

*Reunion East Community
Development District*

Agenda

May 9, 2024

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 2, 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, May 9, 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 April 11, 2024 Board of Supervisors Meeting
4. Consideration of Sign Installation Request from The Crescent at Reunion
5. Consideration of Resolution 2024-04 Relating to the 2024 General Election and Qualifying Period Procedure
6. Consideration of Resolution 2024-05 Approving Entering into a Contract with All County Paving, Inc. to Provide Paving and Related Services
7. Staff Reports
 - A. Attorney
 - 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
 - v. Presentation of Number of Registered Voters - 709
 - E. Security Report
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date: June 13, 2024
11. 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, **April 11, 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 <i>via Zoom</i>	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the April 11, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Beverly Pappas of 7689 Heritage Crossing Way noted that several umbrellas and tables in the pool area were broken and was wondering if they could be addressed. In addition, the water level of the pools was below the skimmer level and there were many bugs and debris in the bottom of the pool. Ms. Adams indicated that the Field Manager would handle these items. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 14, 2024 Board of Supervisors Meeting

Ms. Adams presented the minutes of the March 14, 2024 Board of Supervisors meeting, a draft of which were included in the agenda package. There were no corrections.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the Minutes of the March 14, 2024 Board of Supervisors Meetings were approved as presented.

FOURTH ORDER OF BUSINESS

Review of Sidewalk Installation Locations

Ms. Adams stated that District Counsel provided a Memorandum regarding sidewalk construction and legal matters that the Board may want to consider. She asked District Counsel to present the legal items first and then Mr. Scheerer would present the maps and sidewalk locations. Ms. Trucco indicated that this matter pertained to sidewalks in front of vacant residential lots, which was originally brought up by the Reunion West CDD Board. The following considerations from a legal perspective were presented:

- 1) Permitting: If there was a vacant lot and an owner wanted to construct a home, they must go to Osceola County to obtain a permit, which required the lot owner to construct a sidewalk, verge and driveway apron. However, if the CDD takes on the obligation to construct the sidewalk before the home was built, the CDD would likewise go to the county for a permit. It was believed that construction plans and a survey must be submitted as part of the permit process.
- 2) Surveying: In order to obtain the permit, there must be a survey showing where the residential lot ended and the roadway started, to ensure that the CDD was not

encroaching on the residential lot and the sidewalk was on the right-of-way (ROW) tract.

- 3) Landowner Consent: Recommended as a best practice, that the current landowner acknowledge and consent that the CDD was permitted to construct the sidewalk and agree to repair any damage to the sidewalk. There was also a concern that there could exist a purchase agreement, signed by the current landowner, obligating them to construct a sidewalk when the home was built, but if the CDD constructed the sidewalk, it could be interpreted that the CDD caused the landowner to breach their contract and they could potentially bring forth a claim, for damages, because the CDD took on the task of constructing the sidewalk or otherwise could interfere with a possible contract. In that case, the CDD would potentially have to pay to tear it down, in order to construct it in a different way, to accommodate the driveway apron for that particular home for example or other possible scenario. It may be the case that there may be no such Purchase Agreement, but the best practice would be to have a discussion with the current landowner, for the purpose of having them sign an acknowledgement and consent. The benefit to landowner would be the CDD taking on the cost of constructing the sidewalk and an increase in the property value for example.
- 5) Liability: There would be potential future damage to the sidewalk, if a sidewalk was damaged during the construction of a home. If there was no consent from the landowner, the CDD would either have to pay to repair the sidewalk or potentially bring action against the owner to make the repairs or pay for damage; however, there would be legal fees associated with it.

Ms. Trucco indicated that Mr. Scheerer spent a great deal of time, reviewing the community and identifying the sidewalks. Ms. Adams presented maps of various Reunion neighborhoods within the Reunion East CDD where there were vacant lots with no sidewalks. Mr. Scheerer pointed out that there were maps of Patriots Landing, Homestead and Liberty Bluff. There was an estimate on the number of vacant lots. The lot counts were estimated, whether a double vacant lot or house in Reunion East but did not include the Reunion Village area. Patriots Landing had 27 vacant lots, Homestead had 47 vacant lots and Liberty Bluff had 48 vacant lots, for a total of 122 vacant lots, which was estimated to be 5,110 linear feet of sidewalk. The cost of \$22 per linear

feet, based on the installation of concrete only, totaled \$112,420. However, it did not include permits, grading or surveys. All measurements were estimates only and there must be an actual field survey, to provide the actual cost. Ms. Adams pointed out that it did not include any permits, surveys, legal expenses or sod, as they were not certain of the ability to permit a sidewalk if there was not proper transition on and off the sidewalk.

Mr. Greenstein recalled at the Reunion West CDD Board meeting, there was a great deal of discussion regarding this issue, revolving around the difference between the Board having the authority to install a concrete sidewalk and informing the property owner of what the CDD was doing, versus obtaining their consent. Nothing was agreed to, but the conclusion was that the CDD could proceed with the installation of a sidewalk, if the Board agreed, and it would not require the property owner's consent. Mr. Greenstein advised that Supervisor Barry voiced concern about the legal opinion that District Counsel provided and there was discussion regarding administrative matters, but it was clear that the CDD Board preferred not taking responsibility for anything but installing and maintaining sidewalks within the CDD right of way. This was especially pertinent in Liberty Bluff, where the width of the lot was 35 feet, the house was 25 feet and many times the driveway apron and paver area were widened and the owner was permitted to install pavers into the 10-foot setback on the side, because it was not a permanent installation. At the end of the discussion, the Reunion West CDD Board agreed to proceed and to speak with the head of the Master Association, and coordinator with the Featured Builders Program, General Manager, Mr. Anthony Carll of Reunion Resort, as this was a positive step for the community to complete the sidewalks, so that people did not have to go out into the roadway to continue their walk. However, whether or not there was any financial impact on the District, was to be seen, because the cost of installing a sidewalk and driveway pad, was included in the home construction cost. Therefore, by the CDD installing the sidewalk ahead of time, assuming it was destroyed in the process was a big assumption. Yet, when Celebration developed an area, they put in all of the sidewalks. Some locations needed supporting material, such as sod and other locations, where the sidewalk transitioned down to the dirt, which they can discuss with the Master Association, because every property owner was paying \$520, just to maintain the lot, which included mowing it to prevent weeds.

Mr. Goldstein asked if they installed Bahia. Mr. Greenstein believed so, but it needed to have turf, in order for the sidewalk to not shift and the driveway pad would require space from the

roadway towards the sidewalk, in order to be safe and solid. However, the important thing, was that they received an inventory of the vacant lots out of this process. Even though there were more vacant lots on the west side, versus the east side, it would be handled as a joint project. Ms. Adams pointed out that Supervisor Barry was designated by the Reunion West CDD Board, to confer with the Master Association, Kingwood Orlando Reunion Resort and Featured Builders. The Reunion East CDD Board could delegate a Supervisor to coordinate with Mr. Barry, so information was exchanged at the same time. If there was any intention with the Master Association to enforce their covenants requiring people to build a home within two years, it could change the picture. Ms. Hobbs noted that some homes were already built, but there was no sidewalk. Mr. Greenstein requested that Ms. Hobbs point out those areas to Mr. Scheerer. Ms. Hobbs stated that she provided Mr. Scheerer with a list of the lots. Mr. Dryburgh asked if they were looking at adding onto the cost of \$122,000, because they needed to have a survey, permit and there would be some legal expenses associated with contacting the various landowners. Mr. Curley estimated \$10,000 to \$20,000. Mr. Dryburgh believed that they were looking at approximately \$240,000 for the installation of all sidewalks in Reunion East, but if they did not do so and the house was built, the cost of putting the sidewalk in, would be borne by the homeowner. Therefore, they were asking current homeowners as well as future homeowners to pay for the installation of the sidewalk, versus having the builder absorb the cost.

Ms. Adams also recalled discussion at the Reunion West CDD meeting, about strategically looking at the locations and installing a sidewalk on one side of a street, to give pedestrians an option of a continuous sidewalk on one side of the road. At this time, the budget number was large, but it could be fine-tuned, once a strategy was determined. Mr. Dryburgh agreed that it was an excessive amount of money and while it was important for people to have the opportunity to walk on sidewalks, he did not think that there needed to be a sidewalk on both sides of the street. Mr. Greenstein recalled that a variety of things were looked into, but they have now reached a point where the total number of vacant lots for Reunion East and Reunion West was around 280. Mr. Greenstein believed that the Master Association and the Featured Builders, would be interested in knowing that the Reunion East CDD Board was looking into this and would opine with it, as there were some lots, where it was simple to install the sidewalk, in order to have a safe, contiguous area of sidewalk. Mr. Dryburgh wanted Mr. Carll to review the concept that all of sidewalks should be installed, in order to complete the project, but did not know what their legal recourse was. Ms.

Hobbs felt that the sidewalks added value to Reunion. Mr. Greenstein believed that when they were down to a small number of lots, that were spread out, the Master Association could re-activate their covenants and felt that they were reaching the end of the road with this matter. Ms. Wispelwey felt that it was worth talking about, as it was a safety issue to keep people out of the street. Mr. Goldstein believed that the Featured Builders would love this conversation, because they did not have to spend \$250,000 to put sidewalks in and construction was coming to an end and Mr. Carll would love it, because he was getting support from both of these groups. Mr. Greenstein pointed out that the homeowner aspect, was out of this Board's control, but it could impact the CDD. Ms. Hobbs volunteered to work with Mr. Barry, in speaking with the Master Association Feature Builders Program and the General Manager and reporting their findings back to the Board. *There was Board consensus.* Board Members thanked Mr. Scheerer for his hard work.

FIFTH ORDER OF BUSINESS

**Consideration of Sign Installation Request
from The Crescent at Reunion**

Ms. Adams presented a sign installation request from The Crescent at Reunion, regarding the Terraces Project, as the landowner was seeking the consent of the Reunion East CDD Board, to install signage on CDD parcels, for directional and informational signage. In 2017 Board Members participated in lengthy discussions regarding sign policies. The Sign Policy that was adopted by the Reunion East CDD Board in February of 2017, was provided to the Board for review. The policy stated that if a sign was installed on CDD property, it needed to be approved by the Board and included the type of signage to be installed. Section 1.6, indicated that the signage was for the purpose of providing direction and wayfinding information and not for marketing or advertisement purposes and the purpose of Section 1.7, included a provision for temporary signage for special events, to direct people to special parking. Furthermore, at the time that this policy was adopted, the Board allowed a 60-day grace period for signs that were not in compliance with the policy, to be uninstalled. Around that same time, the Master Association adopted sign standards and the CDD, in the spirit of community cooperation, decided to defer to the Master Association standards. A depiction of a standard signs, with white posts and caps on top, type of layout and designs, were provided to the Board. In a prior discussion by the Board, it was the Board's desire to have the Reunion palm logo included, to provide a sense of cohesion throughout the community. Ms. Adams requested that this item be deferred, as she reached out to Crescent and requested a depiction and layout of the design for the proposed signage, which she had not yet received. Her

intention of placing this item on the agenda, was to bring the Board's attention to the Signage Policy, discuss the standard that was considered in the past, provide some context and confirm that the Board Members did not want to make any changes to the policy or revisit it, before considering signage at a future meeting.

Mr. Dryburgh pointed out one issue, was with realtors putting signs into the ground, when they had open houses. At one time, security was aggressive in removing the signs as fast as they noticed them. The landscapers were also removing the signs. Recently, there were more and more signs and Mr. Dryburgh did not know if security was aware of them, but they needed to be removed. Mr. Vargas reported that the security guards were keeping track of the open houses. Mr. Dryburgh requested that Mr. Vargas instruct the guards to remove the signs when they were spotted by the guards driving around the community and questioned whether there was an exception for the Featured Builders, when they wanted to install sandwich boards, when a new house was completed and was for sale. Ms. Adams clarified that this sign policy was only for signs on CDD property and not on private property. Ms. Wispelwey pointed out that some of the signs were on District property. Ms. Adams indicated if there was signage on District Property, that was not in accordance with the District policies, meaning they were not approved by the Board, then the District had the ability to remove them. Mr. Dryburgh recalled that there was an exception for sandwich boards. Mr. Greenstein stated the sandwich board signs were approved signs but had only seen them on driveways and not on CDD property. Mr. Dryburgh noticed two sandwich boards on the sidewalk, but they were not intrusive. Mr. Greenstein did not want to see Air Dancers, but if they were on CDD property, the policy stated they would be removed. Mr. Dryburgh was in favor of confirming the Sign Policy. Ms. Adams asked if the Board wanted to have time to review the policy and consider it at the next meeting. Mr. Greenstein was comfortable with the policy, but wanted to control the number of signs and where they were located. Ms. Wispelwey preferred to monitor the number of signs and not what they looked like. This item was deferred until the May meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Vertical Bridge Access
Easement**

Ms. Adams presented a letter from Rowstar, LLC. regarding a proposed easement access to a Department of Transportation (DOT) parcel. There was a nearby electronic billboard, that was approximately 60 feet tall. The purpose of the access easement was to install a cell phone tower

(monopole) on the parcel and information was provided to the Board regarding the height of the proposed monopole. Staff requested a Funding Agreement from the vendor, for the proposal to pay for the professional engineering and legal tasks that might come up. The initial proposal was for Rowstar, LLC. and Vertical Bridge to compensate the Reunion East CDD, with a one-time payment of \$10,000, upon execution of the Access Agreement. On April 10th, another letter was received by the CDD, identifying the purpose of the monopole and providing background information from the vendor. A map showing the proposed access easement and parcel owned by DOT was also provided to the Board. Mr. Dryburgh asked if the State had approached the CDD Board about taking any land for the expansion of I-4 that would interfere with this. Ms. Adams confirmed that staff had not received any such request. Mr. Dryburgh voiced concern if the cell tower was installed in this location, the State could come along and expand I-4 from four to six lanes. Ms. Adams indicated up until the time of the meeting, staff was not contacted by the vendor to withdraw their proposal. Mr. Dryburgh asked if they should inform DOT about this plan, so that they were aware of it. Ms. Adams explained that it was incumbent on the vendor to determine the feasibility of installing the monopole on the DOT tract. Ms. Wispelwey noted that there were many lights. Ms. Adams advised there is an existing billboard and nearby powerlines. When Ms. Wispelwey reviewed the material, she assumed that the builder for the monopole would come onto CDD roads and build from the road. Ms. Adams understood that DOT would not allow access to the tract from the I-4 corridor. It was her understanding the firm also approached the hospital for access, but they denied their request.

Ms. Adams pointed out that the Board could either deny the access easement, which District Counsel could discuss further. If the Board wanted to approve it, she recommended that a survey of the access area be completed at the expense of the proposer and that the Board delegate authority to the Chairman to provide a counter offer. Mr. Dryburgh asked if the counter offer would be \$50,000. Mr. Greenstein stated if the property was worth \$50,000, the counter offer would be \$50,000 or whatever it was worth. Ms. Adams pointed out that any final agreement would be brought back to the Board for consideration. Ms. Wispelwey agreed, but voiced concern that the widening of I 4 could affect the CDD property and residential homes. Mr. Greenstein stated this was why he wanted to see the plan, as last week the Governor, talked about prioritizing the widening from US 27 to Osceola Parkway, but there would not have been an announcement, if they did not have the plans. Mr. Dryburgh indicated that this was their only option. Mr. Greenstein

preferred to see what the counter offer was, as the funds could be used to offset the costs of the sidewalk project. Ms. Adams recommended that the Board also approve an appraisal of the property. Mr. Dryburgh asked if there would be an economic appraisal. Ms. Adams explained that the appraisal would be for the best and highest use and value of the property and that they would most likely use the appraiser that was appraising The Stables parcel, as they were familiar with the CDD. As a Professional Appraiser, they would be familiar with all of the criteria, in order to determine a value.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor approving the request from Rowstar, LLC. and Vertical Bridge for the vertical bridge access easement, subject to appraisal of the property and authority for the Chairman to provide a counter offer was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Professional Service Rate for District Engineer

Ms. Adams presented a proposal for District engineering services which was included in the agenda package. Mr. Greenstein pointed out that there was a 10% increase, to bring the current rates, that were put into effect in 2022, up to market conditions. Mr. Dryburgh felt that the increase was reasonable, due to inflation.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Proposal for Professional Service Rate for District Engineer as stated above was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Proposal for Consultative Appraisal; Services from Pinel & Carpenter, Inc.

Ms. Adams recalled that at the last meeting, the Board directed staff to provide appraisal proposals to the Chairman for The Stables parcel, in order to make a selection. Included in the agenda package, was a letter from Pinel & Carpenter dated March 20, 2024, describing their services and their proposed fee of \$4,800 for Phase 1 appraisal services and \$2,150 for Phase 2 appraisal services. The Chairman considered two different proposals and ultimately felt that the proposal from Pinel & Carpenter was in the best interest of the District.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the approval of the proposal for consultative appraisal services from Pinel & Carpenter, Inc. as stated above was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum – Annual Reminder on Florida Laws for Public Officers

Ms. Trucco presented a Memorandum providing annual reminders to the Board on Florida Laws that apply to public officials for all CDDs that they represent, which focused on the following:

1. Code of Ethics Reminders: As a CDD Supervisor, Board Members were considered government officials in the State of Florida. Under the gifts law, CDD Supervisors were prohibited from asking for or accepting anything of value, if that thing was given in order to influence their official decision making, vote, action or judgment. This also applied to a spouse or minor children if they know or should know the thing was given to influence your decision making. There was also a disclosure duty, for gifts having a value of greater than \$100, unless it was from a relative. Board Members were required to disclose the gift on Form 9, unless they paid down the value of it to \$100 or less within 90 days of receiving it. In addition, under Chapter 112, no public official could corruptly use or attempt to use their official position or any property or resource, which may be within their trust, to secure a special privilege, benefit or exemption for themselves or others.
2. Voting Conflicts: Supervisors must not vote on any matter that would result in their own special private gain or loss, or that of a principal, by whom the officer was retained and receiving compensation for something of similar value from, or that of a parent organization or subsidiary of a corporate principal, by whom the officer was retained, or that of a relative (parents, children, spouse, sibling, mother/father-in-law or son/daughter-in-law) or that of a business associate of the Board Member. For example, if a Board Member was employed by a landscaping company and the company provided a proposal to the Board, the Board Member must abstain from voting and fill out Form 8B and file with Ms. Adams within 15 days of the vote. In addition, if the Board Member owned an apartment complex or participated in a

joint venture with someone for profit and that endeavor was current and ongoing, they must abstain from voting if that business associate submitted a proposal to the Board; however, if a business associate was from 10 years ago and they submitted a proposal, the Board Member may be allowed to vote, because they were not a current business associate. The voting conflict does not prohibit the Board Member from discussing an issue but certain disclosure requirements apply for elected versus appointed officers so recommended to notify us if a Board Member has a voting conflict. For discussions on items with a voting conflict Board Members must be mindful of the misuse of the Public Position Statute described in the memorandum.

3. Quorum and Sunshine Law Reminders: A majority of Board Members must be physically present to establish the quorum, in order for the Board to take any official action. However, if three Board Members were physically present, a Board Member could attend by phone; but they did not count as part of the quorum requirement and could only participate by telephone, if their absence was due to an extraordinary circumstance such as an illness. They were also required to vote on every measure, unless there was a voting conflict. Regarding the Sunshine Law, Board Members were not permitted to discuss any item, upon which foreseeable action would be taken by the Board with another member of the Board, outside of a meeting, including physical conversations and virtual by for example text messages and posts on social media, especially Facebook. Even if the Board Member was not friends with another Board Member, if they read a public post from another Supervisor about CDD business, it could be construed as communicating with a Supervisor outside of a meeting, which was a violation of the Sunshine Law.
4. Public Records Reminder: Any materials made or received by a member of the Board, in connection with official business of the CDD, was considered a public record and were subject to a public records request. This included text messages, emails and any documents sent or received in connection with the official business of the CDD. Text messages must be retained for a statutory period of time as set forth on a chart that was created by the Division of Library Information Services of the Florida Department of State, indicating how long a particular document must

be retained for and how to dispose of it. District Counsel's recommendation was to send everything to GMS, the Records Custodian for the CDD, to retain for the statutory period of time. There were exceptions, like materials related to security and safety and materials related to active criminal investigations. If any Board Member received a public records request, it is recommended that it be sent to Ms. Adams or her office.

Ms. Trucco was working with EHOV Acquisition II, LLC on the remainder of tracts that needed to come to the CDD, including the Reunion Village guardhouse. An update would be provided when there was progress. The inventory was completed, based on the plats that she identified by looking at the schematic of the boundary of the District, and was provided to a Title Examiner, to confirm that any of the tracts that they listed have not been re-platted. Sometimes they received the plats, but the majority of plats were obtained was clicking on the Property Appraiser website and downloading it. In the best case, the developer would engage with the CDD during the platting process, but it appeared was not the case here on some, as several were not signed. Once Ms. Trucco heard back from the Title Examiner, it would be brought back to the Board with recommendations for next steps. Regarding the Traffic Enforcement Agreement with the Osceola County Sheriff's Office (OCSO), she was still working out some of the terms with the County and as soon as they reach a comfort level, which she anticipated by the next meeting, it would be brought back to the Board.

ii. Sidewalk Construction Discussion

This item was discussed.

B. Engineer

Mr. Curley had the signed proposal for the Spine Road gates and would get the work scheduled. A directional bore was needed. Mr. Greenstein questioned where. Mr. Scheerer stated that it was at the two new gates that go over the bridge. Mr. Dryburgh questioned how much conduit was needed. Mr. Scheerer indicated that after a survey, the contractor needed additional conduit, so he contacted Mr. Curley to obtain a proposal, which Mr. Scheerer approved. Guardian confirmed that they were in permitting and were waiting on the county and as soon as the county issued the permit, the installation would commence. Mr. Dryburgh pointed out that it became a very nice cut through. Ms. Hobbs heard there was an accident at the junction of Spine Road and

Tradition Boulevard. Mr. Dryburgh pointed out that drivers run the stop sign and speed. All County Paving (All County) committed to the repaving of the roads and Middlesex Paving (Middlesex) was re-looking at their numbers, but Mr. Curley preferred to use All County. Ms. Adams explained that this project could piggyback on other Florida government agreements because as a special purpose Florida Government, the District had the ability to piggyback on any other Florida Government contracts. The rates were negotiated by the Polk County School Board and an agreement would be brought back to the Board, as well as some resolutions that would be prepared by District Counsel. In the meantime, Mr. Curley was reviewing the rates to ensure that they were a good value for the District.

C. Field Manager Updates

Mr. Scheerer reported that on the 15th, the Heritage Crossing pool would be closed for two weeks, to renovate that pool, at no cost to the residents, including the utilities. Recently, all of the guardhouse lights were changed from ballasted compact fluorescence to LEDs. If the area was a little brighter, this was the reason why. The Reunion Village signs that were approved by the Board, were scheduled to be installed on April 17th. The No Parking signs for Excitement Drive, was discussed at the last meeting. Hopefully the signs would be installed in within the next 30 days. Regarding the fountain that was approved by the Board, they were waiting on an executed copy from UCC Group and once received, there would be coordination with the various entities, especially those at the resort that use the linear park for special events. Graham at UCC Group, was hopeful that the District would get that signed agreement back. The Spine Road bridge was discussed. Mr. Scheerer met with Mr. Jack Lott, Director of Traffic Operations Manager for Osceola County, as the county requested a site visit for all traffic control measures at Reunion. He drove around the property with Mr. Lott, to ensure that all of the signage was up to date and to ensure they had the proper signage. Mr. Lott did say that the signage in the traffic circle was outdated and would provide a new Sign Plan. Mr. Scheerer also had a subsequent meeting with Fausnight Stripe & Line (Fausnight), the same day, to inform them that the signs would be coming. The biggest issue was the striping, but good news from Mr. Curly, was if they get the Pavement Management Plan going, all of the traffic markings in the roadway was the only thing that they needed to replace, but they would get that resolved. Everything would be handled in-house, as quickly as possible, to ensure that they were up to speed and the county was happy with the work,

because Mr. Lott would come back. Once he provided a Deficiency List, the county would verify that those deficiencies have been corrected.

D. District Manager's Report

i. Action Items List

Mr. Scheerer presented the Action Items List, which was included in the agenda package and reported on the following:

1. Access to Reunion Village/Davenport Creek Bridge: Discussed.
2. Pavement Management & Traffic Calming: Discussed.
3. Seven Eagles Fountain Replacement: The Board approved the proposal in March of 2024 for the fountain refurbishment at Fountain #1 and the agreement was in progress. The garden re-design for Fountain #2 was approved and the agreement was being prepared.
4. RFID & Transponder at Reunion Village Gate: It was approved, but they were waiting for internet at the guardhouse at Reunion Village. The RFID/prox card reader was installed. The transponder reader was also installed, but the dataline needed troubleshooting. It was pending the legal work to verify ownership of the guardhouse.
5. Determine Best Use of The Stables Parcel: The appraisal was in process.
6. Seven Eagles Fitness Center Mats: Proposals were not yet received.
7. Bid Amenity Janitorial: Proposals to be reviewed at a future meeting.

Mr. Dryburgh reported that a number of women mentioned that the Women's Room at the Seven Eagles pool needed some attention as doors were hanging off. Mr. Scheerer pointed out that there was a missing door and on the Capital Projects List, there was a proposal that the Board approved to install new metal partitions. However, it would take six to eight weeks, before those come in. The current partitions were laminate based and corrugated wood, which were there for a long time. One door totally collapsed. Mr. Dryburgh wanted this to be on the record. Mr. Scheerer pointed out that two doors were coming. Hopefully they selected the right color and everyone would be happy. Mr. Dryburgh stated as long as staff was taking action, he was satisfied. There was some inclement weather today. Yellowstone would be onsite tomorrow to clean up the property. The Board thanked Mr. Scheerer for doing a great job.

ii. Approval of Check Register

Ms. Adams presented the Check Register from March 1, 2024 through March 31, 2024 in the amount of \$330,256.16, which was included in the agenda package. Mr. Greenstein pointed out this was routine.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 29, 2024, which was included in the agenda package and were for informational purposes. No Board action was required and there were no issues to pointed out, as the District was earning good interest.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package and were for informational purposes. The Field Manager already discussed several of the projects that were in process, such as the Seven Eagles restroom partitions, tree trimming and signage. Mr. Scheerer reported that he was working with a vendor on the replacement of some of the aged cardio equipment, as well as flooring for the Seven Eagles Center, which they were hoping to complete this fiscal year. Ms. Wispelwey asked if staff thought about using the Reunion equipment that was in the basement, as it would not be used for years. Mr. Greenstein stated this was a great idea, as this was the equipment that they removed from The Traditions Gym. *There was Board consensus for the Field Manager to work with the Club Manager on utilizing fitness equipment from The Traditions Gym for the Seven Eagles Gym.*

V. Security Report

Mr. Vargas provided the March Security Reports for the Reunion West POA and the Master Association, under separate cover. They were getting ready for an influx of guests for the Passover holiday. Ms. Wispelwey noticed Reunion Security around more but was concerned about some of the things that took place in Reunion and felt that security needed to be around more. Mr. Vargas admitted that they were busy. Last Monday, there was a burglary in the west side, which the Sheriff's Office was investigating. A detective was assigned to the case and someone was

arrested on Thursday. It turned out to be a pool cleaning contractor who was working for private owners inside of the community. Ms. Wispelwey pointed out that contractors could come into the community easily. Mr. Greenstein questioned how many incidents this pool contractor was responsible for. Mr. Vargas indicated that it was just that house. Mr. Greenstein stated the contractor was just getting started and was happy that they were arrested, so they caused no further burglaries. Mr. Vargas heard from the detective that the pool contractor noticed the security presence and was scared, but it was a crime of opportunity, because the resident's sliding door was unlocked. Ms. Adams reminded property owners to safeguard their private property and lock their doors.

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 – May 9, 2024

Ms. Adams stated that the next meeting was scheduled for May 9, 2024 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4



Search Google Maps



Restaurants



Hotels



Things to do



Museums



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.

4



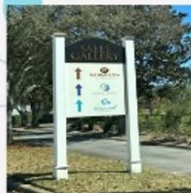
5



1



3



2

REUNION

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 — X
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

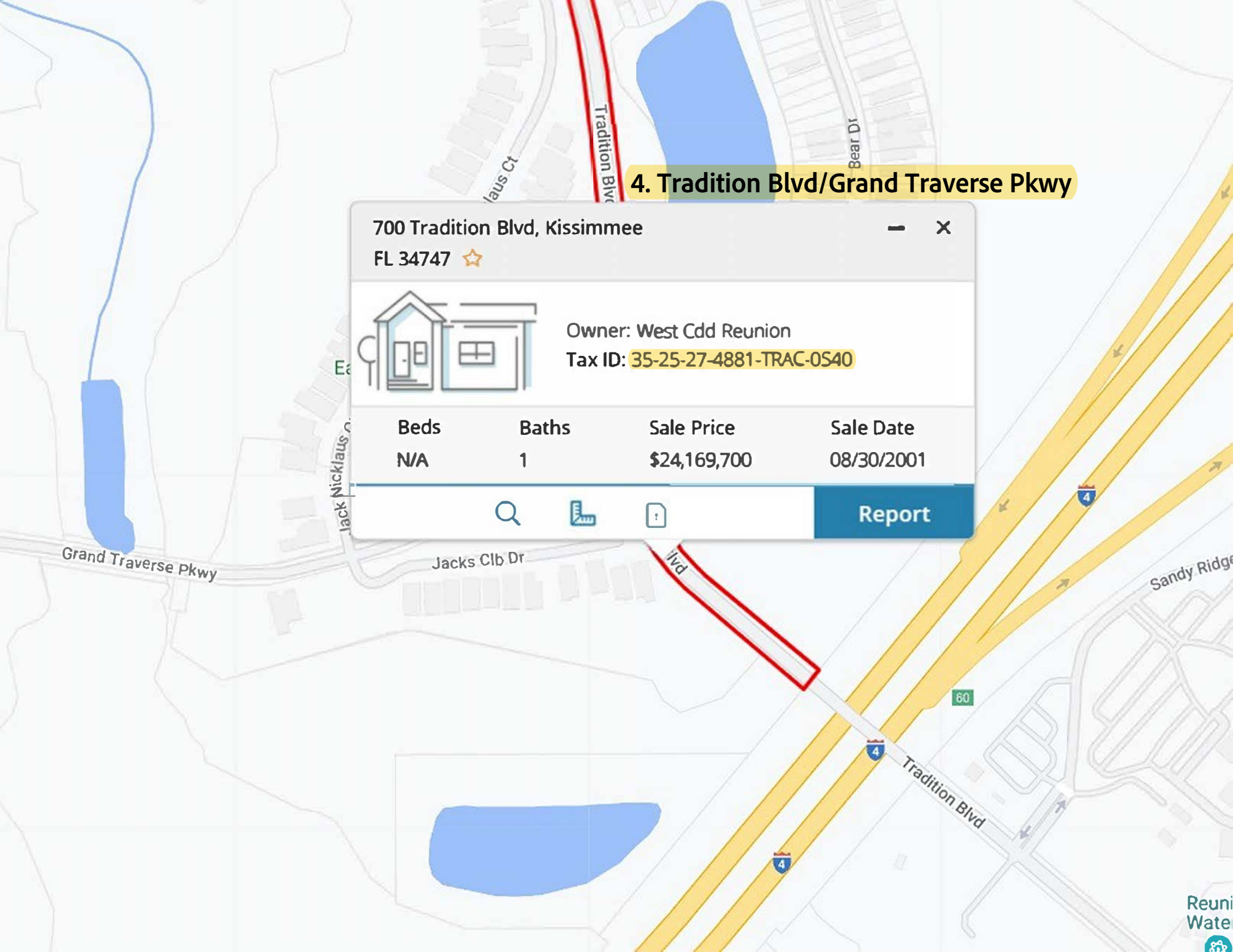
4. Tradition Blvd/Grand Traverse Pkwy

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 Crescent

at Reunion

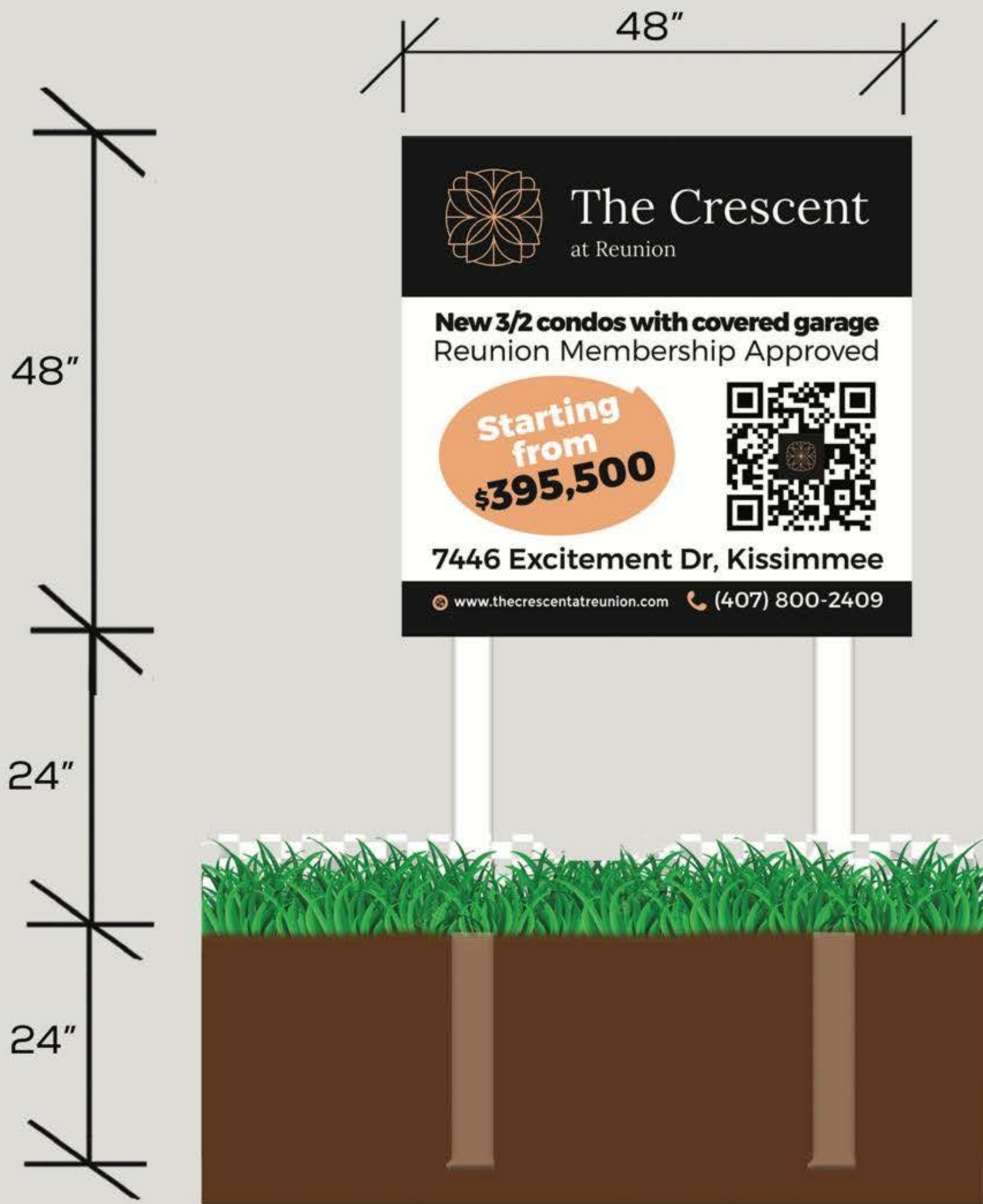
New 3/2 Condos with covered Garage
Reunion Membership Approved

Starting
from
\$395,500



7446 Excitement Dr, Kissimmee
 www.thecrescentatreunion.com

 (407) 800-2409



REAL ESTATE POST SIGN

Fabricate and install 1 new sign 48" x 48" x 3 mm thick aluminum composite panel, with full color printed and laminated vinyl on one side. Installation with 2 wood posts 4x2" x 8 ft long, painted white / 2 ft separation to ground. Installation on ground with concrete.

SECTION 5

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Steven Goldstein and Seat 4, currently held by John Dryburgh are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of May 2024.

ATTEST:

**REUNION EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the **Reunion East Community Development District** (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 Irlo Bronson Memorial Highway, Kissimmee, Florida 34744; Ph: 407-742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The **Reunion East Community Development District** has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

SECTION 6

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING ENTERING INTO A CONTRACT WITH ALL COUNTY PAVING, INC. TO PROVIDE PAVING AND RELATED SERVICES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Chapter 190, *Florida Statutes*, and the District's previously adopted Rules of Procedure (collectively referred to herein as the "Rules") require the District to follow a procedure, which includes satisfying an advertising requirement, in order to procure contracts for certain services;

WHEREAS, the District is seeking paving services for a number of roadways within the District's boundaries ("Paving Services");

WHEREAS, after completing the requirements set forth in the Rules to procure bids from companies to complete the Paving Services, the District received zero responsive bids;

WHEREAS, the Rules permit the District to take whatever steps are reasonably necessary in order to proceed with the procurement of a contract for services in the event the District receives no responsive bids after completing the procurement requirements set forth in the Rules;

WHEREAS, the District's Board of Supervisors (the "Board") deems it to be in the best interests of the District to approve the District entering into a contract with All County Paving, Inc. to complete the Pavement Services.

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

SECTION 1. The Board acknowledges that the District received no responsive bids after completing the procurement process set forth in the Rules for obtaining bids for a contract for the Pavement Services. The Board deems it to be in the best interests of the District to approve the District entering into a contract with All County Paving, Inc. to complete the Pavement Services.

SECTION 2. The Board authorizes the District's Staff to take the measures necessary to effectuate the contract with All County Paving, Inc. for completion of the Pavement Services, and authorizes the Board's Chairman or Vice Chairman to execute such contract.

SECTION 3. In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby

be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of May, 2024.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Secretary

Chairman/Vice Chairman

**Reunion East CDD
Road Resurfacing Project
Bid Instructions and Bid Form
Prepared November 1, 2023**

Instructions:

1. Included Bid Documents

- a. Maps showing Extent of Pavement Resurfacing
- b. Limited Pavement Evaluation Report prepared by UES, Dated Sept. 17, 2023
- c. Speed Hump detail Sheet DT-1

2. Bid Instructions

- a. Complete Bid Form

- b. Return Completed bid form to Reunion East CDD District Manger no later than 5PM on _____, 2023.
- c. Where provided quantities are provided for information, however bidders shall be responsible for including adequate qauntites to complete the project.

Bid Form:

Bidder Company: M&M Asphalt Maintenance Inc. DBA All County Paving

Representative and Contact Information: Aidan O'Boyle 407-473-9206 aoboyle@allcountypaving.com

Date Submitted: 8/5/24

General Conditions

Scope of Work	Quantity	Units	Unit Price	Total
Mobilization:	1	1	\$ 25,000.00	\$ 25,000.00
Other: Message Boards	1	1	\$ 6,300.00	\$ 6,300.00
Sub Total				\$ 31,300.00

Sheet Number: 1.02E

Scope of Work	Quantity	Units	Unit Price	Total
Repaint Existing Stop Bar & Crosswalk	18	EA	\$ 476.00	\$ 8,568.00
Repaint Existing Crosswalk	3	EA	\$ 288.00	\$ 864.00
Sub Total				\$ 9,432.00

Sheet Number: 1.03E

Scope of Work	Quantity	Units	Unit Price	Total
Repaint Existing Stop Bar & Crosswalk	15	EA	\$ 406.00	\$ 6,090.00
Repaint Existing Crosswalk	6	EA	\$ 288.00	\$ 1,728.00
Repaint Existing Stop Bar	1	EA	\$ 118.00	\$ 118.00
Speed Table	2	EA	\$ 9,800.00	\$ 19,600.00
Sub Total				\$ 27,536.00

Road Section: Gathering Drive - Section 1

Sheet Number: 1.04E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 4,800.00	\$ 4,800.00
Mill 1 1/2" Asphalt	3,845	SY	\$ 4.85	\$ 18,648.25
Resurface with 1 1/2" SP9.5 Asphalt	3,845	SY	\$ 13.35	\$ 51,330.75
Restore Pavement Markings- Double Yellow Center	1,060	LF	\$ 5.95	\$ 6,307.00
Sub Total				\$ 81,086.00

Sheet Number: 1.05E

Scope of Work	Quantity	Units	Unit Price	Total
Repaint Existing Stop Bar & Crosswalk	1	EA	\$ 406.00	\$ 406.00
Speed Table	2	EA	\$ 9,800.00	\$ 19,600.00
Sub Total				\$ 20,006.00

Sheet Number: 1.06E

Scope of Work	Quantity	Units	Unit Price	Total
Repaint Existing Stop Bar & Crosswalk	4	EA	\$ 406.00	\$ 1,624.00
Sub Total				\$ 1,624.00

Road Section: Excitement Drive - Section 2

Sheet Number: 1.07E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 6,800.00	\$ 6,800.00
Mill 1 1/2" Asphalt	2,672	SY	\$ 4.85	\$ 12,960.28
Resurface with 1 1/2" SP9.5 Asphalt	2,672	SY	\$ 13.35	\$ 35,674.17
Restore Pavement Markings	1	LS	\$ 3,751.50	\$ 3,751.50
Speed Table	2	EA	\$ 9,800.00	\$ 19,600.00
Sub Total				\$ 78,785.94

Road Section: Tradition Blvd - Section 3

Sheet Number: 1.09E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 5,000.00	\$ 5,000.00
Mill 1 1/2" Asphalt	4,859	SY	\$ 4.85	\$ 23,568.31
Resurface with 1 1/2" SP9.5 Asphalt	4,859	SY	\$ 13.35	\$ 64,873.58
Restore Pavement Markings- Double Yellow Centerline	1,535	LF	\$ 5.95	\$ 9,133.25
Speed Table	2	EA	\$ 9,800.00	\$ 19,600.00
Sub Total				\$ 122,175.14

Road Section: Tradition Blvd - Section 4

Sheet Number: 1.09E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 4,900.00	\$ 4,900.00

Mill 1 1/2" Asphalt	2,537	SY	\$ 4.85	\$ 12,302.83
Resurface with 1 1/2" SP9.5 Asphalt	2,537	SY	\$ 13.35	\$ 33,864.50
Restore Pavement Markings- Double Yellow Centerline	850	LF	\$ 5.95	\$ 5,057.50
Sub Total				\$ 56,124.83

Road Section: Spine Road - Section 5

Sheet Number: 1.09E and 1.10E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 5,000.00	\$ 5,000.00
Mill 1 1/2" Asphalt	3,908	SY	\$ 4.85	\$ 18,953.80
Resurface with 1 1/2" SP9.5 Asphalt	3,908	SY	\$ 13.35	\$ 52,171.80
Replace Stop Bar & Arrows at CR 455	1	LS	\$ 8,450.00	\$ 8,450.00
Repaint Gore Markings	1	LS	\$ 4,750.00	\$ 4,750.00
Sub Total				\$ 89,325.60

Road Section: Spine Road - Section 6

Sheet Number: 1.09E and 1.10E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 4,600.00	\$ 4,600.00
Mill 1 1/2" Asphalt	573	SY	\$ 4.85	\$ 2,780.67
Resurface with 1 1/2" SP9.5 Asphalt	573	SY	\$ 16.20	\$ 9,288.00
Sub Total				\$ 16,668.67

Road Section: Reunion Blvd -Section 7

Sheet Number: 1.11E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 5,800.00	\$ 5,800.00
Mill 1 1/2" Asphalt	6,589	SY	\$ 4.85	\$ 31,956.11
Resurface with 1 1/2" SP9.5 Asphalt	6,589	SY	\$ 13.35	\$ 87,961.67
Restore Pavement Markings- Double Yellow Center	2,260	LF	\$ 5.50	\$ 12,430.00
Speed Table	2	EA	\$ 9,800.00	\$ 19,600.00
Sub Total				\$ 157,747.78

Road Section: Reunion Blvd -Section 8

Sheet Number: 1.12E and 1.14E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 5,800.00	\$ 5,800.00
Mill 1 1/2" Asphalt	6,604	SY	\$ 4.85	\$ 32,031.56
Resurface with 1 1/2" SP9.5 Asphalt	6,604	SY	\$ 13.35	\$ 88,169.33
Restore Pavement Markings- Double Yellow Center	1,187	LF	\$ 5.50	\$ 6,528.50
Restore Gore Area, Stop Bar & Crosswalk	1	LS	\$ 5,900.00	\$ 5,900.00
Speed Table	1	EA	\$ 9,800.00	\$ 9,800.00
Sub Total				\$ 148,229.39

Road Section: Reunion Blvd -Section 9

Sheet Number: 1.11E and 1.13E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 4,800.00	\$ 4,800.00
Mill 1 1/2" Asphalt	2,681	SY	\$ 4.85	\$ 13,000.69

Resurface with 1 1/2" SP9.5 Asphalt	2,681 SY	\$ 13.35	\$ 35,785.42
Restore Pavement Markings- Double Yellow Center	615 LF	\$ 5.95	\$ 3,659.25
Restore Markings- Gore Area & Turn Lane	1 LS	\$ 5,800.00	\$ 5,800.00
Sub Total			\$ 63,045.36

GRAND TOTAL			\$ 903,086.71
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SECTION 7

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	In Process	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Project is still in permitting with Osceola County as of 05.03.2024.
	Pavement Management & Traffic Calming	Boyd	In Process	Agreement to be presented to BOS 05.02.2024
1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	BOS approved proposal March 2024 for fountain refurbishment at fountain #1. UCC Agreement executed and work is pending scheduling. Garden redesign for fountain #2 approved. Agreement not yet executed by KORR.

5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	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		In Process	Consultative appraisal in process.
8/10/23	Seven Eagles Fitness Center Mats	Scheerer	In Process	Flooring proposal not yet received.
9/14/23	Bid Amenity Janitorial	Scheerer	In Process	Proposals to be reviewed at future meeting.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Curley	In Process	
10/12/23	KORR petition to consider property conveyance from RE to KORR	Trucco, Boyd	In Process	Developer funding agreement in place, request under review
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco, Boyd	In Process	Developer funding agreement approved. Offer reviewed 04.11.2024.

3/14/24	Amended and Restated Reunion East Parking Rules		In Process	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	In Process	
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	In Process	Provided for Board review 04.11.2024.

Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion			https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad

	Monitor Old Lake Wilson Road Improvement Project			www.improveoldlakewilsonroad.com
	Pavement Management & Traffic Calming	Boyd	In Process	Agreement to be presented to BOS 05.02.2024
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	In Process	
8/10/23	Update Security Service Provider Agreements (RE and RW)	Trucco	In Process	Language to include Rules for Public Access.
8/10/23	Whitemarsh Mound	Scheerer	In Process	Site work completed sod pending 05.03.2024
10/12/23	Parking Rules Amended December 2023	Adams/Trucco/Scheerer	In Process	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	In Process	

12/14/23	Review CDD Property to Determine if a New CDD Amenity can be Constructed in RWCDD Encore Neighborhood	Scheerer	In Process	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	In Process	Provided for Board review at April meeting.

SECTION II

Reunion East

Community Development District

Summary of Invoices

April 01, 2024 - April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	4/4/24	6025-6032	\$ 72,605.89
	4/11/24	6033-6044	371,090.77
	4/18/24	6045-6049	71,286.21
	4/25/24	6050-6055	20,962.06
			\$ 535,944.93
R&M Fund			
	4/4/24	254	\$ 17,650.00
	4/11/24	255-256	16,275.00
			\$ 33,925.00
Payroll			
<u>April 2024</u>			
	June Wispelwey	50761*	\$ 184.70
	John Dryburgh	50762	\$ 184.70
	June Wispelwey	50763	\$ 184.70
	Mark Greenstein	50764	\$ 184.70
	Steven Goldstein	50765	\$ 184.70
	Trudy Hobbs	50766	\$ 184.70
			\$ 1,108.20
TOTAL			\$ 570,978.13

*Replacement check for lost check #50747

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/24	00129	3/29/24	5501	202403	320	53800	47200			*	204.40		
			SE-RPLC	BRK TREE LGHT/LED									
		3/29/24	5501	202403	300	13100	10100			*	160.60		
			SE-RPLC	BRK TREE LGHT/LED									
		3/29/24	5502	202403	320	53800	46200			*	92.40		
			HS-RPR	SHOWER TRIM RING									
		3/29/24	5502	202403	300	13100	10100			*	72.60		
			HS-RPR	SHOWER TRIM RING									
		3/29/24	5504	202403	320	53800	47700			*	271.60		
			TER-RPR	BLOCK RETAIN WALL									
		3/29/24	5504	202403	300	13100	10100			*	213.40		
			TER-RPR	BLOCK RETAIN WALL									
BERRY CONSTRUCTION INC.											1,015.00	006025	
4/04/24	00134	4/04/24	3948	202403	310	51300	31100			*	3,352.27		
			CDD MTG/MAP	COORD/PRK MAP									
BOYD CIVIL ENGINEERING											3,352.27	006026	
4/04/24	00144	3/28/24	93780435	202403	320	53800	57400			*	61.04		
			SVC CALL	THERMOSTAT LOCK									
		3/28/24	93780435	202403	300	13100	10100			*	47.96		
			SVC CALL	THERMOSTAT LOCK									
FRANK'S AIR CONDITIONING, INC.											109.00	006027	
4/04/24	00054	4/01/24	2024APR	202404	320	53800	34500			*	6,533.33		
			SECURITY SERVICES	APR24									
		4/01/24	2024APR	202404	300	13100	10100			*	5,133.33		
			SECURITY SERVICES	APR24									
REUNION RESORT & CLUB MASTER ASSOC.											11,666.66	006028	
4/04/24	00175	4/01/24	10209	202404	320	53800	46200			*	4,760.00		
			POOL MAINTENANCE	APR24									
		4/01/24	10209	202404	300	13100	10100			*	3,740.00		
			POOL MAINTENANCE	APR24									
ROBERTS POOL SERVICE AND REPAIR INC											8,500.00	006029	
4/04/24	00060	3/16/24	304114	202403	320	53800	46200			*	135.80		
			TER-ADJ.	POOL FLOAT BASIN									
		3/16/24	304114	202403	300	13100	10100			*	106.70		
			TER-ADJ.	POOL FLOAT BASIN									
		3/18/24	304391	202403	320	53800	46200			*	248.92		
			HC B-RESET	TILE/PATCH CRK									
		3/18/24	304391	202403	300	13100	10100			*	195.58		
			HC B-RESET	TILE/PATCH CRK									
		3/19/24	304179	202403	320	53800	46200			*	170.52		
			HC B-INST.	NEW CLOCK-SPA									

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/19/24		304179	202403 300-13100-10100	HC B-INST.NEW CLOCK-SPA	*	133.98	
3/19/24		304231	202403 320-53800-46200	CP-DEGREASE FILTER GRIDS	*	222.57	
3/19/24		304231	202403 300-13100-10100	CP-DEGREASE FILTER GRIDS	*	174.88	
3/19/24		304232	202403 320-53800-46200	TER-PURGE AIR-FNT/RESTART	*	113.40	
3/19/24		304232	202403 300-13100-10100	TER-PURGE AIR-FNT/RESTART	*	89.10	
3/19/24		304233	202403 320-53800-46200	SE-RPLC BRKN PLUG/RPR LK	*	140.25	
3/19/24		304233	202403 300-13100-10100	SE-RPLC BRKN PLUG/RPR LK	*	110.20	
3/20/24		304287	202403 320-53800-46200	HC B-180GAL BULK BLEACH	*	293.97	
3/20/24		304287	202403 300-13100-10100	HC B-180GAL BULK BLEACH	*	230.98	
3/20/24		304289	202403 320-53800-46200	HC A-220GAL BLEACH/45ACID	*	541.52	
3/20/24		304289	202403 300-13100-10100	HC A-220GAL BLEACH/45ACID	*	425.48	
3/21/24		304331	202403 320-53800-46200	CP-RPLC ESCUTCH.PLATE/SEC	*	148.12	
3/21/24		304331	202403 300-13100-10100	CP-RPLC ESCUTCH.PLATE/SEC	*	116.38	
3/22/24		304382	202403 320-53800-46200	CP-INSP.POOL HEATER/VALVE	*	173.60	
3/22/24		304382	202403 300-13100-10100	CP-INSP.POOL HEATER/VALVE	*	136.40	
3/25/24		304432	202403 320-53800-46200	SE-290GAL BLEACH/15-ACID	*	510.97	
3/25/24		304432	202403 300-13100-10100	SE-290GAL BLEACH/15-ACID	*	401.48	
3/25/24		304433	202403 320-53800-46200	CP-230GAL BLEACH/15-ACID	*	401.80	
3/25/24		304433	202403 300-13100-10100	CP-230GAL BLEACH/15-ACID	*	315.70	
SPIES POOL LLC							5,538.30 006031
4/04/24	00030	3/27/24 OS 67319	202403 320-53800-46200	OAK & HARDWOOD TREE PRUNE	*	23,757.81	
		3/27/24 OS 67319	202403 300-13100-10100	OAK & HARDWOOD TREE PRUNE	*	18,666.85	
YELLOWSTONE LANDSCAPE							42,424.66 006032

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/11/24	00074	3/31/24	218686	202403	320	53800	47000		AQUATIC MGMT 11POND MAR24	*	624.40		
		3/31/24	218686	202403	300	13100	10100		AQUATIC MGMT 11POND MAR24	*	490.60		
APPLIED AQUATIC MANAGEMENT, INC.												1,115.00	006033
4/11/24	00129	4/04/24	5511	202404	320	53800	47200		SE-RPLC UDRGRND WIRE/LGHT	*	996.80		
		4/04/24	5511	202404	300	13100	10100		SE-RPLC UDRGRND WIRE/LGHT	*	783.20		
		4/05/24	5515	202404	320	53800	57400		INSP.GH TOILT/CLN/ADJ.LVL	*	159.60		
		4/05/24	5515	202404	300	13100	10100		INSP.GH TOILT/CLN/ADJ.LVL	*	125.40		
BERRY CONSTRUCTION INC.												2,065.00	006034
4/11/24	00144	3/01/24	92865403	202403	320	53800	57400		ADD REFRIGERANT/BUBBL TST	*	59.92		
		3/01/24	92865403	202403	300	13100	10100		ADD REFRIGERANT/BUBBL TST	*	47.08		
FRANK'S AIR CONDITIONING, INC.												107.00	006035
4/11/24	00049	4/01/24	619	202404	310	51300	34000		MANAGMENT FEES APR24	*	4,106.50		
		4/01/24	619	202404	310	51300	35200		WEBSITE ADMIN APR24	*	100.00		
		4/01/24	619	202404	310	51300	35100		INFORMATION TECH APR24	*	150.00		
		4/01/24	619	202404	310	51300	31300		DISSEMINATION FEE APR24	*	833.33		
		4/01/24	619	202404	310	51300	51000		OFFICE SUPPLIES	*	.75		
		4/01/24	619	202404	310	51300	42000		POSTAGE	*	54.56		
		4/01/24	619	202404	310	51300	42500		COPIES	*	3.90		
		4/01/24	620	202404	320	53800	12000		FIELD MANAGEMENT APR24	*	3,591.58		
GOVERNMENTAL MANAGEMENT SERVICES												8,840.62	006036
4/11/24	00190	4/10/24	24-028 R	202404	320	53800	47000		RETAINER-1590 REUNION BLV	*	2,688.00		
		4/10/24	24-028 R	202404	300	13100	10100		RETAINER-1590 REUNION BLV	*	2,112.00		
PINEL & CARPENTER INC												4,800.00	006037

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/11/24	00103	4/08/24	04082024	202404	300	20700	10000			*	221,220.89		
			FY24 DEBT SRVC				SER2015A		REUNION EAST CDD C/O USBANK			221,220.89	006038
4/11/24	00103	4/08/24	04082024	202404	300	20700	10800			*	81,247.27		
			FY24 DEBT SRVC				SER2021		REUNION EAST CDD C/O USBANK			81,247.27	006039
4/11/24	00103	4/10/24	04102024	202404	300	20700	10800			*	43,655.48		
			FY24 DIRECT ASMNT-EHOF II						REUNION EAST CDD C/O USBANK			43,655.48	006040
4/11/24	00060	3/25/24	304442	202403	320	53800	46200			*	1,187.20		
			HC A-RPLC FIRE WALL/TRAY							*			
		3/25/24	304442	202403	300	13100	10100			*	932.80		
			HC A-RPLC FIRE WALL/TRAY							*			
		3/25/24	304475	202403	320	53800	46200			*	279.69		
			HS-CLN/DEGREASE/RPR V.PMP							*			
		3/25/24	304475	202403	300	13100	10100			*	219.76		
			HS-CLN/DEGREASE/RPR V.PMP							*			
		3/28/24	303936	202403	320	53800	46200			*	159.32		
			HC A-SAFETY INSP/TORO VLV							*			
		3/28/24	303936	202403	300	13100	10100			*	125.18		
			HC A-SAFETY INSP/TORO VLV							*			
		3/28/24	303937	202403	320	53800	46200			*	134.09		
			HC B-SAFETY INSP/PHOTOCEL							*			
		3/28/24	303937	202403	300	13100	10100			*	105.36		
			HC B-SAFETY INSP/PHOTOCEL							*			
		3/28/24	304542	202403	320	53800	46200			*	192.92		
			HS-INSTALL NEW SPA CLOCK							*			
		3/28/24	304542	202403	300	13100	10100			*	151.58		
			HS-INSTALL NEW SPA CLOCK							*			
		3/28/24	304587	202403	320	53800	46200			*	151.20		
			TER-INSP/ADJ.BYPASS VALVE							*			
		3/28/24	304587	202403	300	13100	10100			*	118.80		
			TER-INSP/ADJ.BYPASS VALVE							*			
		3/29/24	304646	202403	320	53800	46200			*	135.80		
			HS-INSP/CLR DEBRIS/TEST							*			
		3/29/24	304646	202403	300	13100	10100			*	106.70		
			HS-INSP/CLR DEBRIS/TEST							*			
		3/30/24	303935	202403	320	53800	46200			*	278.04		
			CP-SAFETY INSP/RPLC TIMER							*			
		3/30/24	303935	202403	300	13100	10100			*	218.46		
			CP-SAFETY INSP/RPLC TIMER							*			
		3/30/24	304647	202403	320	53800	46200			*	198.52		
			HC A-INST.LIFE RING/THROW							*			

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/30/24	304647 202403 300-13100-10100	HC A-INST.LIFE RING/THROW	*	155.98	
		4/01/24	304678 202404 320-53800-46200	290GAL BLEACH/60GAL ACID	*	637.00	
		4/01/24	304678 202404 300-13100-10100	290GAL BLEACH/60GAL ACID	*	500.50	
							5,988.90 006042
4/11/24	00188	3/25/24	6294413 202403 320-53800-57400	JET/USE K60 TO RMV RAG/PT	*	394.38	
		3/25/24	6294413 202403 300-13100-10100	JET/USE K60 TO RMV RAG/PT	*	309.87	
							704.25 006043
4/11/24	00030	3/13/24	OS 66998 202403 320-53800-46500	NOZZLE CHANGEOUT-RAINBIRD	*	276.00	
		3/13/24	OS 66998 202403 300-13100-10100	NOZZLE CHANGEOUT-RAINBIRD	*	216.86	
		4/02/24	OS 67781 202403 320-53800-46500	TRAD BLVD-RPR SCRIB VLV/SF	*	477.96	
		4/02/24	OS 67781 202403 300-13100-10100	TRAD BLVD-RPR SCRIB VLV/SF	*	375.54	
							1,346.36 006044
4/18/24	00074	4/15/24	219129 202404 320-53800-47000	AQUATIC PLANT MGMT APR24	*	74.48	
		4/15/24	219129 202404 300-13100-10100	AQUATIC PLANT MGMT APR24	*	58.52	
							133.00 006045
4/18/24	00186	4/01/24	739813 202404 300-15500-10000	ALARM MONITOR SRVC MAY24	*	732.00	
		4/01/24	739813 202404 300-13100-10100	ALARM MONITOR SRVC MAY24	*	575.15	
							1,307.15 006046
4/18/24	00092	4/01/24	1571 202403 320-53800-12100	MANAGEMENT FEES MAR24	*	758.33	
		4/01/24	1571 202403 300-13100-10100	MANAGEMENT FEES MAR24	*	595.83	
		4/01/24	1572 202403 320-53800-46200	POOL CLEANING MAR24	*	1,848.00	
		4/01/24	1572 202403 300-13100-10100	POOL CLEANING MAR24	*	1,452.00	
		4/01/24	1573 202403 320-53800-43300	SE CONTRACT CLEAN MAR24	*	2,499.84	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24		1573	202403	300-13100-10100					SE CONTRACT CLEAN MAR24	*	1,964.16		
4/01/24		1573	202403	320-53800-43300					SE CLEANING SUPPLY MAR24	*	753.32		
4/01/24		1573	202403	300-13100-10100					SE CLEANING SUPPLY MAR24	*	591.89		
4/01/24		1598	202403	320-53800-43000					DUKEENERGY#9100 8323 9862	*	81.19		
4/01/24		1599	202403	320-53800-43000					DUKEENERGY#9100 8324 0443	*	681.72		
4/01/24		1603	202403	320-53800-43100					TOHO METER#62644090 MAR24	*	98.78		
REUNION RESORT												11,325.06	006047
4/18/24	00142	4/11/24	IV001586	202402	320-53800-47800				SE-QTRLY SPRNKLR INSPECT	*	36.40		
		4/11/24	IV001586	202402	300-13100-10100				SE-QTRLY SPRNKLR INSPECT	*	28.60		
UNITED FIRE PROTECTION, INC.												65.00	006048
4/18/24	00030	4/01/24	OS 67515	202404	320-53800-47300				LANDSCAPE MAINT APR24	*	27,683.60		
		4/01/24	OS 67515	202404	300-13100-10100				LANDSCAPE MAINT APR24	*	21,751.40		
		4/01/24	OS 67515	202404	320-53800-47300				LANDSCAPE MNT PH1-5 APR24	*	5,051.76		
		4/01/24	OS 67515	202404	300-13100-10100				LANDSCAPE MNT PH1-5 APR24	*	3,969.24		
YELLOWSTONE LANDSCAPE												58,456.00	006049
4/25/24	00095	4/19/24	S111079	202404	320-53800-57400				OBSRVE GTE/RPLC TOG.SWTCH	*	281.45		
		4/19/24	S111079	202404	300-13100-10100				OBSRVE GTE/RPLC TOG.SWTCH	*	221.14		
ACCESS CONTROL SYSTEMS, LLC												502.59	006050
4/25/24	00129	4/13/24	5517	202404	320-53800-46200				HC A&B-RPLC UMBRELLAS	*	215.60		
		4/13/24	5517	202404	300-13100-10100				HC A&B-RPLC UMBRELLAS	*	169.40		
		4/13/24	5518	202404	320-53800-57400				RPLC GRDHOUSE LGHT W/ LED	*	2,556.96		
		4/13/24	5518	202404	300-13100-10100				RPLC GRDHOUSE LGHT W/ LED	*	2,009.04		
BERRY CONSTRUCTION INC.												4,951.00	006051
REUE REUNION EAST TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/25/24	99999	4/25/24	VOID 202404 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****							.00 006052
4/25/24	00060	4/02/24	304661 202404 320-53800-46200 SE-RMV FIT/DEBRIS/FLSH LN		*	211.40	
		4/02/24	304661 202404 300-13100-10100 SE-RMV FIT/DEBRIS/FLSH LN		*	166.10	
		4/02/24	304705 202404 320-53800-46200 SE-RPLC MOTOR/SEAL/ORING		*	1,696.24	
		4/02/24	304705 202404 300-13100-10100 SE-RPLC MOTOR/SEAL/ORING		*	1,332.76	
		4/08/24	304778 202404 320-53800-46200 SE-INST.REMOTE POOL LIFT		*	310.52	
		4/08/24	304778 202404 300-13100-10100 SE-INST.REMOTE POOL LIFT		*	243.98	
		4/08/24	304931 202404 320-53800-46200 TER-RPLC CHLORINATOR LINE		*	125.24	
		4/08/24	304931 202404 300-13100-10100 TER-RPLC CHLORINATOR LINE		*	98.41	
		4/08/24	304932 202404 320-53800-46200 TER-RPLC 2 VALVES/RPR LK		*	310.24	
		4/08/24	304932 202404 300-13100-10100 TER-RPLC 2 VALVES/RPR LK		*	243.76	
		4/09/24	304998 202404 320-53800-46200 TER-INSP.HEATER/ADJ.VALVE		*	151.20	
		4/09/24	304998 202404 300-13100-10100 TER-INSP.HEATER/ADJ.VALVE		*	118.80	
		4/09/24	305021 202404 320-53800-46200 SE-ADJ.VALVE/BACKWASH/DBR		*	211.40	
		4/09/24	305021 202404 300-13100-10100 SE-ADJ.VALVE/BACKWASH/DBR		*	166.10	
		4/10/24	305080 202404 320-53800-46200 CP-240GAL BLCH/30GAL ACID		*	486.08	
		4/10/24	305080 202404 300-13100-10100 CP-240GAL BLCH/30GAL ACID		*	381.92	
		4/10/24	305082 202404 320-53800-46200 TER-220GAL BLCH/JMBO STCK		*	669.20	
		4/10/24	305082 202404 300-13100-10100 TER-220GAL BLCH/JMBO STCK		*	525.80	
		4/10/24	305083 202404 320-53800-46200 SE-260GAL BLCH/JUMBO STCK		*	795.17	
		4/10/24	305083 202404 300-13100-10100 SE-260GAL BLCH/JUMBO STCK		*	624.78	
		4/10/24	305084 202404 320-53800-46200 HC A-190GAL BLCH/30GAL AC		*	409.08	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/10/24	305084	202404	300-13100-10100	HC A-190GAL BLCH/30GAL AC	*	321.42		
4/10/24	305085	202404	320-53800-46200	HC B-160GAL BLCH/30GAL AC	*	362.88		
4/10/24	305085	202404	300-13100-10100	HC B-160GAL BLCH/30GAL AC	*	285.12		
4/18/24	20638	202404	320-53800-46200	14 CHEMICAL CONTROLLER MS	*	784.00		
4/18/24	20638	202404	300-13100-10100	14 CHEMICAL CONTROLLER MS	*	616.00		
							11,647.60	006053

4/25/24	00142	4/17/24	IV001589 202404 320-53800-47800	SE-5 YEAR SPRINKLER RPR	*	686.00		
		4/17/24	IV001589 202404 300-13100-10100	SE-5 YEAR SPRINKLER RPR	*	539.00		
							1,225.00	006054

4/25/24	00030	4/15/24	OS 68426 202404 320-53800-46500	RPR MAINLINE-GASKT/LUGKIT	*	998.13		
		4/15/24	OS 68426 202404 300-13100-10100	RPR MAINLINE-GASKT/LUGKIT	*	784.24		
		4/22/24	OS 68593 202404 320-53800-46500	TER-RPLC VAVLE-SCRBR/ADPT	*	477.96		
		4/22/24	OS 68593 202404 300-13100-10100	TER-RPLC VAVLE-SCRBR/ADPT	*	375.54		
							2,635.87	006055

TOTAL FOR BANK A						535,944.93		
TOTAL FOR REGISTER						535,944.93		

SECTION III

Reunion East
Community Development District

Unaudited Financial Reporting
March 31, 2024



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Reunion East
Community Development District
Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 738,454	\$ 705,830	\$ -	\$ -	\$ 1,444,284
Investments:					
Series 2002A-2					
Reserve	\$ -	\$ -	\$ 3	\$ -	\$ 3
Revenue	\$ -	\$ -	\$ 103,515	\$ -	\$ 103,515
Series 2005					
Reserve	\$ -	\$ -	\$ 4	\$ -	\$ 4
Revenue	\$ -	\$ -	\$ 207,009	\$ -	\$ 207,009
Construction	\$ -	\$ -	\$ -	\$ 11	\$ 11
Series 2015A					
Reserve	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000
Revenue	\$ -	\$ -	\$ 2,672,293	\$ -	\$ 2,672,293
Prepayment	\$ -	\$ -	\$ 38	\$ -	\$ 38
Series 2021					
Reserve	\$ -	\$ -	\$ 1,116,155	\$ -	\$ 1,116,155
Revenue	\$ -	\$ -	\$ 985,684	\$ -	\$ 985,684
Construction	\$ -	\$ -	\$ -	\$ 615,653	\$ 615,653
Investment - Custody	\$ 490,418	\$ -	\$ -	\$ -	\$ 490,418
SBA - Operating	\$ 1,364,174	\$ -	\$ -	\$ -	\$ 1,364,174
SBA - Reserve	\$ -	\$ 2,847,994	\$ -	\$ -	\$ 2,847,994
Due from General Fund	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Due from Reunion West	\$ 366,173	\$ 107,032	\$ -	\$ -	\$ 473,205
Prepaid Expenses	\$ 729	\$ -	\$ -	\$ -	\$ 729
Total Assets	\$ 2,959,948	\$ 3,660,857	\$ 5,264,699	\$ 615,663	\$ 12,501,167
Liabilities:					
Accounts Payable	\$ 72,408	\$ 33,925	\$ -	\$ -	\$ 106,333
Contracts Payable	\$ 1,323	\$ -	\$ -	\$ -	\$ 1,323
Due to Debt Service 2015A	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Due to Reunion West	\$ 94,279	\$ 4,438	\$ -	\$ -	\$ 98,717
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
Total Liabilities	\$ 173,009	\$ 38,363	\$ 15,630,070	\$ -	\$ 15,841,442
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (8,232,305)	\$ -	\$ (8,232,305)
Assigned For Debt Service 2005	\$ -	\$ -	\$ (7,087,235)	\$ -	\$ (7,087,235)
Assigned For Debt Service 2015A	\$ -	\$ -	\$ 2,852,330	\$ -	\$ 2,852,330
Assigned For Debt Service 2021	\$ -	\$ -	\$ 2,101,839	\$ -	\$ 2,101,839
Assigned For Capital Projects 2005	\$ -	\$ -	\$ -	\$ 11	\$ 11
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 615,653	\$ 615,653
Unassigned	\$ 2,786,938	\$ 3,622,494	\$ -	\$ -	\$ 6,409,432
Total Fund Balances	\$ 2,786,938	\$ 3,622,494	\$ (10,365,370.61)	\$ 615,663	\$ (3,340,275)
Total Liabilities & Fund Equity	\$ 2,959,948	\$ 3,660,857	\$ 5,264,699	\$ 615,663	\$ 12,501,167

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,967,895	\$ 1,619,158	\$ 1,619,158	\$ -
Assessments - Direct Billed	\$ 37,398	\$ 28,049	\$ 19,882	\$ (8,166)
Interest	\$ 45,105	\$ 22,552	\$ 50,299	\$ 27,747
Rental Income	\$ 2,800	\$ -	\$ 5,600	\$ 5,600
Total Revenues	\$ 2,053,198	\$ 1,669,759	\$ 1,694,940	\$ 25,181
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 5,800	\$ 200
FICA Expense	\$ 918	\$ 459	\$ 444	\$ 15
Engineering Fees	\$ 30,000	\$ 15,000	\$ 14,539	\$ 461
District Counsel	\$ 45,000	\$ 22,500	\$ 21,870	\$ 630
Annual Audit	\$ 7,900	\$ -	\$ -	\$ -
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Trustee Fees	\$ 8,620	\$ 8,620	\$ -	\$ 8,620
Dissemination Agent	\$ 10,000	\$ 5,000	\$ 5,000	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,278	\$ 24,639	\$ 24,639	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 150	\$ 75	\$ -	\$ 75
Postage	\$ 1,500	\$ 750	\$ 414	\$ 336
Insurance	\$ 18,550	\$ 18,550	\$ 16,674	\$ 1,876
Printing & Binding	\$ 500	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 5,000	\$ 2,500	\$ 2,374	\$ 126
Other Current Charges	\$ 600	\$ 300	\$ 140	\$ 160
Office Supplies	\$ 250	\$ 125	\$ 50	\$ 75
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 910	\$ 90
Property Taxes	\$ 400	\$ 400	\$ 226	\$ 174
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 203,691	\$ 116,693	\$ 103,606	\$ 13,088

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 43,099	\$ 21,550	\$ 21,549	\$ 0
Management Services Agreement	\$ 9,100	\$ 4,550	\$ 4,550	\$ 0
Telephone	\$ 8,400	\$ 4,200	\$ 3,679	\$ 521
Electric	\$ 369,600	\$ 184,800	\$ 183,398	\$ 1,402
Water & Sewer	\$ 40,538	\$ 20,269	\$ 18,422	\$ 1,847
Gas	\$ 47,600	\$ 23,800	\$ 25,976	\$ (2,176)
Pool & Fountain Maintenance	\$ 201,824	\$ 100,912	\$ 106,746	\$ (5,834)
Pond Maintenance	\$ 14,000	\$ 7,000	\$ 5,332	\$ 1,668
Property Insurance	\$ 56,766	\$ 56,766	\$ 61,378	\$ (4,612)
Irrigation Repairs & Maintenance	\$ 14,000	\$ 7,000	\$ 8,897	\$ (1,897)
Landscape - Contract	\$ 630,053	\$ 315,027	\$ 353,720	\$ (38,694)
Landscape - Contingency	\$ 28,000	\$ 14,000	\$ 3,461	\$ 10,539
Gate & Gatehouse Maintenance	\$ 28,000	\$ 14,000	\$ 21,261	\$ (7,261)
Roadways/Sidewalks/Bridge	\$ 14,000	\$ 7,000	\$ 10,116	\$ (3,116)
Lighting	\$ 5,600	\$ 2,800	\$ 4,556	\$ (1,756)
Building Repairs & Maintenance	\$ 11,200	\$ 5,600	\$ 14,143	\$ (8,543)
Pressure Washing	\$ 28,000	\$ 14,000	\$ 24,349	\$ (10,349)
Maintenance (Inspections)	\$ 280	\$ 140	\$ 185	\$ (45)
Repairs & Maintenance	\$ 16,800	\$ 8,400	\$ 756	\$ 7,644
Contract Cleaning	\$ 58,576	\$ 29,288	\$ 17,745	\$ 11,543
Fitness Center Repairs & Maintenance	\$ 7,784	\$ 3,892	\$ 3,715	\$ 177
Operating Supplies	\$ 1,400	\$ 700	\$ -	\$ 700
Signage	\$ 5,600	\$ 2,800	\$ 9,962	\$ (7,162)
Security	\$ 119,766	\$ 59,883	\$ 46,844	\$ 13,039
Parking Violation Tags	\$ 280	\$ 140	\$ -	\$ 140
Total Maintenance - Shared Expenses	\$ 1,760,267	\$ 908,516	\$ 950,740	\$ (42,224)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Total Reserves	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Total Expenditures	\$ 2,463,958	\$ 1,525,210	\$ 1,554,346	\$ (29,136)
Excess Revenues (Expenditures)	\$ (410,761)		\$ 140,594	
Fund Balance - Beginning	\$ 410,761		\$ 2,646,344	
Fund Balance - Ending	\$ 0		\$ 2,786,938	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 216,401	\$ 1,240,058	\$ 64,451	\$ 57,431	\$ 40,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,619,158
Assessments - Direct Billed	\$ -	\$ -	\$ -	\$ 19,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,882
Interest	\$ 8,414	\$ 8,359	\$ 8,472	\$ 8,536	\$ 8,119	\$ 8,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,299
Rental Income	\$ 1,960	\$ 420	\$ 3,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Total Revenues	\$ 10,374	\$ 225,180	\$ 1,251,750	\$ 92,869	\$ 65,550	\$ 49,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,694,940
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA Expense	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444
Engineering Fees	\$ 5,313	\$ -	\$ 1,150	\$ 1,957	\$ 2,767	\$ 3,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,539
District Counsel	\$ 5,455	\$ 3,434	\$ 2,184	\$ 5,591	\$ 5,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,870
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,639
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 38	\$ 23	\$ 69	\$ 50	\$ 169	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414
Insurance	\$ 16,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,674
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 947	\$ 499	\$ -	\$ 928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,374
Other Current Charges	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Office Supplies	\$ 1	\$ 1	\$ 31	\$ 15	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 910
Property Taxes	\$ -	\$ 226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 41,422	\$ 11,002	\$ 10,199	\$ 13,880	\$ 16,248	\$ 10,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,606

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<i>Maintenance - Shared Expenses</i>													
Field Maintenance	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,549
Management Services Agreement	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,550
Telephone	\$ 734	\$ 471	\$ 601	\$ 746	\$ 494	\$ 633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,679
Electric	\$ 38,594	\$ 30,542	\$ 29,618	\$ 23,857	\$ 31,706	\$ 29,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,398
Water & Sewer	\$ 2,923	\$ 3,383	\$ 3,160	\$ 2,830	\$ 2,921	\$ 3,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,422
Gas	\$ 706	\$ 1,241	\$ 2,483	\$ 4,788	\$ 8,873	\$ 7,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,976
Pool & Fountain Maintenance	\$ 17,729	\$ 18,804	\$ 17,942	\$ 16,492	\$ 14,790	\$ 20,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,746
Pond Maintenance	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,332
Property Insurance	\$ 61,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,378
Irrigation Repairs & Maintenance	\$ 2,777	\$ 448	\$ 3,215	\$ 500	\$ 716	\$ 1,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,897
Landscape - Contract	\$ 41,210	\$ 90,582	\$ 61,127	\$ 41,210	\$ 41,210	\$ 78,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353,720
Landscape - Contingency	\$ -	\$ 2,223	\$ 431	\$ 198	\$ 609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,461
Gate & Gatehouse Maintenance	\$ 2,138	\$ 5,139	\$ 5,997	\$ 2,524	\$ 2,292	\$ 3,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,261
Roadways/Sidewalks/Bridge	\$ 5,678	\$ 1,336	\$ 1,151	\$ 672	\$ 1,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,116
Lighting	\$ 876	\$ 1,602	\$ -	\$ 319	\$ 1,254	\$ 504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,556
Building Repairs & Maintenance	\$ 589	\$ 4,458	\$ 837	\$ 2,328	\$ 2,797	\$ 3,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,143
Pressure Washing	\$ -	\$ 896	\$ 549	\$ 15,865	\$ 7,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,349
Maintenance (Inspections)	\$ -	\$ 148	\$ -	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 540	\$ -	\$ 216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 756
Contract Cleaning	\$ 2,366	\$ 2,527	\$ 3,253	\$ 3,253	\$ 3,092	\$ 3,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,745
Fitness Center Repairs & Maintenance	\$ 336	\$ 1,141	\$ 168	\$ 813	\$ 336	\$ 921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,715
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 3,651	\$ 6,247	\$ -	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,962
Security	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,844
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance - Shared Expenses	\$ 194,733	\$ 184,234	\$ 143,579	\$ 130,047	\$ 132,492	\$ 165,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,740
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Total Reserves	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Total Expenditures	\$ 236,155	\$ 195,236	\$ 653,778	\$ 143,926	\$ 148,740	\$ 176,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,554,346
Excess Revenues (Expenditures)	\$ (225,781)	\$ 29,944	\$ 597,972	\$ (51,058)	\$ (83,190)	\$ (127,293)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,594

Reunion East

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Transfer In	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Interest	\$ 92,500	\$ 46,250	\$ 72,187	\$ 25,937
Total Revenues	\$ 592,500	\$ 546,250	\$ 572,187	\$ 25,937
Expenditures:				
Contingency	\$ 600	\$ 300	\$ 234	\$ 66
Building Improvements	\$ 30,800	\$ 15,400	\$ 29,796	\$ (14,396)
Gate/Gatehouse Improvements	\$ -	\$ -	\$ 3,492	\$ (3,492)
Pool Furniture	\$ 10,080	\$ 5,040	\$ -	\$ 5,040
Pool Repair & Replacements	\$ 53,200	\$ 26,600	\$ 68,472	\$ (41,872)
Lighting Improvements	\$ 7,049	\$ 3,525	\$ -	\$ 3,525
Landscape Improvements	\$ 25,200	\$ 12,600	\$ -	\$ 12,600
Roadway Improvements	\$ 272,973	\$ 136,487	\$ 112,237	\$ 24,250
Signage	\$ 56,000	\$ 28,000	\$ 38,539	\$ (10,539)
Stormwater Improvements	\$ -	\$ -	\$ 8,697	\$ (8,697)
Capital Outlay	\$ 91,000	\$ 45,500	\$ 99,054	\$ (53,554)
Total Expenditures	\$ 546,902	\$ 273,451	\$ 360,520	\$ (87,069)
Excess Revenues (Expenditures)	\$ 45,598		\$ 211,667	
Fund Balance - Beginning	\$ 3,016,347		\$ 3,410,826	
Fund Balance - Ending	\$ 3,061,945		\$ 3,622,494	

Reunion East

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

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 03/31/24		Thru 03/31/24		
Revenues:							
Interest	\$	-	\$	-	\$ 2,590	\$	2,590
Total Revenues	\$	-	\$	-	\$ 2,590	\$	2,590
Expenditures:							
Series 2002A-2							
Debt Service Obligation	\$	-	\$	-	\$ 3,950	\$	(3,950)
Total Expenditures	\$	-	\$	-	\$ 3,950	\$	(3,950)
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$ -	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ -	\$	-
Excess Revenues (Expenditures)	\$	-	\$	-	\$ (1,360)		
Fund Balance - Beginning	\$	-			\$ (8,230,945)		
Fund Balance - Ending	\$	-			\$ (8,232,305)		

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/24	Thru 03/31/24	
Revenues:				
Interest	\$ -	\$ -	\$ 5,062	\$ 5,062
Total Revenues	\$ -	\$ -	\$ 5,062	\$ 5,062
Expenditures:				
Series 2005				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 5,062	
Fund Balance - Beginning	\$ -		\$ (7,092,297)	
Fund Balance - Ending	\$ -		\$ (7,087,235)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/24	Thru 03/31/24	
Revenues:				
Special Assessments	\$ 2,568,595	\$ 2,108,799	\$ 2,108,799	\$ -
Interest	\$ 35,000	\$ 17,500	\$ 40,435	\$ 22,935
Total Revenues	\$ 2,603,595	\$ 2,126,299	\$ 2,149,234	\$ 22,935
Expenditures:				
Series 2015A				
Interest - 11/01	\$ 505,500	\$ 505,500	\$ 505,500	\$ -
Principal - 05/01	\$ 1,600,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 505,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,611,000	\$ 505,500	\$ 505,500	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (7,405)		\$ 1,643,734	
Fund Balance - Beginning	\$ 1,011,038		\$ 1,208,596	
Fund Balance - Ending	\$ 1,003,633		\$ 2,852,330	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 1,116,155	\$ 861,805	\$ 861,805	\$ -
Interest	\$ 29,120	\$ 14,560	\$ 39,047	\$ 24,487
Total Revenues	\$ 1,145,275	\$ 876,365	\$ 900,852	\$ 24,487
Expenditures:				
Series 2021				
Interest - 11/01	\$ 337,161	\$ 337,161	\$ 337,161	\$ -
Principal - 05/01	\$ 445,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 337,161	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,119,322	\$ 337,161	\$ 337,161	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 25,953		\$ 563,690	
Fund Balance - Beginning	\$ 408,919		\$ 1,538,148	
Fund Balance - Ending	\$ 434,872		\$ 2,101,839	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/24	Thru 03/31/24	
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 10	
Fund Balance - Ending	\$ -		\$ 11	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/24	Thru 03/31/24	
Revenues:				
Interest Income	\$ -	\$ -	\$ 14,990	\$ 14,990
Total Revenues	\$ -	\$ -	\$ 14,990	\$ 14,990
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 14,990	
Fund Balance - Beginning	\$ -		\$ 600,663	
Fund Balance - Ending	\$ -		\$ 615,653	

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)
CURRENT BONDS OUTSTANDING		\$20,170,000

SERIES 2021, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
CURRENT BONDS OUTSTANDING		\$19,495,000

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

35.96% 46.84% 17.20% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	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
04/08/24	ACH	\$460,377.25	\$9,205.84	\$85.33	\$0.00	\$451,086.08	\$162,218.26	\$211,273.80	\$77,594.03	\$451,086.09
04/08/24	ACH	\$21,671.23	\$433.42	\$0.00	\$0.00	\$21,237.81	\$7,637.48	\$9,947.09	\$3,653.24	\$21,237.81
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$1,067.67	\$1,067.67	\$383.95	\$500.06	\$183.66	\$1,067.67
TOTAL		\$ 5,253,981.99	\$101,438.57	\$ 182,053.28	\$ 5,352.26	\$ 4,975,842.40	\$ 1,789,397.87	\$ 2,330,519.99	\$ 855,924.56	\$ 4,975,842.42

90.91%	Net Percent Collected
\$ 497,443.05	Balance Remaining to Collect

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
			\$2,385.91	\$2,385.91	\$2,385.91	\$0.00

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
4/6/24	2/1/24	Wire	\$52,403.74	\$52,403.74	\$8,748.26	\$43,655.48
	5/1/24		\$52,403.74	\$0.00	\$0.00	\$0.00
			\$209,614.96	\$157,211.22	\$26,244.78	\$130,966.44

SECTION IV

Reunion East and West R&M

FY2024 Project List	Estimated Cost	RE 56%	RW 44%	Estimated Date	Projected Total
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	June (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	Completed	
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

SECTION V



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

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

RE: Reunion East Community Development District – Registered Voters

Dear Ms. Hall:

Thank you for your letter requesting confirmation of the number of registered voters within the Reunion East Community Development District as of April 15, 2024.

The number of registered voters within the Reunion East CDD is 709 as of April 15, 2024.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola