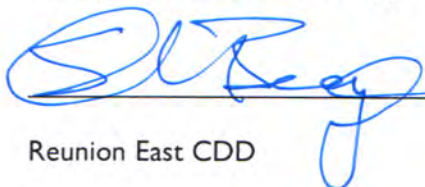
Our proposed rates for 2024 are attached.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,

Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:



Reunion East CDD

Date 3/28/2024





# ATTACHMENT A

## Hourly Rate Schedule for the Reunion East CDD

Principal	\$260.00
Director of Engineering	\$250.00
Project Manager / Senior Civil Engineer	\$190.00
Project Engineer	\$160.00
Senior Civil 3D Designer	\$145.00
CAD Technician	\$120.00
Project Coordination	\$105.00
Administrative / Permit Technician	\$90.00

# SECTION 8



WALTER N. CARPENTER, JR., MAI, CRE  
Cert Gen RZ1231  
MARK G. CARPENTER, MAI  
Cert Gen RZ935

March 20, 2024

Reunion East CDD  
c/o Tricia L. Adams  
District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

RE: Valuation Fee Quote  
1590 Reunion Blvd.  
Tax ID: 35-25-27-4859-PRCL-02B0  
Kissimmee, FL 34747

Dear Ms. Adams:

Thank you for your call and the opportunity to quote time and fee requirements for the valuation/consultation of the above referenced property. The purpose of this valuation will be to estimate the fair market value of the fee simple interest in the real estate as of a current date.

The assignment shall be prepared for Reunion East CDD and is for the sole and exclusive use of same. We request that you seek our written authorization before releasing the report to any other party.

Pinel & Carpenter, Inc. proposes to complete the investigations, inspections, and analyses necessary to perform this appraisal and deliver three copies of our appraisal report within approximately four weeks from written authorization to proceed and receipt of all information requested. Our report will be presented in a summary format, containing the necessary descriptive data of the property, along with pertinent factual data and analysis necessary to convey our opinion of value.

The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. Attached to this letter you will find a copy of our Statement of Limiting Conditions and Appraiser's Certification which are attached to all appraisals prepared by this office. Please review and initial each attached page and return the executed copy to us indicating your acceptance and approval of our Limiting Conditions and Appraiser's Certification.

Reunion East CDD  
c/o Tricia L. Adams  
March 20, 2024  
Page Two

We can only complete the appraisal within this timeframe if we receive from you in a timely manner any relevant information needed for the preparation of the report.

In order to complete this appraisal the following information will be needed.

- 1) Legal description, previously provided.
- 2) Site survey/sketch detailing the improvements and site boundaries, previously provided.
- 3) Title policy, if available.
- 4) Environmental Audit Phase I, if available.
- 5) Copy of existing leases.
- 6) Future plans for development of the property.
- 7) Name and telephone number of local contact person to arrange an inspection.

We will furnish you with three copies of the appraisal report. Our fee for this appraisal will not exceed **\$6,950**. This fee includes the cost of certain expenses that may be incurred in the preparation of the report.

Client agrees to pay appraiser upon completion of the appraisal in two phases. Phase 1 will involve the completion of the highest and best use analysis, research, and selection of possible comparable sales and preliminary analysis of the data to conclude a range of value. This information comprising Phase 1 will be discussed with client. Upon completion of the Phase 1 work, client agrees to pay appraiser compensation for the professional services rendered in the amount of **\$4,800**.

If client authorizes appraiser in writing to continue and complete the Phase 2 work, then appraiser shall complete the written summary appraisal. Client agrees to pay appraiser for Phase 2 professional services rendered in the amount of **\$2,150**.

A retainer in the amount of **\$4,800** must be paid to this office before we can commence the assignment. A bill for the balance of the assignment fee will be presented and immediate payment will be requested at the time the service is completed.

Reunion East CDD  
c/o Tricia L. Adams  
March 20, 2024  
Page Three

A bill for the appraisal fee will be presented and immediate payment will be requested at the time the service is completed.

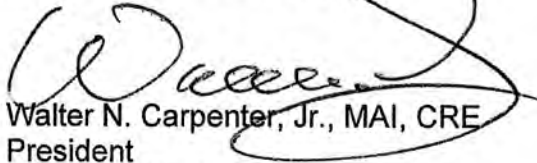
My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

We will proceed with the preparation of this appraisal upon receipt of a signed copy of this letter and an initialed copy of the Statement of Limiting Conditions and Appraiser Certification.

We appreciate the opportunity to be of service to you. If you have any further questions, please do not hesitate to contact us.

Sincerely,

PINEL & CARPENTER, INC.



Walter N. Carpenter, Jr., MAI, CRE  
President  
Cert Gen RZ1231

WNC/ego  
Attachments

Engagement Letter Accepted:

 3/22/24  
Date  
CHAIR, REUNION EAST CDD



# SECTION 9

# SECTION A

# SECTION I





LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>  
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
SARAH M. DINON  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

JAY E. LAZAROVICH  
MARC L. LEVINE  
JUSTIN M. LUNA  
LORI T. MILVAIN  
BENJAMIN R. TAYLOR  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

**To:** CDD Board of Supervisors  
**From:** District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)  
**Regarding:** Annual Reminder on Florida Laws for Public Officials  
**Date:** April 2024

---

## **I. Code of Ethics Reminders**

### **a. "GIFTS LAW"**

**-BENEFIT TO YOU:** public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

**-BENEFIT TO SPOUSE/MINOR CHILDREN:** a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

**-DISCLOSURE DUTY:** a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

### **b. MISUSE OF PUBLIC POSITION**

-No public official shall corruptly<sup>1</sup> use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

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<sup>1</sup> "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

Page 2

endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

### c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal<sup>2</sup> by whom the officer is retained<sup>3</sup>;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict<sup>4</sup>; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

## II. Quorum & Sunshine Law Reminders

### a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

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<sup>2</sup> According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

<sup>3</sup> Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

<sup>4</sup> Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

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**b. SUNSHINE LAW**

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

**-Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

**III. Public Records Reminders**

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.<sup>5</sup> For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.<sup>6</sup> Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

**-Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

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<sup>5</sup> The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>

<sup>6</sup> October 1<sup>st</sup> through September 30<sup>th</sup>.



# SECTION D

# SECTION I

## Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	<b>In Process</b>	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Project is still in permitting with Osceola County as of 04.04.2024.
	Pavement Management & Traffic Calming	Boyd	<b>In Process</b>	District Engineering is determining piggyback opportunities.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	<b>In Process</b>	BOS approved proposal March 2024 for fountain refurbishment at fountain #1. Agreement in process. Garden redesign for fountain #2 approved. Agreement being prepared.



5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	<b>In Process</b>	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel		<b>In Process</b>	Consultative appraisal in process.
8/10/23	Seven Eagles Fitness Center Mats	Scheerer	<b>In Process</b>	Flooring proposal not yet received.
9/14/23	Bid Amenity Janitorial	Scheerer	<b>In Process</b>	Proposals to be reviewed at future meeting.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Curley	<b>In Process</b>	
10/12/23	KORR petition to consider property conveyance from RE to KORR	Trucco, Boyd	<b>In Process</b>	Developer funding agreement in place, request under review
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco, Boyd	<b>In Process</b>	Developer funding agreement approved. Documents to be reviewed 04.11.2024.

3/14/24	Amended and Restated Reunion East Parking Rules		<b>In Process</b>	Parking Rules Amended 03.14.2024. Finalized Rules with Updated Maps to be Posted. Amended Towing Agreement and Security Agreement Required. No Parking Signs required.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	<b>In Process</b>	
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	<b>In Process</b>	Provided for Board review 04.11.2024.

### Reunion West Action Items

<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion			<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			<a href="http://www.Osceola.org/go/sinclairroad">www.Osceola.org/go/sinclairroad</a>
	Monitor Old Lake Wilson Road Improvement Project			<a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a>

	Pavement Management & Traffic Calming	Boyd	<b>In Process</b>	District Engineering is determining piggyback opportunities.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	<b>In Process</b>	
8/10/23	Update Security Service Provider Agreements (RE and RW)	Trucco	<b>In Process</b>	Language to include Rules for Public Access.
8/10/23	Whitemarsh Mound	Scheerer	<b>In Process</b>	BOS approved with with KORR. Agreement executed. Work estimated to begin 04.10.2024.
10/12/23	Parking Rules Amended December 2023	Adams/Trucco/Scheerer	<b>In Process</b>	Rule Hearing held 12.14.2023. Amended Rules finalized and published. Towing Service Agreement Amendment executed. Security Agreements amendment completed but needs execution. Parking Signs need to be installed.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	<b>In Process</b>	



12/14/23	Review CDD Property to Determine if a New CDD Amenity can be Constructed in RWCCD Encore Neighborhood	Scheerer	<b>In Process</b>	RWPOA Association Manager prefer a playground on RWPOA parcel at Fairfax and Southfield.
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	<b>In Process</b>	Provided for Board review at April meeting.

# SECTION II

# Reunion East

## Community Development District

### Summary of Invoices

March 01, 2024 - March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/6/24	5992-5998	\$ 25,211.39
	3/13/24	5999-6015	126,472.52
	3/28/24	6016-6024	99,733.75
			\$ 251,417.66
R&M Fund			
	3/13/24	248-250	\$ 21,995.00
	3/28/24	251-253	56,920.00
			\$ 78,915.00
Payroll			
	<u>March 2024</u>		
	John Dryburgh	50756	\$ 184.70
	June Wispelwey	50757	\$ 184.70
	Mark Greenstein	50758	\$ 184.70
	Steven Goldstein	50759	\$ 184.70
	Trudy Hobbs	50760	\$ 184.70
			\$ 923.50
<b>TOTAL</b>			<b>\$ 331,256.16</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/06/24	00095	2/29/24	S107158 202402 320-53800-57400	INST.LED ARM/RPLC BNT ARM	*	682.30	
		2/29/24	S107158 202402 300-13100-10100	INST.LED ARM/RPLC BNT ARM	*	536.09	
							1,218.39 005992
3/06/24	00176	2/26/24	28145 202402 320-53800-48200	2ND PREVENT MAINT FEB24	*	168.00	
		2/26/24	28145 202402 300-13100-10100	2ND PREVENT MAINT FEB24	*	132.00	
							300.00 005993
3/06/24	00042	1/01/24	2596294 202401 320-53800-46200	EMRG PHONE HOMESTEAD POOL	*	380.49	
		1/01/24	2596294 202401 300-13100-10100	EMRG PHONE HOMESTEAD POOL	*	298.95	
							679.44 005994
3/06/24	00054	3/01/24	2024MAR 202403 320-53800-34500	SECURITY SERVICES MAR24	*	6,533.33	
		3/01/24	2024MAR 202403 300-13100-10100	SECURITY SERVICES MAR24	*	5,133.33	
							11,666.66 005995
3/06/24	00175	3/01/24	10131 202403 320-53800-46200	POOL MAINTENANCE MAR24	*	4,760.00	
		3/01/24	10131 202403 300-13100-10100	POOL MAINTENANCE MAR24	*	3,740.00	
							8,500.00 005996
3/06/24	00060	2/16/24	303194 202402 320-53800-46200	SE-INSP.PUMP/RPLC O-RING	*	202.97	
		2/16/24	303194 202402 300-13100-10100	SE-INSP.PUMP/RPLC O-RING	*	159.48	
		2/19/24	303258 202402 320-53800-46200	HS-INST.GFCI BRKR/OUTLET	*	359.52	
		2/19/24	303258 202402 300-13100-10100	HS-INST.GFCI BRKR/OUTLET	*	282.48	
		2/19/24	303259 202402 320-53800-46200	HS-RPLC HOUSE/GASKET/LEAK	*	319.73	
		2/19/24	303259 202402 300-13100-10100	HS-RPLC HOUSE/GASKET/LEAK	*	251.22	
		2/19/24	303373 202402 320-53800-46200	HC A-INSP POOL/RESET BRKR	*	124.60	
		2/19/24	303373 202402 300-13100-10100	HC A-INSP POOL/RESET BRKR	*	97.90	

REUE REUNION EAST TVISCARRA



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/25/24	303573	202402	320	53800	46200			*	475.44		
									SE-INST.LGHT WDGE/RESECUR				
		2/25/24	303573	202402	300	13100	10100			*	373.56		
									SE-INST.LGHT WDGE/RESECUR				
									SPIES POOL LLC			2,646.90	005997
3/06/24	00142	12/12/23	IV001525	202311	320	53800	47800			*	112.00		
									SE-ANN.FIRE ALARM/SPRNKLR				
		12/12/23	IV001525	202311	300	13100	10100			*	88.00		
									SE-ANN.FIRE ALARM/SPRNKLR				
									UNITED FIRE PROTECTION, INC.			200.00	005998
3/13/24	00074	2/29/24	217950	202402	320	53800	47000			*	624.40		
									AQUATIC MGMT 11POND FEB24				
		2/29/24	217950	202402	300	13100	10100			*	490.60		
									AQUATIC MGMT 11POND FEB24				
									APPLIED AQUATIC MANAGEMENT, INC.			1,115.00	005999
3/13/24	00189	3/08/24	7474-03-	202403	310	51300	31400			*	450.00		
									ARBITRAGE SERIES 2015A				
		3/08/24	7475-03-	202403	310	51300	31400			*	900.00		
									ARBITRAGE SERIES 2021				
									AMERICAN MUNICIPAL TAX-EXEMPT			1,350.00	006000
3/13/24	00129	3/07/24	5470	202403	320	53800	47200			*	299.60		
									SE-RPLC TREE LGHT PRK/FNT				
		3/07/24	5470	202403	300	13100	10100			*	235.40		
									SE-RPLC TREE LGHT PRK/FNT				
		3/07/24	5471	202403	320	53800	47700			*	436.80		
									SE-RMV TREE ROOT/RPR PVER				
		3/07/24	5471	202403	300	13100	10100			*	343.20		
									SE-RMV TREE ROOT/RPR PVER				
		3/07/24	5475	202402	320	53800	47700			*	1,601.60		
									TER-INST.DOOR GRILLE/HNGE				
		3/07/24	5475	202402	300	13100	10100			*	1,258.40		
									TER-INST.DOOR GRILLE/HNGE				
		3/07/24	5476	202402	320	53800	57400			*	148.40		
									RPLC BRKEN TOILET SEAT GH				
		3/07/24	5476	202402	300	13100	10100			*	116.60		
									RPLC BRKEN TOILET SEAT GH				
									BERRY CONSTRUCTION INC.			4,440.00	006001
3/13/24	00134	1/04/24	3887A	202312	310	51300	31100			*	1,150.00		
									SPEED TABLE LOCATE ID/PLN				
		3/07/24	3922	202402	310	51300	31100			*	2,767.27		
									MTG/BID PCKG/QUEST/STMWTR				
									BOYD CIVIL ENGINEERING			3,917.27	006002
									REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/24	00186	3/01/24	738603	202403	300-15500-10000		ALARM MONITOR SRVC APR24	*	729.16		
		3/01/24	738603	202403	300-13100-10100		ALARM MONITOR SRVC APR24	*	572.92		
HIDDEN EYES LLC DBA ENVERA SYSTEMS										1,302.08	006003
3/13/24	00049	1/31/24	618	202401	320-53800-57400		REINST POST/PAINT RPR/GAT	*	528.20		
		3/01/24	616	202403	310-51300-34000		MANAGEMENT FEES MAR24	*	4,106.50		
		3/01/24	616	202403	310-51300-35200		WEBSITE ADMIN MAR24	*	100.00		
		3/01/24	616	202403	310-51300-35100		INFORMATION TECH MAR24	*	150.00		
		3/01/24	616	202403	310-51300-31300		DISSEMINATION FEE MAR24	*	833.33		
		3/01/24	616	202403	310-51300-51000		OFFICE SUPPLIES	*	.84		
		3/01/24	616	202403	310-51300-42000		POSTAGE	*	65.86		
		3/01/24	617	202403	320-53800-12000		FIELD MANAGEMENT MAR24	*	3,591.58		
		3/01/24	617A	202401	310-51300-51000		OFFICE DEPOT-W2/W3/1096	*	14.43		
		3/01/24	617A	202401	310-51300-42000		USPS-MAIL W3 FORMS	*	.79		
		3/01/24	617A	202401	310-51300-42000		USPS-MAIL 941&944 FORMS	*	.88		
		3/01/24	617A	202401	310-51300-42000		USPS-MAIL 1099 FORMS	*	.66		
GOVERNMENTAL MANAGEMENT SERVICES										9,393.07	006004
3/13/24	00002	2/08/24	88588760	202402	310-51300-48000		RESURFACE PROJ.OSCE-03/04	*	418.18		
		2/08/24	88588760	202402	310-51300-48000		NOT.OF DEVELOPMENT 03/14	*	163.17		
		2/08/24	88588760	202402	310-51300-48000		NOT.OF RULEMAKE 03/14/24	*	346.93		
ORLANDO SENTINEL COMMUNICATION										928.28	006005
3/13/24	00103	3/11/24	03112024	202403	300-20700-10000		FY24 DEBT SRVC SER2015A	*	53,161.56		
REUNION EAST CDD C/O USBANK										53,161.56	006006
3/13/24	00103	3/11/24	03112024	202403	300-20700-10800		FY24 DEBT SRVC SER2021	*	19,524.52		
REUNION EAST CDD C/O USBANK										19,524.52	006007
REUE REUNION EAST TVISCARRA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/13/24	00060	12/01/23 301722	202312 320-53800-46200		SE-180GAL BULK BLEACH	*	291.20	
		12/01/23 301722	202312 300-13100-10100		SE-180GAL BULK BLEACH	*	228.80	
		12/18/23 301477	202312 320-53800-46200		TER-INST.GAUGES-FILTER SPA	*	173.82	
		12/18/23 301477	202312 300-13100-10100		TER-INST.GAUGES-FILTER SPA	*	136.58	
		12/18/23 301478	202312 320-53800-46200		SE-INST.GAUGES/FLOWMETER	*	458.75	
		12/18/23 301478	202312 300-13100-10100		SE-INST.GAUGES/FLOWMETER	*	360.45	
		12/18/23 301479	202312 320-53800-46200		HS-INST.GAUGE BF&AFTR FLT	*	307.27	
		12/18/23 301479	202312 300-13100-10100		HS-INST.GAUGE BF&AFTR FLT	*	241.43	
		12/18/23 301480	202312 320-53800-46200		HC B-INST.GAUGE FILTER	*	233.44	
		12/18/23 301480	202312 300-13100-10100		HC B-INST.GAUGE FILTER	*	183.41	
		12/22/23 301652	202312 320-53800-46200		CP-190GAL BLCH/15GAL ACID	*	401.80	
		12/22/23 301652	202312 300-13100-10100		CP-190GAL BLCH/15GAL ACID	*	315.70	
		12/22/23 301654	202312 320-53800-46200		HS-180GAL BLCH/15GAL ACID	*	420.00	
		12/22/23 301654	202312 300-13100-10100		HS-180GAL BLCH/15GAL ACID	*	330.00	
		12/22/23 301655	202312 320-53800-46200		TER-100LB SODIUM BICARB	*	58.24	
		12/22/23 301655	202312 300-13100-10100		TER-100LB SODIUM BICARB	*	45.76	
		2/13/24 303072	202402 320-53800-46200		HC A-320GAL BULK BLEACH	*	492.80	
		2/13/24 303072	202402 300-13100-10100		HC A-320GAL BULK BLEACH	*	387.20	
		2/13/24 303074	202402 320-53800-46200		TER-100LB PWDR/15GAL ACID	*	237.44	
		2/13/24 303074	202402 300-13100-10100		TER-100LB PWDR/15GAL ACID	*	186.56	
		2/13/24 303076	202402 320-53800-46200		CP-280GAL BLCH/45GAL ACID	*	588.00	
		2/13/24 303076	202402 300-13100-10100		CP-280GAL BLCH/45GAL ACID	*	462.00	
		2/26/24 303479	202402 320-53800-46200		SE-INST.LGHT WDGE/DISCHRG	*	307.44	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/26/24		303479	202402	300-13100-10100					SE-INST.LGHT WDGE/DISCHRG	*	241.56		
2/26/24		303619	202402	320-53800-46200					TER-RPLC PRSS.SWITCH/TEST	*	205.52		
2/26/24		303619	202402	300-13100-10100					TER-RPLC PRSS.SWITCH/TEST	*	161.48		
3/01/24		303638	202403	320-53800-46200					TER-330GAL BLCH/15GAL ACD	*	603.37		
3/01/24		303638	202403	300-13100-10100					TER-330GAL BLCH/15GAL ACD	*	474.08		
3/01/24		303639	202403	320-53800-46200					HC B-280GAL BLCH/50LB PWD	*	454.72		
3/01/24		303639	202403	300-13100-10100					HC B-280GAL BLCH/50LB PWD	*	357.28		
3/01/24		303640	202403	320-53800-46200					SE-200GAL BLCH/45GAL ACID	*	450.80		
3/01/24		303640	202403	300-13100-10100					SE-200GAL BLCH/45GAL ACID	*	354.20		
3/01/24		303641	202403	320-53800-46200					CP-240GAL BLCH/30GAL ACID	*	464.80		
3/01/24		303641	202403	300-13100-10100					CP-240GAL BLCH/30GAL ACID	*	365.20		
3/04/24		303818	202403	320-53800-46200					HS-190GAL BLEACH/DELIVER	*	309.37		
3/04/24		303818	202403	300-13100-10100					HS-190GAL BLEACH/DELIVER	*	243.08		
----- SPIES POOL LLC -----											11,533.55	006010	
3/13/24	00070	3/13/24	71703	202403	320-53800-46200				RPLC 4-400WATT BLB/BALLST	*	1,328.88		
		3/13/24	71703	202403	300-13100-10100				RPLC 4-400WATT BLB/BALLST	*	1,044.12		
----- TERRY'S ELECTRIC INC -----											2,373.00	006011	
3/13/24	00030	3/06/24	OS 66848	202402	320-53800-47400				INST.180GAL DWARF IXORA	*	609.17		
		3/06/24	OS 66848	202402	300-13100-10100				INST.180GAL DWARF IXORA	*	478.63		
----- YELLOWSTONE LANDSCAPE -----											1,087.80	006012	
3/13/24	00074	3/15/24	218376	202403	320-53800-47000				AQUATIC PLANT MGMT MAR24	*	74.48		
		3/15/24	218376	202403	300-13100-10100				AQUATIC PLANT MGMT MAR24	*	58.52		
----- APPLIED AQUATIC MANAGEMENT, INC. -----											133.00	006013	
----- REUE REUNION EAST TVISCARRA -----													



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
3/13/24	00119	3/18/24 124105	202402 310-51300-31500	FNT RPLC/SDWLK CONST/EHOF	*	4,628.50		
		3/18/24 124106	202402 310-51300-31500	EMINENT DOMAIN/ENGAGEMENT	*	120.00		
		3/18/24 124107	202402 310-51300-31500	DEBT ASMNT ISSUE/SFWMD	*	457.50		
							LATHAM,LUNA,EDEN & BEAUDINE,LLP	5,206.00 006014
3/13/24	00092	3/02/24 1492	202402 320-53800-12100	MANAGEMENT FEES FEB24	*	758.33		
		3/02/24 1492	202402 300-13100-10100	MANAGEMENT FEES FEB24	*	595.83		
		3/02/24 1493	202402 320-53800-46200	POOL CLEANING FEB24	*	1,848.00		
		3/02/24 1493	202402 300-13100-10100	POOL CLEANING FEB24	*	1,452.00		
		3/02/24 1494	202402 320-53800-43300	SE CONTRACT CLEAN FEB24	*	2,338.56		
		3/02/24 1494	202402 300-13100-10100	SE CONTRACT CLEAN FEB24	*	1,837.44		
		3/02/24 1494	202402 320-53800-43300	SE CLEANING SUPPLY FEB24	*	753.32		
		3/02/24 1494	202402 300-13100-10100	SE CLEANING SUPPLY FEB24	*	591.89		
		3/02/24 1518	202402 320-53800-43100	TOHO METER#62644090 FEB24	*	98.78		
		3/02/24 1519	202402 320-53800-43000	DUKEENERGY#9100 8323 9862	*	79.75		
		3/02/24 1520	202402 320-53800-43000	DUKEENERGY#9100 8324 0443	*	653.49		
							REUNION RESORT	11,007.39 006015
3/28/24	00095	3/15/24 S108784	202403 320-53800-57400	TIGHTEN PULLEY/INST.BELT	*	289.09		
		3/15/24 S108784	202403 300-13100-10100	TIGHTEN PULLEY/INST.BELT	*	227.14		
							ACCESS CONTROL SYSTEMS, LLC	516.23 006016
3/28/24	00129	3/14/24 5479	202403 320-53800-47700	RESET POOL PAVER/RMV ROOT	*	817.60		
		3/14/24 5479	202403 300-13100-10100	RESET POOL PAVER/RMV ROOT	*	642.40		
		3/14/24 5480	202403 320-53800-57400	RPLC FLOOR HUB/RING/BOLT	*	299.60		
		3/14/24 5480	202403 300-13100-10100	RPLC FLOOR HUB/RING/BOLT	*	235.40		
							REUE REUNION EAST TVISCARRA	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/14/24	5482	202403 320-53800-46200	INVENTORY/CLN POOL FURN.		*	467.60	
3/14/24	5482	202403 300-13100-10100	INVENTORY/CLN POOL FURN.		*	367.40	
3/14/24	5484	202403 320-53800-47700	HS-RPR DOOR LCK/RPLC SCRW		*	131.60	
3/14/24	5484	202403 300-13100-10100	HS-RPR DOOR LCK/RPLC SCRW		*	103.40	
3/21/24	5490	202403 320-53800-57400	RPR TOILET AT VILLAGE GH		*	131.60	
3/21/24	5490	202403 300-13100-10100	RPR TOILET AT VILLAGE GH		*	103.40	
3/21/24	5493	202403 320-53800-47700	HC B-RPLC FLUSH VLV/CLEAN		*	546.00	
3/21/24	5493	202403 300-13100-10100	HC B-RPLC FLUSH VLV/CLEAN		*	429.00	
3/21/24	5494	202403 320-53800-47700	TER-RPLC FLUSH VLV/STALL		*	439.60	
3/21/24	5494	202403 300-13100-10100	TER-RPLC FLUSH VLV/STALL		*	345.40	
3/21/24	5495	202403 320-53800-57400	CLN BLOCKAGE-SPINE GRDHSE		*	131.60	
3/21/24	5495	202403 300-13100-10100	CLN BLOCKAGE-SPINE GRDHSE		*	103.40	
3/21/24	5497	202403 320-53800-47700	HC A-RPLC GFI RECEP/BATH		*	218.40	
3/21/24	5497	202403 300-13100-10100	HC A-RPLC GFI RECEP/BATH		*	171.60	
BERRY CONSTRUCTION INC.							5,685.00 006018
3/28/24 00186	3/14/24 78132	202403 320-53800-57400	POWER CYCLE EQUIP/TRBLSHT		*	137.20	
	3/14/24 78132	202403 300-13100-10100	POWER CYCLE EQUIP/TRBLSHT		*	107.80	
HIDDEN EYES LLC DBA ENVERA SYSTEMS							245.00 006019
3/28/24 00176	3/11/24 28233	202403 320-53800-48200	2ND PREVENT MAINT - MAR24		*	168.00	
	3/11/24 28233	202403 300-13100-10100	2ND PREVENT MAINT - MAR24		*	132.00	
	3/11/24 28235	202403 320-53800-48200	POWER MODULE/SUPPORT STRP		*	263.20	
	3/11/24 28235	202403 300-13100-10100	POWER MODULE/SUPPORT STRP		*	206.80	
	3/11/24 28236	202403 320-53800-48200	CONSOLE KIT/WASHERS/SCREW		*	490.00	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/11/24 28236	202403 300-13100-10100	CONSOLE KIT/WASHERS/SCREW	*	385.00	
							FITNESS SERVICES OF FLORIDA INC
							1,645.00 006020
3/28/24	00060	12/22/23 301657	202312 320-53800-46200	HC B-130GAL BLEACH/ACID	*	295.40	
		12/22/23 301657	202312 300-13100-10100	HC B-130GAL BLEACH/ACID	*	232.10	
		3/05/24 303716	202403 320-53800-46200	HC A-INST.2 VLVE/RECONFIG	*	299.04	
		3/05/24 303716	202403 300-13100-10100	HC A-INST.2 VLVE/RECONFIG	*	234.96	
		3/06/24 303744	202403 320-53800-46200	HC A-RPR LEAK HD HEATER#2	*	320.60	
		3/06/24 303744	202403 300-13100-10100	HC A-RPR LEAK HD HEATER#2	*	251.90	
		3/08/24 303850	202403 320-53800-46200	SE-INST.TORO VALVE SPA#2	*	181.72	
		3/08/24 303850	202403 300-13100-10100	SE-INST.TORO VALVE SPA#2	*	142.78	
		3/08/24 303851	202403 320-53800-46200	TER-INST.NEW TORO VALVES	*	265.44	
		3/08/24 303851	202403 300-13100-10100	TER-INST.NEW TORO VALVES	*	208.56	
		3/08/24 303852	202403 320-53800-46200	CP-INST.NEW TORO VALVE	*	181.72	
		3/08/24 303852	202403 300-13100-10100	CP-INST.NEW TORO VALVE	*	142.78	
		3/08/24 304017	202403 320-53800-46200	HC B-RPLC TORO VALVE SPA	*	274.09	
		3/08/24 304017	202403 300-13100-10100	HC B-RPLC TORO VALVE SPA	*	215.36	
		3/11/24 303891	202403 320-53800-46200	TER-RPR 4POPOFFS/GRATES	*	293.65	
		3/11/24 303891	202403 300-13100-10100	TER-RPR 4POPOFFS/GRATES	*	230.73	
		3/11/24 303892	202403 320-53800-46200	HS-RPR POPOFF/REPLMB/PUMP	*	396.56	
		3/11/24 303892	202403 300-13100-10100	HS-RPR POPOFF/REPLMB/PUMP	*	311.59	
		3/13/24 304035	202403 320-53800-46200	HC B-280GAL BLEACH/ACID	*	573.97	
		3/13/24 304035	202403 300-13100-10100	HC B-280GAL BLEACH/ACID	*	450.98	
		3/13/24 304036	202403 320-53800-46200	SE-260GAL BLEACH/DEGREASR	*	445.09	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/24		304036	202403	300-13100-10100					SE-260GAL BLEACH/DEGREASR	*	349.71		
3/13/24		304037	202403	320-53800-46200					TER-70SQFT CARTRIDGE	*	90.72		
3/13/24		304037	202403	300-13100-10100					TER-70SQFT CARTRIDGE	*	71.28		
3/18/24		20464	202403	320-53800-46200					14 CHEMICAL CONTROLLER MS	*	784.00		
3/18/24		20464	202403	300-13100-10100					14 CHEMICAL CONTROLLER MS	*	616.00		
SPIES POOL LLC												7,860.73	006022
3/28/24	00142	3/20/24	IV001573	202403	320-53800-46200				RPLC WTR MIST/EXTINGUISHR	*	282.80		
		3/20/24	IV001573	202403	300-13100-10100				RPLC WTR MIST/EXTINGUISHR	*	222.20		
UNITED FIRE PROTECTION, INC.												505.00	006023
3/28/24	00030	3/01/24	OS 66206	202403	320-53800-47300				LANDSCAPE MAINT MAR24	*	27,683.60		
		3/01/24	OS 66206	202403	300-13100-10100				LANDSCAPE MAINT MAR24	*	21,751.40		
		3/01/24	OS 66206	202403	320-53800-47300				LANDSCAPE MNT PH1-5 MAR24	*	5,051.76		
		3/01/24	OS 66206	202403	300-13100-10100				LANDSCAPE MNT PH1-5 MAR24	*	3,969.24		
		3/01/24	OS 66206	202403	320-53800-47300				BEDDING PLANTS MAR24	*	7,464.24		
		3/01/24	OS 66206	202403	300-13100-10100				BEDDING PLANTS MAR24	*	5,864.76		
		3/01/24	OS 66206	202403	320-53800-47300				BEDDING PLANT PH1-3 MAR24	*	705.60		
		3/01/24	OS 66206	202403	300-13100-10100				BEDDING PLANT PH1-3 MAR24	*	554.40		
		3/01/24	OS 66206	202403	320-53800-47300				PALM TRIMMING MAR24	*	5,243.84		
		3/01/24	OS 66206	202403	300-13100-10100				PALM TRIMMING MAR24	*	4,120.16		
		3/18/24	OS 67086	202403	320-53800-46500				RPLC SCRUBBER VLV/ADPT/FX	*	485.96		
		3/18/24	OS 67086	202403	300-13100-10100				RPLC SCRUBBER VLV/ADPT/FX	*	381.83		
YELLOWSTONE LANDSCAPE												83,276.79	006024
TOTAL FOR BANK A											251,417.66		
REUE REUNION EAST TVISCARRA													



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						251,417.66	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/24	00015	2/29/24	J98381	202402	320	53800	66000			*	3,491.60		
			FINAL-RPLC 5 EXISIT.CTRLR										
		2/29/24	J98381	202402	300	13100	10100			*	2,743.40		
			FINAL-RPLC 5 EXISIT.CTRLR										
ACCESS CONTROL SYSTEMS LLC											6,235.00	000248	
3/13/24	00001	3/07/24	5477	202402	320	53800	53000			*	2,324.00		
			157SDWLK GRIND-ASTINA/GAT										
		3/07/24	5477	202402	300	13100	10100			*	1,826.00		
			157SDWLK GRIND-ASTINA/GAT										
		3/07/24	5478	202402	320	53800	53000			*	2,702.00		
			193SDWLK GRIND-RADIANT ST										
		3/07/24	5478	202402	300	13100	10100			*	2,123.00		
			193SDWLK GRIND-RADIANT ST										
BERRY CONSTRUCTION INC.											8,975.00	000249	
3/13/24	00006	12/18/23	301491	202312	320	53800	64000			*	3,799.60		
			HS-RPLC HEATER/MOTOR/PUMP										
		12/18/23	301491	202312	300	13100	10100			*	2,985.40		
			HS-RPLC HEATER/MOTOR/PUMP										
SPIES POOL, LLC											6,785.00	000250	
3/28/24	00001	3/14/24	5485	202403	320	53800	53000			*	9,324.00		
			608 CONCRETE GRIND-EXCITE										
		3/14/24	5485	202403	300	13100	10100			*	7,326.00		
			608 CONCRETE GRIND-EXCITE										
		3/21/24	5489	202403	320	53800	53000			*	840.00		
			RPLC 2 SECT.CONCRT WTR LN										
		3/21/24	5489	202403	300	13100	10100			*	660.00		
			RPLC 2 SECT.CONCRT WTR LN										
		3/21/24	5496	202403	320	53800	53000			*	4,242.00		
			303 CONCRETE GRND-GUARDHS										
		3/21/24	5496	202403	300	13100	10100			*	3,333.00		
			303 CONCRETE GRND-GUARDHS										
		3/21/24	5498	202403	320	53800	53000			*	2,366.00		
			176 CONCRETE GRIND-COROLL										
		3/21/24	5498	202403	300	13100	10100			*	1,859.00		
			176 CONCRETE GRIND-COROLL										
BERRY CONSTRUCTION INC.											29,950.00	000251	
3/28/24	00023	3/22/24	36074	202403	320	53800	53200			*	1,192.80		
			INST.8 SPEED LIMIT 15 SGN										
		3/22/24	36074	202403	300	13100	10100			*	937.20		
			INST.8 SPEED LIMIT 15 SGN										
		3/22/24	36075	202403	320	53800	53200			*	8,954.40		
			FURN/INST NO 39 PARK SIGN										

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/24		36075		202403 300-13100-10100	FURN/INST NO 39 PARK SIGN	*	7,035.60		
3/22/24		36076		202312 320-53800-53200	25WALL BARRIER/DELINE/RPR	*	683.20		
3/22/24		36076		202312 300-13100-10100	25WALL BARRIER/DELINE/RPR	*	536.80		
3/22/24		36076A		202401 320-53800-53200	5DELINEATOR,FLEX TUBULAR	*	238.00		
3/22/24		36076A		202401 300-13100-10100	5DELINEATOR,FLEX TUBULAR	*	187.00		
3/22/24		36076B		202402 320-53800-53200	15DELINEATOR,TUBE/SGN RPR	*	901.60		
3/22/24		36076B		202402 300-13100-10100	15DELINEATOR,TUBE/SGN RPR	*	708.40		
3/22/24		36076C		202403 320-53800-53200	FURN/INST.WREN ST ID BLDE	*	123.20		
3/22/24		36076C		202403 300-13100-10100	FURN/INST.WREN ST ID BLDE	*	96.80		
								21,595.00	000252
3/28/24	00006	3/07/24	303558	202403 320-53800-64000	SE-INST.MOTOR/ACTUAT/BATT	*	3,010.00		
		3/07/24	303558	202403 300-13100-10100	SE-INST.MOTOR/ACTUAT/BATT	*	2,365.00		
								5,375.00	000253
TOTAL FOR BANK C							78,915.00		
TOTAL FOR REGISTER							78,915.00		

# SECTION III



***Reunion East***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 29, 2024***



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**Reunion East**  
**Community Development District**  
**Balance Sheet**  
**February 29, 2024**

	<i>General Fund</i>	<i>Replacement &amp; Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist	\$ 928,912	\$ 784,779	\$ -	\$ -	\$ 1,713,691
Investments:					
Series 2002A-2					
Reserve	\$ -	\$ -	\$ 3	\$ -	\$ 3
Revenue	\$ -	\$ -	\$ 103,108	\$ -	\$ 103,108
Series 2005					
Reserve	\$ -	\$ -	\$ 4	\$ -	\$ 4
Revenue	\$ -	\$ -	\$ 206,195	\$ -	\$ 206,195
Construction	\$ -	\$ -	\$ -	\$ 11	\$ 11
Series 2015A					
Reserve	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000
Revenue	\$ -	\$ -	\$ 2,608,483	\$ -	\$ 2,608,483
Prepayment	\$ -	\$ -	\$ 38	\$ -	\$ 38
Series 2021					
Reserve	\$ -	\$ -	\$ 1,116,155	\$ -	\$ 1,116,155
Revenue	\$ -	\$ -	\$ 958,315	\$ -	\$ 958,315
Construction	\$ -	\$ -	\$ -	\$ 613,257	\$ 613,257
Investment - Custody	\$ 488,387	\$ -	\$ -	\$ -	\$ 488,387
SBA - Operating	\$ 1,357,806	\$ -	\$ -	\$ -	\$ 1,357,806
SBA - Reserve	\$ -	\$ 2,834,700	\$ -	\$ -	\$ 2,834,700
Due from General Fund	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Due from Reunion West	\$ 256,870	\$ 68,493	\$ -	\$ -	\$ 325,363
Prepaid Expenses	\$ 711	\$ -	\$ -	\$ -	\$ 711
<b>Total Assets</b>	<b>\$ 3,032,685</b>	<b>\$ 3,687,971</b>	<b>\$ 5,172,300</b>	<b>\$ 613,267</b>	<b>\$ 12,506,224</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 39,961	\$ 25,250	\$ -	\$ -	\$ 65,211
Contracts Payable	\$ 1,323	\$ -	\$ -	\$ -	\$ 1,323
Due to Debt Service 2015A	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Due to Reunion West	\$ 72,134	\$ -	\$ -	\$ -	\$ 72,134
Accrued Principal Payment 2002A-2	\$ -	\$ -	\$ 4,615,000	\$ -	\$ 4,615,000
Accrued Interest Payment 2002A-2	\$ -	\$ -	\$ 3,720,822	\$ -	\$ 3,720,822
Accrued Principal Payment 2005	\$ -	\$ -	\$ 4,165,000	\$ -	\$ 4,165,000
Accrued Interest Payment 2005	\$ -	\$ -	\$ 3,129,248	\$ -	\$ 3,129,248
<b>Total Liabilities</b>	<b>\$ 118,417</b>	<b>\$ 25,250</b>	<b>\$ 15,630,070</b>	<b>\$ -</b>	<b>\$ 15,773,737</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (8,232,712)	\$ -	\$ (8,232,712)
Assigned For Debt Service 2005	\$ -	\$ -	\$ (7,088,049)	\$ -	\$ (7,088,049)
Assigned For Debt Service 2015A	\$ -	\$ -	\$ 2,788,521	\$ -	\$ 2,788,521
Assigned For Debt Service 2021	\$ -	\$ -	\$ 2,074,470	\$ -	\$ 2,074,470
Assigned For Capital Projects 2005	\$ -	\$ -	\$ -	\$ 11	\$ 11
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 613,257	\$ 613,257
Unassigned	\$ 2,914,268	\$ 3,662,721	\$ -	\$ -	\$ 6,576,990
<b>Total Fund Balances</b>	<b>\$ 2,914,268</b>	<b>\$ 3,662,721</b>	<b>\$ (10,457,769.69)</b>	<b>\$ 613,267</b>	<b>\$ (3,267,513)</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 3,032,685</b>	<b>\$ 3,687,971</b>	<b>\$ 5,172,300</b>	<b>\$ 613,267</b>	<b>\$ 12,506,224</b>

# Reunion East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,967,895	\$ 1,578,340	\$ 1,578,340	\$ -
Assessments - Direct Billed	\$ 37,398	\$ 28,049	\$ 19,882	\$ (8,166)
Interest	\$ 45,105	\$ 18,794	\$ 41,900	\$ 23,106
Rental Income	\$ 2,800	\$ -	\$ 5,600	\$ 5,600
<b>Total Revenues</b>	<b>\$ 2,053,198</b>	<b>\$ 1,625,182</b>	<b>\$ 1,645,722</b>	<b>\$ 20,540</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 5,000	\$ -
FICA Expense	\$ 918	\$ 383	\$ 383	\$ -
Engineering Fees	\$ 30,000	\$ 12,500	\$ 11,187	\$ 1,313
District Counsel	\$ 45,000	\$ 18,750	\$ 21,870	\$ (3,120)
Annual Audit	\$ 7,900	\$ -	\$ -	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,620	\$ 3,592	\$ -	\$ 3,592
Dissemination Agent	\$ 10,000	\$ 4,167	\$ 4,167	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,278	\$ 20,533	\$ 20,533	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 150	\$ 63	\$ -	\$ 63
Postage	\$ 1,500	\$ 625	\$ 348	\$ 277
Insurance	\$ 18,550	\$ 18,550	\$ 16,674	\$ 1,876
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 5,000	\$ 2,083	\$ 2,374	\$ (291)
Other Current Charges	\$ 600	\$ 250	\$ 105	\$ 145
Office Supplies	\$ 250	\$ 104	\$ 49	\$ 55
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 910	\$ 90
Property Taxes	\$ 400	\$ 400	\$ 226	\$ 174
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 203,691</b>	<b>\$ 97,132</b>	<b>\$ 92,751</b>	<b>\$ 4,381</b>



# Reunion East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b><u>Maintenance - Shared Expenses</u></b>				
Field Maintenance	\$ 43,099	\$ 17,958	\$ 17,958	\$ 0
Management Services Agreement	\$ 9,100	\$ 3,792	\$ 3,792	\$ 0
Telephone	\$ 8,400	\$ 3,500	\$ 3,046	\$ 454
Electric	\$ 369,600	\$ 154,000	\$ 154,317	\$ (317)
Water & Sewer	\$ 40,538	\$ 16,891	\$ 15,218	\$ 1,673
Gas	\$ 47,600	\$ 19,833	\$ 18,090	\$ 1,743
Pool & Fountain Maintenance	\$ 201,824	\$ 84,093	\$ 85,759	\$ (1,665)
Pond Maintenance	\$ 14,000	\$ 5,833	\$ 4,444	\$ 1,390
Property Insurance	\$ 56,766	\$ 56,766	\$ 61,378	\$ (4,612)
Irrigation Repairs & Maintenance	\$ 14,000	\$ 5,833	\$ 7,657	\$ (1,823)
Landscape - Contract	\$ 630,053	\$ 262,522	\$ 275,339	\$ (12,817)
Landscape - Contingency	\$ 28,000	\$ 11,667	\$ 3,461	\$ 8,206
Gate & Gatehouse Maintenance	\$ 28,000	\$ 11,667	\$ 18,090	\$ (6,424)
Roadways/Sidewalks/Bridge	\$ 14,000	\$ 5,833	\$ 10,116	\$ (4,283)
Lighting	\$ 5,600	\$ 2,333	\$ 4,052	\$ (1,718)
Building Repairs & Maintenance	\$ 11,200	\$ 4,667	\$ 11,010	\$ (6,344)
Pressure Washing	\$ 28,000	\$ 11,667	\$ 24,349	\$ (12,682)
Maintenance (Inspections)	\$ 280	\$ 117	\$ 148	\$ (32)
Repairs & Maintenance	\$ 16,800	\$ 7,000	\$ 540	\$ 6,460
Contract Cleaning	\$ 58,576	\$ 24,407	\$ 14,492	\$ 9,915
Fitness Center Repairs & Maintenance	\$ 7,784	\$ 3,243	\$ 2,794	\$ 449
Operating Supplies	\$ 1,400	\$ 584	\$ -	\$ 584
Signage	\$ 5,600	\$ 2,333	\$ 9,962	\$ (7,629)
Security	\$ 119,766	\$ 49,903	\$ 39,037	\$ 10,866
Parking Violation Tags	\$ 280	\$ 117	\$ -	\$ 117
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,760,267</b>	<b>\$ 766,558</b>	<b>\$ 785,048</b>	<b>\$ (18,490)</b>
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
<b>Total Reserves</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 2,463,958</b>	<b>\$ 1,363,690</b>	<b>\$ 1,377,798</b>	<b>\$ (14,108)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (410,761)</b>		<b>\$ 267,924</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 410,761</b>		<b>\$ 2,646,344</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 2,914,268</b>	

**Reunion East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 216,401	\$ 1,240,058	\$ 64,451	\$ 57,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,578,340
Assessments - Direct Billed	\$ -	\$ -	\$ -	\$ 19,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,882
Interest	\$ 8,414	\$ 8,359	\$ 8,472	\$ 8,536	\$ 8,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,900
Rental Income	\$ 1,960	\$ 420	\$ 3,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
<b>Total Revenues</b>	<b>\$ 10,374</b>	<b>\$ 225,180</b>	<b>\$ 1,251,750</b>	<b>\$ 92,869</b>	<b>\$ 65,550</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,645,722</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
FICA Expense	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Engineering Fees	\$ 5,313	\$ -	\$ 1,150	\$ 1,957	\$ 2,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,187
District Counsel	\$ 5,455	\$ 3,434	\$ 2,184	\$ 5,591	\$ 5,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,870
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,533
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 38	\$ 23	\$ 69	\$ 50	\$ 169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348
Insurance	\$ 16,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,674
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 947	\$ 499	\$ -	\$ 928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,374
Other Current Charges	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Office Supplies	\$ 1	\$ 1	\$ 31	\$ 15	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 910
Property Taxes	\$ -	\$ 226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 41,422</b>	<b>\$ 11,002</b>	<b>\$ 10,199</b>	<b>\$ 13,880</b>	<b>\$ 16,248</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,751</b>

**Reunion East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><u>Maintenance - Shared Expenses</u></b>													
Field Maintenance	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,958
Management Services Agreement	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,792
Telephone	\$ 734	\$ 471	\$ 601	\$ 746	\$ 494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,046
Electric	\$ 38,594	\$ 30,542	\$ 29,618	\$ 23,857	\$ 31,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,317
Water & Sewer	\$ 2,923	\$ 3,383	\$ 3,160	\$ 2,830	\$ 2,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,218
Gas	\$ 706	\$ 1,241	\$ 2,483	\$ 4,788	\$ 8,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,090
Pool & Fountain Maintenance	\$ 17,729	\$ 18,804	\$ 17,942	\$ 16,492	\$ 14,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,759
Pond Maintenance	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,444
Property Insurance	\$ 61,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,378
Irrigation Repairs & Maintenance	\$ 2,777	\$ 448	\$ 3,215	\$ 500	\$ 716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,657
Landscape - Contract	\$ 41,210	\$ 90,582	\$ 61,127	\$ 41,210	\$ 41,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,339
Landscape - Contingency	\$ -	\$ 2,223	\$ 431	\$ 198	\$ 609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,461
Gate & Gatehouse Maintenance	\$ 2,138	\$ 5,139	\$ 5,997	\$ 2,524	\$ 2,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,090
Roadways/Sidewalks/Bridge	\$ 5,678	\$ 1,336	\$ 1,151	\$ 672	\$ 1,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,116
Lighting	\$ 876	\$ 1,602	\$ -	\$ 319	\$ 1,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,052
Building Repairs & Maintenance	\$ 589	\$ 4,458	\$ 837	\$ 2,328	\$ 2,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,010
Pressure Washing	\$ -	\$ 896	\$ 549	\$ 15,865	\$ 7,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,349
Maintenance (Inspections)	\$ -	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540
Contract Cleaning	\$ 2,366	\$ 2,527	\$ 3,253	\$ 3,253	\$ 3,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,492
Fitness Center Repairs & Maintenance	\$ 336	\$ 1,141	\$ 168	\$ 813	\$ 336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,794
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 3,651	\$ 6,247	\$ -	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,962
Security	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,037
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 194,733</b>	<b>\$ 184,234</b>	<b>\$ 143,579</b>	<b>\$ 130,047</b>	<b>\$ 132,455</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 785,048</b>
<b><u>Reserves</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Total Expenditures</b>	<b>\$ 236,155</b>	<b>\$ 195,236</b>	<b>\$ 653,778</b>	<b>\$ 143,926</b>	<b>\$ 148,703</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,377,798</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (225,781)</b>	<b>\$ 29,944</b>	<b>\$ 597,972</b>	<b>\$ (51,058)</b>	<b>\$ (83,153)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 267,924</b>

# Reunion East

## Community Development District Replacement & Maintenance Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Interest	\$ 92,500	\$ 38,542	\$ 58,886	\$ 20,345
<b>Total Revenues</b>	<b>\$ 592,500</b>	<b>\$ 538,542</b>	<b>\$ 558,886</b>	<b>\$ 20,345</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 250	\$ 193	\$ 57
Building Improvements	\$ 30,800	\$ 12,833	\$ 29,796	\$ (16,962)
Gate/Gatehouse Improvements	\$ -	\$ -	\$ 3,492	\$ (3,492)
Pool Furniture	\$ 10,080	\$ 4,200	\$ -	\$ 4,200
Pool Repair & Replacements	\$ 53,200	\$ 22,167	\$ 62,060	\$ (39,894)
Lighting Improvements	\$ 7,049	\$ 2,937	\$ -	\$ 2,937
Landscape Improvements	\$ 25,200	\$ 10,500	\$ -	\$ 10,500
Roadway Improvements	\$ 272,973	\$ 113,739	\$ 75,431	\$ 38,308
Signage	\$ 56,000	\$ 23,333	\$ 28,269	\$ (4,935)
Stormwater Improvements	\$ -	\$ -	\$ 8,697	\$ (8,697)
Capital Outlay	\$ 91,000	\$ 37,917	\$ 99,054	\$ (61,137)
<b>Total Expenditures</b>	<b>\$ 546,902</b>	<b>\$ 227,876</b>	<b>\$ 306,992</b>	<b>\$ (79,116)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 45,598</b>		<b>\$ 251,895</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 3,016,347</b>		<b>\$ 3,410,826</b>	
<b>Fund Balance - Ending</b>	<b>\$ 3,061,945</b>		<b>\$ 3,662,721</b>	



# Reunion East

## Community Development District Debt Service Fund - Series 2002A-2

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/29/24		Thru 02/29/24		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$ 2,183	\$	2,183
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 2,183</b>	<b>\$</b>	<b>2,183</b>
<b>Expenditures:</b>							
<b>Series 2002A-2</b>							
Debt Service Obligation	\$	-	\$	-	\$ 3,950	\$	(3,950)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 3,950</b>	<b>\$</b>	<b>(3,950)</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$ -	\$	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>	<b>\$</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (1,767)</b>		
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$ (8,230,945)</b>		
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$ (8,232,712)</b>		

# Reunion East

## Community Development District

### Debt Service Fund - Series 2005

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 4,248	\$ 4,248
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,248</b>	<b>\$ 4,248</b>
<b>Expenditures:</b>				
<b>Series 2005</b>				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,248</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (7,092,297)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (7,088,049)</b>	

# Reunion East

## Community Development District

### Debt Service Fund - Series 2015A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 2,568,595	\$ 2,055,637	\$ 2,055,637	\$ -
Interest	\$ 35,000	\$ 14,583	\$ 29,788	\$ 15,204
<b>Total Revenues</b>	<b>\$ 2,603,595</b>	<b>\$ 2,070,221</b>	<b>\$ 2,085,425</b>	<b>\$ 15,204</b>
<b>Expenditures:</b>				
<b>Series 2015A</b>				
Interest - 11/01	\$ 505,500	\$ 505,500	\$ 505,500	\$ -
Principal - 05/01	\$ 1,600,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 505,500	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 2,611,000</b>	<b>\$ 505,500</b>	<b>\$ 505,500</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (7,405)</b>		<b>\$ 1,579,925</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,011,038</b>		<b>\$ 1,208,596</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,003,633</b>		<b>\$ 2,788,521</b>	

# Reunion East

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,116,155	\$ 842,280	\$ 842,280	\$ -
Interest	\$ 29,120	\$ 12,133	\$ 31,202	\$ 19,069
<b>Total Revenues</b>	<b>\$ 1,145,275</b>	<b>\$ 854,413</b>	<b>\$ 873,482</b>	<b>\$ 19,069</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 11/01	\$ 337,161	\$ 337,161	\$ 337,161	\$ -
Principal - 05/01	\$ 445,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 337,161	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,119,322</b>	<b>\$ 337,161</b>	<b>\$ 337,161</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 25,953</b>		<b>\$ 536,321</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 408,919</b>		<b>\$ 1,538,148</b>	
<b>Fund Balance - Ending</b>	<b>\$ 434,872</b>		<b>\$ 2,074,470</b>	

# Reunion East

## Community Development District Capital Projects Fund - Series 2005

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 10</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11</b>	



# Reunion East

## Community Development District

### Capital Projects Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/29/24	Thru 02/29/24	
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 12,594	\$ 12,594
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,594</b>	<b>\$ 12,594</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 12,594</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 600,663</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 613,257</b>	

**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)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$1,575,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$20,170,000</b>

**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)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$19,495,000</b>

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 2,093,922.22 \$ 2,727,133.88 \$ 1,001,588.00 \$ 5,822,644.10  
 Net Assessments \$ 1,968,286.89 \$ 2,563,505.85 \$ 941,492.72 \$ 5,473,285.45

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	35.96%      46.84%      17.20%      100.00%			
							O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
11/10/23	ACH	\$34,181.47	\$648.95	\$1,734.02	\$0.00	\$31,798.50	\$11,435.28	\$14,893.37	\$5,469.85	\$31,798.50
11/24/23	ACH	\$605,819.00	\$11,631.73	\$24,232.49	\$0.00	\$569,954.78	\$204,965.47	\$266,947.96	\$98,041.35	\$569,954.78
12/11/23	ACH	\$3,495,739.50	\$67,118.23	\$139,828.35	\$0.00	\$3,288,792.92	\$1,182,706.08	\$1,540,361.81	\$565,725.03	\$3,288,792.92
12/22/23	ACH	\$168,495.48	\$3,254.70	\$5,761.60	\$0.00	\$159,479.18	\$57,351.44	\$74,694.77	\$27,432.97	\$159,479.18
01/10/24	ACH	\$166,756.47	\$3,235.07	\$5,002.69	\$0.00	\$158,518.71	\$57,006.03	\$74,244.92	\$27,267.76	\$158,518.71
01/10/24	ACH	\$17,227.46	\$335.02	\$475.48	\$0.00	\$16,416.96	\$5,903.82	\$7,689.16	\$2,823.98	\$16,416.96
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$4,284.59	\$4,284.59	\$1,540.81	\$2,006.76	\$737.02	\$4,284.59
02/08/24	ACH	\$161,998.51	\$3,168.79	\$3,559.22	\$0.00	\$155,270.50	\$55,837.92	\$72,723.57	\$26,709.01	\$155,270.50
02/08/24	ACH	\$4,572.35	\$90.41	\$51.32	\$0.00	\$4,430.62	\$1,593.33	\$2,075.16	\$762.14	\$4,430.63
03/08/24	ACH	\$117,143.27	\$2,316.41	\$1,322.78	\$0.00	\$113,504.08	\$40,818.00	\$53,161.56	\$19,524.52	\$113,504.08
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 4,771,933.51</b>	<b>\$ 91,799.31</b>	<b>\$ 181,967.95</b>	<b>\$ 4,284.59</b>	<b>\$ 4,502,450.84</b>	<b>\$ 1,619,158.18</b>	<b>\$ 2,108,799.04</b>	<b>\$ 774,493.63</b>	<b>\$ 4,502,450.85</b>

<b>82.26%</b>	<b>Net Percent Collected</b>
<b>\$ 970,834.61</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILLED ASSESSMENTS**

Orlando Reunion Development LLC      \$2,385.91      \$2,385.91      \$0.00

Date Received	Due Date	Check No.	Net Assessed	Amount Received	General Fund	Debt Service Fund
1/12/24	11/1/23	148873	\$1,192.95	\$1,192.95	\$1,192.95	\$0.00
1/12/24	2/1/24	148873	\$596.48	\$596.48	\$596.48	\$0.00
1/12/24	5/1/24	148873	\$596.48	\$596.48	\$596.48	\$0.00
			<b>\$2,385.91</b>	<b>\$2,385.91</b>	<b>\$2,385.91</b>	<b>\$0.00</b>

EhofII - Spectrum LLC      \$209,614.96      \$34,993.04      \$174,621.92

Date Received	Due Date	Check No.	Net Assessed	Amount Received	General Fund	2021 Debt Fund
1/3/24	11/1/23	Wire	\$104,807.48	\$104,807.48	\$17,496.52	\$87,310.96
	2/1/24		\$52,403.74	\$0.00	\$0.00	\$0.00
	5/1/24		\$52,403.74	\$0.00	\$0.00	\$0.00
			<b>\$209,614.96</b>	<b>\$104,807.48</b>	<b>\$17,496.52</b>	<b>\$87,310.96</b>

# SECTION IV

**Reunion East and West R&M**

<b>FY2024 Project List</b>	<b>Estimated Cost</b>	<b>RE 56%</b>	<b>RW 44%</b>	<b>Estimated Date</b>	<b>Projected Total</b>
Roof Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	\$ 35,000.00	\$ 19,600.00	\$ 15,400.00	In Process	
Seven Eagles, Exercise Equipment & Fitness Center Improvements	\$ 55,000.00	\$ 30,800.00	\$ 24,200.00	May (proposal)	
Pavement Replacement and Maintenance	\$ 400,000.00	\$ 224,000.00	\$ 176,000.00		
Pavement Markings (stop bars, crosswalks, etc.)	\$ 35,000.00	\$ 19,600.00	\$ 15,400.00		
Concrete Sidewalk Replacement and Maintenance	\$ 52,451.00	\$ 27,799.03	\$ 24,651.97	In Process	
Tree Trimming (Structural Pruning)	\$ 45,000.00	\$ 23,850.00	\$ 21,150.00	Completed	
Signage, New Reunion Village No Parking & Replacement	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00	In Process	
Pool Equipment Allowance	\$ 18,000.00	\$ 9,540.00	\$ 8,460.00	Completed	
Seven Eagles Linear Park Bollard Lighting	\$ 12,588.00	\$ 6,671.64	\$ 5,916.36	Under Review	
Seven Eagles Restroom Partitions	\$ 20,000.00	\$ 10,600.00	\$ 9,400.00	In Process	
Seven Eagles Pool & Spa Resurfacing	\$ 95,000.00	\$ 50,350.00	\$ 44,650.00	Completed	
Benches and Concrete Pads	\$ 7,500.00	\$ 3,975.00	\$ 3,525.00	Under Review	
Contingency	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00		
	\$ 975,539.00	\$ 414,860.67	\$ 338,178.33		

**Items Deferred from FY2023**

Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00	Deferred	\$ -
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Signs Completed & Speed Tables with Road Maintenance	\$ 8,302.00
Upgrade Sign Posts	\$ 47,000.00			Completed	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			In Process	\$ -
Access Control System at Reunion Village Gate	\$ 20,000.00			In Process	\$ 20,000.00
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Completed	\$ 45,000.00
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	Completed	\$ 160,000.00

Overall Pavement Management/Improvements + Traffic Calming      \$      504,498.00