Reunion East Community Development District

Agenda

June 13, 2024

AGENDA

Reunion East
Community Development District

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

June 6, 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, June 13, 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 May 9, 2024 Board of Supervisors Meeting
4. Notice of Termination of Management Services Agreement with Kingwood Orlando Reunion Resort
5. Consideration of Letter Regarding Debt Assessment for Bonds
6. Consideration of Easement Variance Agreement on Radiant Drive for Lots 303 and 304
7. Consideration of Resolution 2024-05 Approving Entering into a Contract with All County Paving, Inc. to Provide Paving and Related Services
8. Consideration of Resolution 2024-06 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
9. Staff Reports
    A. Attorney
        i. Memorandum Regarding Recently Enacted Legislation – **ADDED**
    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. Reminder of Form 1 Filing Requirement Deadline – July 1, 2024
    E. Security Report
10. Other Business
11. Supervisor's Requests
    A. Discussion of Future Meeting Times
12. Next Meeting Date: July 11, 2024
13. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **May 9, 2024** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs	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
Graham Staley	Reunion East CDD Board Member
Residents	

The following is a summary of the discussions and actions taken at the May 9, 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 1:10 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the April 11 2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 11, 2024 Board of Supervisors meeting, a draft of which were included in the agenda package. Corrections were received from Supervisor Greenstein on Page 9 of 16, clarifying the language in the motion for the Chairman to provide a counteroffer for the easement access and correcting a dollar amount on Page 4.

> On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the April 11, 2024 Board of Supervisors Meetings were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Sign Installation Request from The Crescent at Reunion**

Ms. Adams received a request from the developer of The Crescent at Reunion, to install signage, which was included in the agenda package, along with the proposed signage locations, verbiage, layout and design of the sign. District Counsel reviewed the signage and was concerned that it could be construed as commercial. There was a recommendation from the Reunion West CDD Board to simplify the signage, to include the logo, address and directional arrows, in order to conform to other signage that had been approved for CDD right-of-way (ROW), including the white posts with the end caps, an arch across the top and inclusion of the Reunion logo. The Reunion West CDD Board deferred this item, as a revision would be provided at the next meeting for Board consideration and Ms. Adams questioned whether this CDD Board wanted to do the same. There was Board consensus to defer this item.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-04 Relating to the 2024 General Election and Qualifying Period Procedure**

Ms. Adams presented Resolution 2024-04, memorializing a General Election in November of 2024 for Seat 2, currently held by Mr. Steve Goldstein and Seat 4, currently held by Mr. John Dryburgh. The CDD was required by Statute to announce on the record, the qualifying period, which was from Noon on June 10, 2024 through Noon on June 14, 2024, which was stated on Exhibit A attached to the resolution. There was also contact information for the Osceola County Supervisor of Elections office, who would facilitate the election and could answer any questions

regarding qualifying for the election. In order to qualify, the individual must be at least 18 years old, a citizen of the United States and State of Florida, registered to vote in Osceola County and reside within the Reunion East CDD boundaries. Ms. Adams recalled at the Reunion West CDD meeting, Board Members considered a similar resolution and at that time, directed staff to send out a message via electronic mail, notifying residents of the Reunion West CDD, which seats would be up for election at the General Election, the qualifying period, and declarations from the two Board Members, whose seats were up for election, of their intention to qualify. The notice was subject to final approval by District Counsel. Mr. Dryburgh asked if they ever did this before and if not, why they were doing it now. Ms. Adams confirmed it was never done before, as it was not required by Florida Statutes, but it was being considered for continuity between Reunion East and Reunion West. Reunion West was doing it in the spirit of communication and transparency, in order to be as informative as possible. Mr. Goldstein and Mr. Dryburgh had no issue declaring on the record about their intention to run and both declared their intention to run. Mr. Greenstein felt that it was the right thing to do, as they were one community and there was one process. Mr. Goldstein questioned why they were spending money to do something that they were not required to do. Mr. Greenstein pointed out that there was no cost to do so, as it was sent out by e-blast. *There was Board consensus for staff to send out a parallel announcement to what Reunion West CDD did, notifying stakeholders about the upcoming election and qualification period.*

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Resolution 2024-04 Relating to the 2024 General Election and Qualifying Procedure was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-05 Approving Entering into a Contract with All County Paving Inc. to Provide Paving and Related Services**

Ms. Trucco presented Resolution 2024-05, Approving Entering into a Contract with All County Paving Inc. (All County), to provide paving and related services, which was included in the agenda package. This related to the public bidding process under Chapter 190, that the CDD was required to follow for certain contracts that exceeded $195,000. There was a Request for a Proposal (RFP), for the roadways that Mr. Curley and Mr. Goldstein were working on. The Board was advised at the last Board meeting, that no responsive bids were received, in response to the

RFP. As a result, Ms. Trucco reviewed the CDD's adopted Rules of Procedure, which state that the Board was permitted to take whatever steps were reasonably necessary, in order to proceed with the procurement of a service contract, if no responsive bids were received through the public bidding process, which occurred here. Therefore, the District was not required, at this time, to piggyback off of another contract with a government agency, even though there was an option to do so. The purpose of this resolution was to allow the CDD to enter into a contract with All County Paving, which Mr. Curley was working with, under the original plan to piggyback off of their contract. The Reunion West CDD Board received the same resolution and tabled it until they were able to obtain additional details regarding speed tables.

Mr. Curley indicated that the Maintenance of Traffic (MOT) amount in the proposal was high, in order to keep everything organized within the community and provide the least amount of disruption as possible within the community, by providing additional flaggers to direct traffic. It was high, but this was what needed to happen. The unit price for asphalt and milling, was close to the engineers estimate of $18 per linear foot, which was the majority of the cost. The pavement marking cost did increase, since it was for a double yellow line and thermoplastic. At first, they were just going to paint it, but there must also be thermoplastic to maintain traffic through that area. The cost for speed tables was $9,800 each. Ms. Adams recalled that the Reunion West CDD Board requested that the District Engineer provide a detailed exhibit in the next agenda package, including locations for each speed table. Ms. Wispelwey pointed out there were several locations that were optional and for a cost of almost $10,000, they may not need any speed tables. Mr. Goldstein questioned the type of speed table for $9,800. Mr. Curley confirmed that it was an asphalt speed table that would be built into the road. Mr. Goldstein suggested installing screwed down speed tables. Mr. Scheerer pointed out that using bolts on the road would compromise the integrity of the asphalt, which would require patching at some point.

Mr. Goldstein respected Mr. Scheerer’s opinion but felt that there needed to be further discussion before they spent money on speed tables. Ms. Adams pointed out this was the reason that the Reunion West CDD Board preferred to have a detailed discussion regarding the speed tables, because they were completely optional. Another item that the Reunion West CDD Board discussed was not having speed tables at the golf cart crossings and only at locations where there was the buildup of speed. Mr. Goldstein felt this made sense. Mr. Dryburgh asked if they could have speed tables on both sides of Reunion Boulevard, one concrete and the other bolted. Ms.

Adams confirmed that this was not a recommendation from staff, as far as the integrity of the roadway; however, it was always an option, if the Board decided not to put in speed tables as part of the pavement maintenance work and consider it at a future time. The Board wanted to know the cost difference, locations, how often they would need to be replaced and the length. Mr. Scheerer anticipated the speed tables lasting a few years and would go from one edge of the asphalt to the other, give or take a few inches. Mr. Goldstein requested a ballpark number before the Board made a decision. Mr. Curley offered to go back to All County Paving and obtaining a better price. Mr. Greenstein questioned why other contractors did not submit bids. Mr. Curley explained that it was due to the location and the size of the contract.

Ms. Wispelwey questioned the amount budgeted for this project. Ms. Adams confirmed that the estimated amount for pavement management and traffic calming was $500,000 for the fiscal year, but the proposed amount was $903,086.71, which was the Reunion East portion. The Reunion West portion with all of the speed tables, was $235,838. The proposals were higher than what was anticipated last year, when a placeholder was included in the budget, but there was some scope escalation with additional pavement markings and traffic calming. However, the District had funding available to proceed. Ms. Wispelwey felt that the Board should be doing their due diligence and questioned whether the proposal included paver work, as there were some locations where the pavers degraded over time. Mr. Scheerer confirmed that there were pavers at the crosswalks on Spine Road, on Grand Traverse Parkway and on Gathering Drive, but it was not included in the proposal. Mr. Greenstein pointed out that it must be separately contracted for but recalled an immediate paver repair at Spine Road and Tradition Boulevard. Mr. Scheerer noted they were repaired as needed. This item was deferred to the June meeting and Mr. Curley would include a negotiated proposal and exhibits identifying each section and speed table locations. Ms. Wispelwey requested it prior to the meeting.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco was continuing to work on the Traffic Enforcement Agreement with the Osceola County Sheriff's Department (OCSD), regarding some of the terms and provided a draft to the OCSD. It was made clear to them that staff had no authority to approve the agreement, on behalf of the CDD and it must come back to the Board for their review and approval. Mr. Goldstein requested a copy of what was sent to OCSD. Ms. Trucco explained that someone was issued a

ticket and complained about it, because the roads were owned by the CDD and there were other issues where people called the Sheriff's Department and were informed that they did not have traffic enforcement ability within the jurisdiction of the CDD, because the roads were mistakenly thought to be private. At one point, staff thought that there was a communication issue with the Sheriff's Department and there were multiple efforts to try to talk to them and make them understand that these were public roadways owned by the CDD within both Reunion West and East. In addition, there were Federal Laws, stating that if the CDD, as a government, were issuing tax exempt bonds and financing properties such as the roadways, they could not restrict the public from using it. As a result, this influenced the Board to direct staff to enter into the Traffic Enforcement Agreement with the Sheriff's Department, because they said that they would not provide those services, if that agreement wasn't entered into.

Mr. Goldstein pointed out that the Board never intended for there to be an agreement and wanted to find out why the Sheriff's Department was not doing their job, as residents pay taxes and their roads were public. Ms. Trucco explained in their initial conversations with the Sheriff's Department, because the county did not own the roadways, they cited a Statute in Florida Law, whereby an agreement could be entered into between the county, the Sheriff's Department and the Special District, meaning the CDD, in order for traffic enforcement services to be provided. Therefore, they required an agreement, in order to provide these services. Ms. Wispelwey questioned why this CDD was the first CDD to do this. Ms. Adams confirmed that this was not the first CDD in the State of Florida to do this, as three other Districts that she managed, recently required a Traffic Enforcement Agreement. The CDD had the same limited powers with or without the agreement, but having a Traffic Enforcement Agreement memorialized traffic enforcement powers and helped the law enforcement team feel more comfortable. Mr. Dryburgh was frustrated that every time they heard something from the police, they had another reason why they could not finalize the Traffic Enforcement Agreement and questioned what major objections they had. Mr. Dryburgh asked if the CDD could provide them with a letter granting them access to provide enforcement and issue tickets versus having this agreement. Ms. Trucco understood that OCSD would not provide any services unless the Traffic Enforcement Agreement was entered into.

Mr. Goldstein asked if the Board was able to specify what they were going to enforce. Ms. Trucco confirmed that it was for traffic enforcement, because the CDD did not have police powers. The Law only gives the CDD the right to adopt Parking and Towing Rules, which the CDD

adopted, but did not have the authority to stop someone driving under the influence or speeding. Ms. Adams recalled that a Lieutenant from OCSD, attended a CDD meeting, at the request of the Board and ultimately the Sheriff's Office stated that they preferred to have an agreement. Mr. Dryburgh believed that until they had an agreement, requiring them to come into the community to provide enforcement, OCSD would ignore them. Mr. Greenstein pointed out that the CDD operated for 15 years with nothing in writing and over the years, they had some flagrant violations of speeding. However, innocent people got ticketed and not the major violators. The CDD was in a unique situation, because it was a Special District and not an unincorporated county, which was why OCSD required an agreement. Mr. Goldstein suggested finding out why Margaritaville was forced to open their gates. Ms. Adams explained that the Margaritaville gates were managed by an association and the logistics evolved.

Ms. Hobbs pointed out whether or not they had this agreement, the police could request the guards to open the gate. Ms. Adams explained that it did not change the powers that the CDD had, nor the powers of the OCSD and only memorialized the language in the Florida Statutes that OCSD could patrol and enforce traffic on public roadways, including roadways that were maintained by the Reunion East and West CDDs. Ms. Wispelwey felt that the CDD was not high on OCSD's priority list and this was a complicated issue that the Board needed to discuss, as there was already pushback from people living in the community, who were concerned that it would impact their rental properties and their ability to drive golf carts. Mr. Goldstein agreed, as people who had golf carts, that were not street legal, would be upset. Mr. Greenstein noted they were operating in a controlled, safe, comfortable manner, until OCSD tried to disrupt things by asking for this agreement and suggested changing the language, as it was considered a Memorandum of Understanding (MOU), explaining the rules of the road. Ms. Trucco clarified her statement that this agreement was needed and would confirm with OCSD, that they would not provide traffic enforcement services without this agreement. Ms. Wispelwey questioned whether OCSD would actually provide enforcement, because they were told that they did not have the staff. Mr. Greenstein believed that they were doing this as a way to support their staffing levels. Ms. Trucco recalled that there were also a liability and indemnification issues, for the CDD being responsible for the signage and re-paving.

As a first step, Ms. Trucco wanted to clarify with OCSD whether without this agreement, they would not provide traffic enforcement services. As far as golf carts on roads owned by the

CDD, Ms. Trucco advised that the CDD did not have the authority to decide whether or not to allow it and deferred to the county, as there was a State Statute whereby county or municipalities must designate the roads permissible for golf cart use. Mr. Greenstein asked if golf carts were included in the Traffic Enforcement Agreement. Ms. Trucco confirmed it was not included and Mr. Greenstein requested that it not be in there, as the Board could decide when to call in for police enforcement to monitor traffic; however, it would not just be for traffic enforcement, which would expose the CDD to other issues. Ms. Adams explained that what was reported by the Sheriff's Office on the record, was that they prioritize traffic enforcement based on accident and crash reports; however, CDDs did not have a high volume of accident or crash reports. However, there was an ability to engage law enforcement for enhanced traffic enforcement, but this was not the purpose of this agreement, as the purpose was for the Sheriff's Office to be in agreement that these were public roads and they had law enforcement powers, including traffic enforcement. Mr. Goldstein was concerned because the last version of the agreement that he reviewed, stated that it enforced all Florida Laws, including golf carts. Mr. Dryburgh recommended postponing this matter until the Board reviewed the Traffic Enforcement Agreement. *There was Board consensus for District Counsel to provide a draft of the agreement to the Board as soon as possible and confirm with OCSD whether they would provide traffic enforcement services without the agreement.* Ms. Trucco reported that the Inventory Review Project was proceeding and requested a motion to allow staff to perform legal research on some related issues.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor authorization for staff to provide additional legal research on the Inventory Review Project was approved.

B. Engineer

Ms. Adams asked if Mr. Curley had anything to report, such as updates regarding the Davenport Creek Bridge Project. Mr. Curley confirmed that it was still in permitting.

C. Field Manager Updates

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: Still in permitting.

2. Pavement Management & Traffic Calming: Discussed.
3. Seven Eagles Fountain Replacement: UCC Group was working on the design for the proposal approved by the Board at a prior meeting. He was trying to obtain a construction schedule and once received, would provide it to the Board.
4. RFID & Transponder at Reunion Village Gate: Waiting for the ownership issue of the guardhouse to be resolved, in order to apply for a permanent address of the gatehouse. Then the internet could be installed.
5. Seven Eagles Fitness Center Mats: There was a change with the salesperson. A proposal would be provided to the Board at a later date for up-to-date fitness equipment. There was a request for a bicep/triceps machine and leg press. *Ms. Wispelwey asked if Mr. Scheerer spoke to Kingwood about using the Reunion equipment that was in the basement.* Mr. Scheerer confirmed that he spoke to Kingwood, but they had plans for it.
6. Heritage Crossing Pool B Renovation: Completed. The roof project at the Homestead pool house was starting on May 20th. There would be a temporary closure at the entrance, while the roof tiles were stripped and once that was completed, the pool would be re-open. A pre-construction meeting was scheduled next week with Advantage Roofing to discuss the timeline. Once Homestead was completed, they would proceed to the Heritage A and B pools.
7. Reunion Village Signs: Delivered. They would be installed and then Mr. Vargas could perform parking enforcement for Phases 1 through 3 in Reunion Village. The signs approved for Excitement Drive were being powder coated and once completed, they would be installed.

Ms. Adams reported that Ms. Hobbs accompanied Mr. Mike Barry from the Reunion West CDD Board, to meet with Mr. Carll, a representative of Kingwood Orlando Reunion Resort (KORR), the HOA Master association and the Preferred Builder Program, to get feedback regarding the potential of the CDD undertaking the installation of sidewalks. Ms. Hobbs reported that Mr. Carll was supportive of the concept of the CDD installing sidewalks on main roads, such as Excitement Drive and Gathering Drive, but not the smaller inner roads. In addition, if a builder was building on the lot, the builder would be required to repair or replace the sidewalk, if they damaged it. Ms. Wispelwey voiced concern that they were talking about installing sod on either

side, but there would be no irrigation system to water it. Mr. Goldstein pointed out that Bahia did not require water and would be better than dirt to hold the sidewalk in. Mr. Dryburgh had an issue with Mr. Carll only wanting sidewalks on selected streets, because the basis for installing sidewalks, was for people who used wheelchairs. Mr. Greenstein thanked Ms. Hobbs for participating in this project and reporting on it, as it was similar to what Mr. Barry reported at the Reunion West CDD meeting. The comment regarding underdeveloped areas or less densely populated areas, pertained more to the west side and the plan was to identify the lots that made the most sense to install a sidewalk, like on Gathering Drive, where there were six vacant lots, versus along Grand Traverse Parkway on the west side, that had large parcels of undeveloped property. Mr. Greenstein was appreciative that Ms. Hobbs and Mr. Barry were able to get Kingwood to buy into the concept and pointed out that the next step was for the Board to identify the locations.

Ms. Trucco explained that this was part of the inventory discussion, which they would take a closer look at, but as an administrative step, there was no issue with identifying the lots that the Board was interested in installing sidewalks. There was discussion about the cost, but once the lots were identified, they would be better able to determine which stakeholders to reach out to, in order to ensure that the construction of the sidewalk did not interfere with an agreement that existed. Mr. Goldstein offered to identify the lots. Ms. Adams recalled that Reunion West CDD Board authorized Mr. Barry to continue working with Ms. Hobbs, but the Board could designate any Supervisor they chose. Mr. Goldstein preferred that Mr. Barry and Ms. Trucco handle it. Mr. Dryburgh recalled that there was an agreement with the Preferred Builders. Ms. Adams stated that Mr. Carll had suggested including language in the agreement with the builders, when it was renewed in November, reflecting that the builders would be responsible for any damages to the sidewalks. Other points that were discussed by the Reunion West CDD Board, was including a placeholder on Replacement and Maintenance (R&M) Project List for Fiscal Year 2025. Ms. Wispelwey asked if they were going enforce some of the other requirements, such as installing sidewalks on lots on the east side that had no sidewalks, as property owners developed recreational activity, such as a pool or pavers, on land that they owned. Mr. Greenstein pointed out that it would be a special situation, that may get shifted from the CDD's responsibility to the property owner and should be discussed with the Master Association. Ms. Trucco advised that the CDD did not have jurisdiction over private property. Ms. Wispelwey felt that the Master Association should

require the property owners to install the sidewalk. Ms. Trucco stated it would be helpful to identify those lots. Mr. Goldstein would provide a list.

D. District Manager's Report

i. Action Items List

This item was discussed.

ii. Approval of Check Register

Ms. Adams presented the Check Register from April 1, 2024 through April 30, 2024 in the amount of $570,978.13, which was included in the agenda package, along with a detailed register.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2024, which was included in the agenda package. It was for informational purposes and no Board action was required. Mr. Dryburgh voiced concern about the CDD being a target for fraud, as there was money sitting in various banks and someone who was sophisticated enough, would figure out how to access those funds. Ms. Adams explained that CDDs were required to deposit funds with a public depository that had statutory protections, which was different than FDIC insurance. The vulnerability for fraud was with check theft and additional safeguards were put into place for positive pay fraud protection services, so that checks presented had an additional approval step. In addition, GMS accounting and the accounts payable team, made some changes to the way that checks were mailed to vendors, so they were not subject to mail theft. Mr. Dryburgh was concerned about people accessing accounts electronically and asked if the institutions that held the funds, were insured, should theft occur. Ms. Adams confirmed that public depository accounts had additional safeguards as required by Florida Statutes for Florida governments, a stronger guarantee than FDIC. Ms. Trucco stated there were protections and would research this matter further and bring it back to the Board.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package and were

for informational purposes. It was a Project List, that was approved by the Board in conjunction with the current budget. The Field Manager provided an update regarding the fitness equipment and all of the other items were either marked in process or completed. Mr. Greenstein asked if it would be updated with the Fiscal Year 2025 budget. Ms. Adams explained that when the Proposed Budget for Fiscal Year 2025 was reviewed, it would include spending projections for the R&M Fund.

v. Presentation of Number of Registered Voters: 709

Ms. Adams stated that the District was required to present each year on the record, the number of registered voters. A letter was provided by the Osceola County Supervisor of Elections, confirming as of April 15, 2024, the Reunion East CDD had 709 registered voters. No Board action was required. Mr. Dryburgh asked if it was fairly consistent with last year's number. Ms. Adams confirmed that last year, there were 718 registered voters, for a loss of nine voters. Mr. Greenstein recalled on the west side they lost 12 voters.

V. Security Report

Mr. Vargas provided the April Security Reports from Reunion Security, representing all areas of the Master Association regarding security matters. A report was also provided from the Reunion West POA for the Encore neighborhood.

Mr. Goldstein spoke with Mr. Vargas about the guards at all of the different gates, as his concern was that the guards were not acknowledging residents and guests, opening the gate, not looking up from their computer screens or requesting ID. The CDD was paying for the guards to greet people, open and close the gates and check IDs. Disney guards would never be sitting down at a guard gate. They were always standing and greeting people. However, there was one guard, when Mr. Goldstein entered the community on a Saturday night, that stood up and greeted him and requested that this guard train the other guards. They should either be paying for security and getting security at those gates or leave the gates open. Ms. Wispelwey agreed, as many times she did not see a guard at the Sinclair Gate, when driving through the gate at 7:40 a.m. Mr. Vargas felt that he had a great team and as soon as he was notified that a guard was not doing their job, they were put on notice. Mr. Goldstein pointed out this morning, when he drove through the gate, the guard never stood up. Mr. Vargas stated it should be reported to him. Mr. Goldstein felt that he should not have to do that. Mr. Dryburgh walked to the guardhouse two or three times a week for

exercise and at least two-thirds of the time, the guard was on their phone and when someone showed up, they opened the gate. Mr. Vargas pointed out that most of the vehicles had decals that opened the gate. Mr. Goldstein noted that the gates on Spine Road were wide open, the other day.

Mr. Vargas advised that there were gate issues in the last couple of weeks, due to an upgrade to the system; however, anytime there was an issue, he handled it. Mr. Goldstein estimated that 50% of the time that he comes through the gates, the guards were not doing their jobs. Mr. Vargas requested that any issues be reported to him and not the guards. Mr. Dryburgh questioned what the computer on their desk was used for. Mr. Vargas stated it was used to process vehicles. Mr. Dryburgh asked if they had access to the internet. Mr. Vargas confirmed that there was no access to the internet. Mr. Dryburgh noted that was a good decision; however, the building that was hit by a truck unloading equipment for an event, needed to be repaired. Mr. Vargas was contacting the owner of the truck to get them to pay for the repairs. Mr. Scheerer explained that it would go through the insurance of the truck driver. Anytime that they had an accident, security was diligent in providing an accurate report with Driver's License numbers and insurance cards and their vendor was immediately contacted in order to make repairs. When it was repaired, the invoice was sent to their insurance company. Mr. Scheerer felt that Mr. Vargas' team did a great job on their incident reports and never had a problem recovering money for repairs. The clearance bar sign was immediately repaired. It was 10 feet high, but the clearance bar was at 9 feet for a reason. Mr. Goldstein agreed that Mr. Vargas' team did a great job with the resort, overall and his only issue was with the guards at the entrance gates.

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Next Meeting Date – June 13, 2024**

Ms. Adams announced that the next meeting was scheduled for June 13, 2024 at 11:00 a.m. and questioned whether there would be a quorum, as the Proposed Budget would be presented. The Board confirmed that there would be a quorum.

ELEVENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

From: Tricia Adams tadams@gmscfl.com
Subject: Fwd: Formal notice of termination from Existing MSA
Date: May 30, 2024 at 4:43 PM
To: Syanne Hall shall@gmscfl.com

Begin forwarded message:

From: "Carll, Anthony" <acarll@KWIResorts.com>
Subject: Formal notice of termination from Existing MSA
Date: May 30, 2024 at 4:25:45 PM EDT
To: Tricia Adams <tadams@gmscfl.com>, "gmark10@msn.com" <gmark10@msn.com>
Cc: "Cama, Juljana" <jcama@KWIResorts.com>, "Tully, Katie" <ktully@KWIResorts.com>

Tricia,
Please accept this email as a 30 day formal notice to terminate the exsisting MSA agreement for both the stables and Ballroom space. We do have a couple contracted events in the ballroom that I can move or we can work out a payment structure for the room rent.

Thank you

Reunion
RESORT & GOLF CLUB

Anthony Carll
Kingwood Vice President of Operations
t: 407.662.1089
m: 407.506.2742
acarll@reunionresort.com
7593 Gathering Drive, Kissimmee, FL. 34747

RE_Kingwood_FirstExt_Amendment_MSA_HCCC_091222.pdf

MANAGEMENT SERVICES AGREEMENT
(HERITAGE CROSSING COMMUNITY CENTER AND HORSE STABLES)

THIS MANAGEMENT SERVICES AGREEMENT (this "Agreement") is entered into this 12th day of SEPTEMBER, 2019, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and a local unit of special purpose government (the "CDD"), and **KINGWOOD ORLANDO REUNION RESORT, LLC**, a Florida limited liability company (the "Management Company", together with the CDD, the "Parties").

RECITALS:

A. **WHEREAS**, the CDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and pursuant to Osceola County Ordinance #01-31.

B. **WHEREAS**, the recreational amenities/properties commonly referred to as "Heritage Crossing Community Center and the Horse Stables", as further defined in the attached Exhibit "A", (the "CDD Facilities") is owned by the CDD.

C. **WHEREAS**, the CDD desires the benefit of the experience and services of the Management Company for the operation and management of the CDD Facilities upon the terms and conditions set forth in this Agreement, and the Management Company is willing to accept such obligations pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for a four-year term beginning on the date the CDD confirms in writing that the CDD Facilities are ready for use (the "Effective Date") and ending on three (3) years following the Effective Date (the "Term").

3. Control and Management Responsibility. The Parties agree that for the Term of this Agreement, at all times the CDD shall have control of the CDD Facilities. The Parties agree that the Management Company shall manage and operate the CDD Facilities in accordance with the standards set forth herein and as directed by the CDD, in accordance with this Agreement, applicable regulations, permits, District rules and Florida law, to further render the Services (as defined below), and the Management Company hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. CDD confirms that, should the CDD desire to sell either whole or part of the CDD Facilities, the CDD shall follow a public auction and bidding process, as permitted by Chapter 190, *Florida Statutes* and other applicable Florida law.

4. Compensation. The Management Company shall be paid an amount per year as reflected in Table 1 below (Base Compensation):

TABLE 1

Year	Base Compensation
1	$48,750
2	$32,500
3	$16,250

The Base Compensation shall be paid in equal monthly payments. The Management Company shall be responsible for paying all bills and costs associated with the operation and management of the CDD Facilities. In addition to the Base Compensation, the Management Company shall be paid a fee per event booked at the CDD Facilities (the "Event Compensation") equivalent to 50% of the then adopted Facility Rental Fees, described in Section 5 below. The Event Compensation may be adjusted by mutual written agreement between the CDD and the Management Company from time to time. In the event that the Base Compensation and Event Compensation prove insufficient to cover the costs of operating and maintaining the CDD Facilities, the Management Company may provide documentation of such shortfall to the District and request a payment to cover the difference between the documented actual cost of operating and maintain the CDD Facilities and the combined Base Compensation and Event Compensation (a "Shortfall Payment"). In any month where the Management Company anticipates and/or will submit a request for Shortfall Payment, the Management Company must submit detailed financial reporting to the District, documenting the expenditures and revenues associated with operating and maintaining the CDD Facilities, including, but not limited to, balance sheets, income statements, invoices, associated payroll records and documentation associated with the Facility Rental Fees. Upon confirmation of the actual operation and maintenance costs for the CDD facilities to the satisfaction of the District, the District shall either 1) instruct the Management Company in writing to remit the Shortfall Payment from Facility Rental Fees held by the Management Company or 2) remit the Shortfall Payment directly from the District to the Management Company.

5. Facility Rental Fees. Facility Rental Fees shall be set by the District through its rulemaking process, as initially adopted and subsequently amended from time to time. Management Company shall collect a Facility Rental Fee for each event held in the CDD Facilities on behalf of the CDD, excluding CDD Sponsored Events. Management Company will remit Facility Rental Fees to the CDD on a monthly basis with a report indicating the date, time and description of each event. The Management Company may advise the CDD regarding proposed Facility Rental Fees; however, the adoption of the Facility Rental Fees shall be within the full control and discretion of the CDD.

6. CDD Sponsored Events. Management Company shall block out specific dates and times for CDD Sponsored Events. CDD Sponsored Events are intended to benefit residents and non-resident user fee payers. Specific dates and times will be determined by mutual written consent of the parties.

7. Services of Management Company and Operation of CDD Facilities. The Management Company shall act as the manager of the CDD Facilities, including all activities related thereto, and the

Management Company shall provide the CDD with the following services, including but not limited to (collectively, the "Services"):

(a) Standards and Operation. The Management Company shall manage and maintain the CDD Facilities as a part of the CDD community and at all times in accordance with that of a high quality public facility, at a level consistent with or better than a similar operation in central Florida. On or before the 60th day prior to the beginning of each new fiscal year, the Management Company shall develop the operating budget for the CDD Facilities for the coming fiscal year, which the District shall review and, with such changes as the District shall approve upon advice of the District Manager and the Management Company, which shall be approved in writing by the District on or before the first day of the applicable fiscal year. Each such budget shall be subject to modification to address new needs and costs as the Management Company shall propose from time to time and the District approve in writing. A copy of the budget approved for the first fiscal year under this agreement is attached hereto as **Exhibit B**.

(b) Operational Inventory. The Management Company shall purchase all necessary and recommended inventory and supplies, enter into all necessary contracts for electricity, gas, propane, telephone, general cleaning, window cleaning, refuse disposal, pest control, payroll or staff services, and for any other utilities or services which the Management Company shall consider reasonably necessary or advisable for the operation of the CDD Facilities, and make ordinary repairs and maintenance (as more fully set forth below and subject to the prior approval of the CDD, and the lack of a statutory or regulatory need to bid for such services). Within sixty (60) days after the Management Company has begun to perform its duties under this Agreement, both the Management Company and the CDD shall cooperate to produce an inventory detailing the ownership of all personal property items located at or within the CDD Facilities which are subject to this Agreement.

(c) Emergency Maintenance Service. The Management Company will have a properly qualified person available to handle maintenance emergencies affecting the CDD Facilities, before and after the maintenance emergency event.

(d) Other Services and Conditions.

(i) The Management Company will provide appropriate personnel to manage the CDD Facilities during hours of operation, which hours shall be established by the CDD from time to time, with Management Company providing input on recommended hours of operation. The Management Company shall post appropriate signage indicating the hours of operation and a contact number for the Management Company. The Management Company may elect to permit use of certain areas of the CDD Facility during discrete periods while restricting use of other areas of the CDD Facilities during those same periods. The Management company shall make best efforts to ensure CDD Facilities are only accessed by (a) property owners within the boundaries of either Reunion East or Reunion West community development district ("Property Owner") and the guests of Property Owners (inclusive of guests of the Management Company, as a Property Owner), (b) employees, contractors, subcontractors, and other licensees of the Management Company and (c) individuals who have paid the CDD Non-Resident User Fee. The Management Company shall have discretion regarding implementation of operating

procedures to ensure authorized users follow use and conduct policies established by the Management Company consistent with the mutually acceptable operating and maintenance requirements. The Management Company will secure the CDD Facility during periods of non-operation, and may, in its sole discretion, monitor and surveil the CDD Facilities for compliance. The Management Company shall have the authority to restrict access, deny privileges, and/or apply other appropriate measures to address unauthorized users, authorized users attempting use during periods of non-operation, and authorized users that violate behavioral standards of the Management Company.

(ii) The Management Company hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the CDD, Facilities are located, at Management Company's sole cost and expense, except as provided in paragraph 6.(b) herein, and the Management Company will take such action as may be reasonably necessary to comply with any and all notices, orders or other requirements affecting the CDD Facilities issued by any governmental agency having jurisdiction over it, unless specifically instructed by the CDD or the CDD that it intends to contest, at the CDD's cost and expense, such orders or requirements and that the Management Company shall not comply with the same. The Management Company shall provide immediate notice to the CDD of any such orders or requirements upon receipt of same.

(iii) If requested by the CDD, a representative of the Management Company shall attend the requested CDD Board of Supervisors meeting(s). Additionally, the Management Company shall attend membership meetings with homeowners and developer representatives upon prior notice by the CDD.

(e) Liquor Licenses and Liability. In the event liquor or any other alcoholic beverage is to be served in or upon any of the CDD Facilities, the Management Company shall be responsible for acquiring and maintaining in good standing any and all licenses required by law which are necessary to legally serve alcoholic beverages. In addition, the Management Company shall comply with all liquor liability insurance requirements as more fully described herein. The CDD shall cooperate with Management Company as may be reasonably required to provide documentation or information to licensing authorities in order for the Management Company to acquire and maintain such licenses.

(f) Exclusive Food and Beverage Provider. Except for CDD Sponsored Events, as defined pursuant to Section 6 hereunder, the Management Company shall be the exclusive food and beverage provider for the CDD Facilities. This provision shall include, but is not limited to, the provision of liquor or any other alcoholic beverage served in or upon any of the CDD Facilities.

8. Repair, Maintenance and Utilities.

(a) Except for the CDD's maintenance responsibilities set forth below, Management Company shall maintain the interior, exterior, landscaping and grounds of the CDD Facilities and every part thereof in good repair and condition; damages by causes beyond the control of the Management Company, reasonable use, ordinary decay, wear, and tear excepted. Management Company hereby further covenants at its expense to:

(i) Comply with the requirements of applicable building, housing and health codes specifically applicable to Management Company's use of the CDD Facilities;

(ii) Maintain the ceilings, windows, screens, doors, steps, porches, interior walls, floors, cosmetic features of the exterior of the building(s), paint, landscaping, grounds, parking lots and all other non-structural components in good repair and the plumbing, heating and air conditioning systems in good working condition;

(iii) Provide for the monthly extermination and prevention of rats, mice, roaches, ants and wood-destroying organisms;

(iv) Maintain all locks and keys;

(v) Maintain in a clean and safe condition all areas of the CDD Facilities;

(vi) Provide for garbage removal and outside receptacles therefor; and

(vii) Pay for all utilities provided to the CDD Facilities.

Subject to subsection (b) below, the CDD shall maintain the structure of the building(s) on the grounds of the CDD Facilities, including the integrity (but not the cosmetic condition) of exterior walls, roof and foundation except to the extent that any maintenance or repairs are deemed "minor repairs" (*i.e.*, less than or equal to $2,500), and also to the extent that any maintenance or repairs are required as a result of the negligence or intentional acts of the Management Company, its employees, agents, contractors or guests, in which cases Management Company shall be responsible for said costs and obligations. Notwithstanding the foregoing, the CDD shall have no liability or obligation for said maintenance unless and until it receives written notice from Management Company that maintenance and/or repairs are necessary.

(b) The Management Company shall not be responsible for any "Capital Expense" for any single item of repair or replacement which exceeds Two Thousand, Five Hundred and 00/100 Dollars ($2,500) (unless said repair or replacement is a result of the negligence or intentional acts of the Management Company, its employees, agents, contractors or guests), and shall not incur on behalf of the CDD any Capital Expense unless specifically authorized in writing, in advance, by the CDD, except, however, such emergency repair as may involve a danger to life or property or as may be immediately necessary for the preservation and safety of the CDD Facilities or the members, occupants and livestock, or as may be required to avoid the suspension of any necessary service to the CDD Facilities. A "Capital Expense" is defined as any capital expenditure (not normal operational maintenance and repairs), upgrade or long-term repair that is in excess of $2,500. Capital Expenses shall include, without limitation, building structural repairs, roof replacement, appliance replacement, carpet or flooring replacement and major building systems replacement including, but not limited to, air conditioning and plumbing. Minor operational repairs and maintenance are included in the Fixed Fee, as defined below, and are to be performed at the cost of the Management Company. Without limiting the generality of the foregoing, it is the intent of this paragraph that the Management Company shall be responsible for the expense if it is due to normal wear and tear or part of routine maintenance service, and the CDD shall be responsible for

the expense if it is to prolong the life of the facility or component (e.g., painting exterior, refurbishing chairs) or to make modifications to the CDD Facilities as may be required by law.

(c) The Management Company shall be directly responsible for the general operation and management of the CDD Facilities and the associated maintenance necessary for the upkeep of the CDD Facilities and its related amenities according to the standards reasonably acceptable to the CDD, including cleaning and such maintenance and repair work as may be necessary to operate the facility successfully, and as set forth herein. In the event that the Management Company, at any time during the term of this Agreement, fails to so maintain the CDD Facilities, the CDD shall have the right to give written notice to the Management Company, specifying those areas of specific matters in regard to which the Management Company is not meeting the standards of operation (i.e., facility conditions, employee training, failure to operate within the approved CDD rules and regulations as adopted by the CDD from time to time). The Management Company shall have thirty (30) days from the receipt of said notice to cure such failures in their entirety, or in the event that such failures cannot be reasonably cured within that period, a reasonable period shall be established, provided that the Management Company diligently commences and pursues to complete such cure. If such efforts are not made, this Agreement may be terminated at the sole discretion of the CDD.

(d) The CDD Facilities and all furniture and fixtures, machinery, appliances, operating equipment and all personal property used in the operation of the CDD Facilities and owned by the CDD shall be maintained by the Management Company on behalf of the CDD, in a condition that is appropriate for the operation of the CDD Facilities. Title thereto shall remain in the name of the CDD. The Management Company will use reasonable caution and care in performing its Services to protect the equipment and premises of the CDD Facilities now owned or hereafter acquired. An inventory of all property owned by the CDD shall be performed by the CDD (or other individual acceptable to the CDD) and the Management Company prior to the Management Company beginning operations at the CDD Facilities. Annual inventories shall be performed in the same manner. At the termination of this Agreement, the Management Company shall be responsible for leaving all CDD inventory items in good condition and repair, ordinary wear and tear excepted.

9. Insurance. The Management Company shall, at its own expense, secure insurance policies as listed below necessary for the proper maintenance, preservation and operation of the CDD Facilities. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the CDD. The Management Company shall furnish certificates of insurance to the CDD prior to providing the Services, and each certificate shall clearly indicate that the Management Company has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph.

Management Company shall, throughout the performance of its services pursuant to this Agreement, maintain:

a. Occurrence based comprehensive general liability insurance (including broad form contractual coverage) with minimum limits of $1,000,000 per occurrence and $2,000,000 annual aggregate, protecting it and CDD from claims for bodily injury (including death) and property damage, for incidents occurring on, in or about the CDD premises / facilities, solely which arise

from or in connection with the performance of Management Company's services under this Agreement.

b. Business automobile liability insurance covering owned, non-owned and hired automobile exposures, with policy limits not less than $1,000,000 combined single limit.

c. Workers' compensation insurance sufficient to satisfy all applicable statutory requirements, and Employer's liability insurance in amounts not less than:

Bodily Injury by Accident: $1,000,000 each accident
Bodily Injury by Disease: $1,000,000 policy limit
Bodily Injury by Disease: $1,000,000 each employee

d. Liquor liability insurance in an amount not less than $1,000,000 per occurrence and $1,000,000 annual aggregate.

e. Umbrella / Excess liability insurance with a minimum limit of $25,000,000 each occurrence and $25,000,000 annual aggregate.

All such insurance required in this Section 7 shall be with companies and on forms reasonably acceptable to CDD and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to CDD; the insurance required under paragraph 7.a, 7.b, and 7.d shall name the CDD as an additional insured. Certificates of insurance (and copies of all policies, if required by the CDD) shall be furnished to the CDD. In the event of any cancellation or reduction of coverage, Management Company shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to CDD whatsoever. Acceptance by the CDD of any evidence of insurance submitted by the Management Company does not relieve or decrease in any manner the liability of the Management Company for performance of the Services in accordance with the terms and conditions hereof.

All coverage types, limits and deductible amounts as set forth in this Section 7 hereof shall be reviewed by CDD and Management Company from time to time for the purpose of determining the coverage types, limits and deductible amounts then appropriate of properties similar in type and construction to the CDD facilities and for the nature of the business being conducted, and for purposes of complying with the requirements of any mortgagee.

CDD shall, at its own expense, secure insurance policies necessary for the proper maintenance, preservation and operation of the CDD Facilities and shall name the Management Company as an additional insured. Certificates of insurance shall be furnished to the Management Company.

10. Management Company's Employees. The Management Company shall employ, hire, train and supervise all personnel reasonably necessary to operate the CDD Facilities, with all employees' compensation, benefits and labor costs to be paid by the Management Company. The Management Company shall have authority to hire, train and discharge all employees necessary for the operation of the CDD Facilities, and to fix their compensation; such employees shall not be employees or independent contractors of the CDD. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of Management Company or of entities retained by Management

Company are the sole responsibility of Management Company. Management Company shall obtain, for each individual Management Company employs at the CDD Facilities at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed provider of such services, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within Management Company's industry. Management Company shall maintain copies of said background checks on file so long as the subject individual(s) remains in Management Company's employ, and to the extent permissible by law, Management Company shall make all background checks available for CDD's review upon request. Management Company shall use commercially reasonable efforts to enforce strict discipline and good order among its employees while at the CDD Facilities.

11. Licenses, Transfers. The Management Company, at its own expense, shall obtain all licenses and permits necessary to perform the Services. All licenses will be obtained in the name of the Management Company, if possible. In the event the Management Company is in default under this Agreement and/or this Agreement is terminated by the CDD, the Management Company agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the CDD's expense, all permits and licenses, including but not limited to any liquor license(s), which may be held by the Management Company for the CDD Facilities and the operation thereof, to the CDD or, at the CDD's sole option, to the CDD's nominee. The cost and expense of such transfers shall be borne solely by the CDD.

12. Termination. Notwithstanding anything to the contrary contained herein, CDD or Management Company may terminate this Agreement, with or without cause, upon one-hundred eighty (180) days' with prior written notice to the other party. If the Management Company requests a Shortfall Payment, pursuant to Section 4 herein, the CDD may elect to terminate this Agreement within thirty (30) days of receipt of the request for Shortfall Payment. Except as provided for in Section 6(c), in the case of a material event of default by either party, which default has not been cured within ten (10) days after receipt of written notice thereof from the non-defaulting party, the non-defaulting party may terminate the Agreement upon five days' prior written notice to the defaulting party, provided that, if such default is of a nature that it cannot be cured within such ten (10) day period, then such period shall be extended for such additional period as may be reasonably necessary to remedy the default, but in no event shall such extended remedy period extend beyond ninety (90) days. If the District or any other governmental entity determines that continued operation of the CDD Facilities by the Management Company presents a risk to the health, welfare, or safety of users of the CDD Facilities or the public, or if continued operation of the CDD Facilities would violate Florida or federal law, the District shall be permitted to terminate this Agreement immediately, with or without issuing the notice or allowing for a cure period.

13. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered, sent via recognized overnight courier (such as Federal Express), or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

CDD: Reunion East Community Development District
c/o Governmental Management Services
135 W. Central Blvd., Suite 320
Orlando, FL 32801
Attn.: District Manager

and a copy to:	Latham, Shuker, Eden & Beaudine, LLP 111 N. Magnolia Ave., Suite 1400 Orlando, FL 32801 Attn.: Jan Albanese Carpenter, Esq.
Management Company:	Kingwood Orlando Reunion Resort, LLC 1200 South Pine Island Road Plantation, FL 33324 Attn.: Registered Agent
and a copy to:	Kingwood Orlando Reunion Resort, LLC 400 Curie Drive Alpharetta, GA 30005 Attn.: Kevin Baker, Manager

14. Indemnification. Management Company agrees to indemnify, save harmless and defend the CDD, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the CDD, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Management Company's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Management Company, its agents, employees or sub-contractors in the performance of this Agreement.

15. Compliance with All Laws, Regulations, Rules and Policies.

(a) At all times, Management Company is expected to operate in accordance with all applicable laws, statutes, regulations, ordinances and orders.

(b) Management Company hereby covenants and agrees to comply with all the regulations, ordinances and rules of governmental authorities wherein the CDD's Facilities are located, as said regulations, etc. may specifically relate to Management Company or its services provided hereunder, at Management Company's sole cost and expense except as otherwise provided herein, and Management Company will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Management Company, unless specifically instructed by the CDD that it intends to contest such orders or requirements and that Management Company shall not comply with the same. Management Company shall provide immediate notice to the CDD of any such orders or requirements upon receipt of same. Should such compliance require changes or modifications to the CDD Facilities, Management Company shall provide notice ot the CDD as provided under Section 6.

(c) Management Company shall bear all costs associated with compliance with the Americans with Disabilities Act or any other state or Federal legislation related to its performance

of the Services; provided however, that the CDD shall be solely responsible for such compliance in respect of the improvements constituting the CDD Facilities and other assets owned by the CDD.

(d) The CDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Management Company agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," Community Development District law, and all other statutes and regulations applicable to Management Company.

16. Ownership of Books and Records. Any books, documents, records, correspondence or other information kept or obtained by the CDD or furnished by the CDD to Management Company in connection with the services contemplated herein and/or the CDD Facilities and any related records are property of the CDD. Management Company agrees and acknowledges that any and all such books, documents, records, correspondence or other information may be public records under Chapter 119, *Florida Statutes*.

17. Public Records. Management Company agrees to promptly comply with any order of a Court having competent jurisdiction which determines that records pertaining to the management of the CDD Facilities maintained by Management Company are "public records" which must be available to the public.

Management Company agrees and acknowledges that any and all books, documents, records, correspondence or other information related to this Agreement and/or the CDD Facilities may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*. In accordance with applicable Florida law:

a. Management Company shall keep and maintain public records that ordinarily and necessarily would be required by the CDD in order to perform the services provided in this Agreement.

b. Management Company shall provide the public with access to public records on the same term and conditions that the CDD would provide the records and a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.

c. Management Company shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

d. Management Company shall meet all requirements for maintaining public records and transfer, at no cost, to the public agency all public records in possession of Management Company upon termination of this Agreement and shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements, provided that Management Company shall be entitled to retain copies of any records it deems necessary to comply with IRS, Florida Department of Revenue and any other regulatory agencies or necessary for Management Company's defense of any claims by CDD or any third party resulting from Management Company's performance under this Agreement. All records stored electronically shall be provided to the CDD in a format that is compatible with the information technology

systems of the CDD so long as Management Company does not incur unreasonable cost or expense in doing so.

If Management Company does not comply with a public records request, such failure to comply shall be considered a default under the terms of this Agreement and applicable law, and the CDD shall enforce the Agreement accordingly.

18. Environmental Covenants.

(a) Management Company shall comply with all environmental laws, rules, regulations, statutes and ordinances, including, without limitation, those applicable to "hazardous substances." Management Company shall unconditionally, absolutely and irrevocably agree to indemnify, defend and hold harmless CDD and its officers, employees, agents, and contractors, from and against and to pay in full on demand by CDD all loss, cost and expense (including, without limitation, attorneys' fees and disbursements and fees of other professionals advising CDD) of whatever nature suffered or incurred by CDD on account of the existence on the CDD Facilities, or the release or discharge from the CDD Facilities, of "hazardous substances" caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, including, without limitation, any claims, costs, losses, liabilities and expenses arising from the violation (or claimed violation) of any environmental laws by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the institution of any action by any party against Management Company, CDD or the property whereon the CDD Facilities are situated based upon nuisance, negligence or other tort theory alleging liability due to the improper generation, storage, disposal, removal, transportation or treatment of hazardous substances by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the imposition of a lien on any part of the Demised Premises under the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq., as amended ("CERCLA"), and the laws of the state where the Demised Premises is located, or any other laws pursuant to which a lien or liability may be imposed on the CDD due to the existence of hazardous substances caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services.

(b) In the event any claims, costs, losses, liabilities or expenses arise from the violation (or claimed violation) of any environmental laws by the CDD or its employees, agents, licensees and subcontractors prior to the commencement of the Services, applicable law shall determine the allocation of any liability or responsibility, if any, between any and all parties involved, provided, however, that in no event shall the Management Company be responsible, in whole or in part, for any such claims, costs, losses, liabilities or expenses.

19. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the CDD and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the CDD.

20. Attorneys' Fees. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any

other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its reasonable attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida, regardless of any conflict-of-interest rules. Any litigation arising under this Agreement shall have venue in a court having jurisdiction over Osceola County, Florida. THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT HAVING JURISDICTION OVER OSCEOLA COUNTY, FLORIDA.

22. Independent Contractor Status. At all times hereunder, the Management Company shall undertake all duties, obligations, and responsibilities as an independent contractor, and not as an employee, agent or representative of the CDD. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the CDD and the Management Company. The Management Company has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the CDD.

23. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability beyond any limited waiver granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the doctrine of sovereign immunity or by operation of law.

24. Waivers. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. No Inconsistent Tax Position. The Management Company agrees that it is not entitled to and will not take any tax position that is inconsistent with being a service provider to the District with respect to the CDD Facilities. For example, the Management Company agrees not to claim any depreciation or amortization deduction, investment tax credit, or deduction for any payment as rent with respect to the managed property.

26. Safe Harbor Provisions The Parties intend that this agreement comply with the safe-harbor provisions of Rev. Proc. 2017-13 and agree that the provisions hereof should be interpreted to allow for such compliance to the fullest extent possible given principles of legal construction.

27. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) The Management Company may not assign this Agreement or any of the rights and duties expressed herein except with the CDD prior written consent, which consent may be withheld in the CDD's sole and absolute discretion.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The Management Company and the CDD have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

(g) Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder.

28. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

[SIGNATURE PAGE TO FOLLOW.]

SIGNATURE PAGE TO
MANAGEMENT SERVICES AGREEMENT
(HERITAGE CROSSING COMMUNITY CENTER AND HORSE STABLES)

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

"CDD"

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT
a Florida community development district

ATTEST:

By: _____

Print: George S. Flint
Secretary/Asst. Secretary

By: _____

Print: Mark Greenstein
Chairman/~~Vice Chairman~~

"MANAGEMENT COMPANY"

KINGWOOD ORLANDO REUNION RESORT, LLC,
a Florida limited liability company

WITNESSES:

_____
Print: Kevin Zilkowski

_____
Print: RICHARD NASSER

By: _____
Print: Pimo Warning
Title: Manager

Composite Exhibit "A"

Description of CDD Facilities

[ATTACHED BELOW]

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 35-25-27-4859-PRCL-02B0

Owner Information

Owner Name	REUNION EAST CDD
Mailing Address	135 W CENTRAL BLVD STE 320 ORLANDO, FL 32801
Physical Address	1590 REUNION BLVD, KISSIMMEE FL 34747
Description	TOURIST ATTRACTION/ENTERTAINMENT FACILITIES(DINNER
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 10/07/2019, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/02/2019**	
Land	$1	**Land**	$1
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$1	**Extra Features**	$1
Buildings	$1	**Buildings**	$1
Appraised(just)	$3	**Appraised(just)**	$3
Assessed(estimated)	$3	**Assessed***	$3
Exemption(estimated)	$3	**Exemption**	$3
Taxable(estimated)	$0	**Taxable**	$0
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3408-0054	$100	2007-02-08	QC
1		$0	2002-02-14	NC
2	1928-1279	$0	2001-08-30	QC
3	1750-2249	$14,753,800	2000-06-26	SW

Land Information - Total Acreage: 1.90

Land Description	Units	Depth	Land Type	Land Value
COM AC	1.90	0.00	AC	$284,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVEMENT WITH CURBING AVERAGE	10285	2005	$8,357
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	2531	2005	$4,088
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK GOOD	330	2005	$2,059

Building Information

Building 1

Description	BARN/SHED	**Bedrooms**	
Year Built	2005	**Bathrooms**	
Value	$306,200	**Fixtures**	8
Actual Area	5712	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	5052	**Exterior Wall**	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

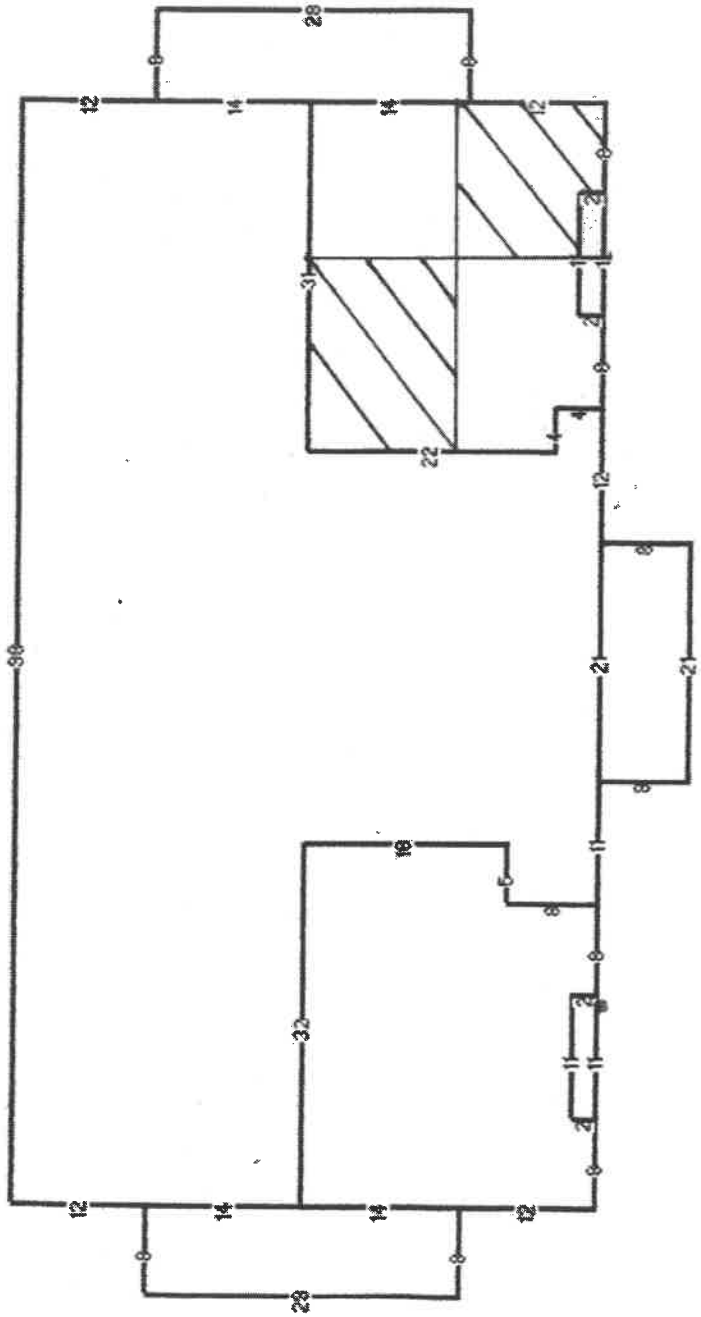
Description	**Code**	**Year Built**	**Total Sketched Area**
BASE AREA	BAS	2005	3514
OPEN PORCH FINISHED	OPF	2005	224
OPEN PORCH FINISHED	OPF	2005	224
OPEN PORCH FINISHED	OPF	2005	168
OPEN PORCH FINISHED	OPF	2005	22
OFFICE-AVERAGE	OFA	2005	770
OPEN PORCH FINISHED	OPF	2005	22
OFFICE-AVERAGE	OFA	2005	768

Legal Description

Legal Description REUNION VILLAGE 1B PB 15 PGS 174-176 PARCEL 2B 34-25-27

Building 1 Property Photo

35-25-27-4859-PRCL-02B0 12/13/2007



Legend

MSA Area

Area Excluded from MSA

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 35-25-27-4859-PRCL-0020

Owner Information

Owner Name	REUNION EAST CDD
Mailing Address	135 W CENTRAL BLVD STE 320 ORLANDO, FL 32801
Physical Address	7715 HERITAGE CROSSING WAY, KISSIMMEE FL 34747
Description	RESIDENTIAL COMMON ELEMENTS/AREA IMP
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 10/07/2019, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/02/2019**	
Land	$1	**Land**	$1
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$1	**Extra Features**	$1
Buildings	$1	**Buildings**	$1
Appraised(just)	$3	**Appraised(just)**	$3
Assessed(estimated)	$3	**Assessed***	$3
Exemption(estimated)	$3	**Exemption**	$3
Taxable(estimated)	$0	**Taxable**	$0
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	2380-0658	$100,000	2003-10-31	SW
1		$0	2002-02-14	NC
2	1928-1279	$0	2001-08-30	QC
3	1750-2249	$14,753,800	2000-06-26	SW

Land Information - Total Acreage: 3.30

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	3.30	0.00	AC	$33,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
TRASH ENCLOSURE-CONCRETE BLOCK AVERAGE	1150	2005	$5,920
LIGHTS AVERAGE	10	2005	$7,800
ASPHALT PAVING PER PARKING SPACE BELOW AVERAGE	88	2005	$30,316
CONCRETE/CONCRETE BLOCK WALL GOOD	510	2005	$2,448

Building Information

Building 1

Description	RECREATION	**Bedrooms**	
Year Built	2005	**Bathrooms**	
Value	$465,700	**Fixtures**	
Actual Area	10946	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	9292	**Exterior Wall**	(0.10) 13 BRICK I (0.90) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2005	9292
OPEN PORCH FINISHED	OPF	2005	350
OPEN PORCH FINISHED	OPF	2005	810
OPEN PORCH FINISHED	OPF	2005	350
OPEN PORCH FINISHED	OPF	2005	144

Legal Description

Legal Description REUNION VILLAGE 1B PB 15 PGS 174-176 PARCEL 2 34-25-27

Building 1 Sketch

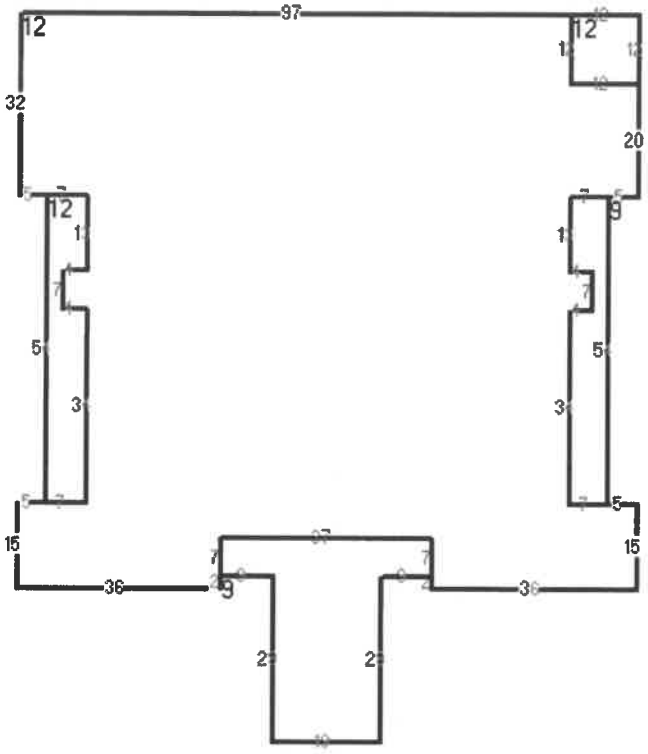


EXHIBIT "B"

First Year Budget

[ATTACHED BELOW]

EXHIBIT B

REUNION EAST
Community Development District
Heritage Crossing Community Center and Horse Stables Budget
Estimated First Year Operating Costs

	HCCC	Stables	Total
Operating Cost (CAM):			
Landscape Maintenance	$ 12,450.53	$ 9,240.00	$ 21,690.53
Electric - Duke	$ 22,549.95	$ 1,459.98	$ 24,009.93
Water - KUA	$ 1,878.55	$ 1,341.21	$ 3,219.76
Gas - TECO Peoples Gas	$ 298.50	$ -	$ 298.50
Telephone - Century	$ 1,340.12	$ 1,981.58	$ 3,321.70
Telephone - Century Alarm Lines	$ -	$ 1,227.12	$ 1,227.12
Contract Cleaning	$ 9,100.00	$ -	$ 9,100.00
Maintenance (Inspections)	$ 1,175.00	$ 785.00	$ 1,960.00
Pest Control	$ -	$ -	$ -
Total	**$ 48,792.65**	**$ 16,034.89**	**$ 64,827.54**

EXTENSION TO THE MANAGEMENT SERVICES AGREEMENT

(Reunion East Community Development District and Kingwood Orlando Reunion Resort, LLC)

This **EXTENSION TO THE MANAGEMENT SERVICES AGREEMENT**, effective October 13, 2022 ("Extension"), is made by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes,* whose principal address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and (the "District"), and **KINGWOOD ORLANDO REUNION RESORT, LLC,** a Georgia limited liability company, whose principal address is 400 Curie Drive, Alpharetta, Georgia 30005 ("Kingwood").

WHEREAS, the District and Kingwood are parties to that certain Management Services Agreement, dated September 12, 2019, and the First Extension and Amendment to the Management Services Agreement, dated September 12, 2022 (collectively, the "Agreement").

WHEREAS, the District and Kingwood desire to extend the Agreement for a five (5) year period, commencing on October 12, 2022 and ending on October 12, 2027, in accordance with the terms specified herein.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct; and are hereby incorporated by reference as terms.

2. The District and Kingwood acknowledge and agree that the Agreement is in full force and effect.

3. The District and Kingwood agree to extend the length of the Agreement for a five (5) year period, commencing October 12, 2022 and ending on October 12, 2027 (the "Term").

4. The District and Kingwood agree that the Base Compensation, as defined in Paragraph 4 of the Agreement, shall be $16,250 per year for the Term of this Extension.

5. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

6. The District and Kingwood agree to revise the notice block for the District, as set forth in Paragraph 13 of the Agreement, to the following:

Reunion East Community Development District
c/o Governmental Management Services, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager

Telephone: (407) 841-5524, Extension 138
With a copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.
Telephone: (407) 481-5872

7. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Extension.

8. All of the provisions contained herein shall become effective upon the execution of this Extension.

[Signatures are provided on the following page.]

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

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By: _____

Print: MARK GREENSTEIN

Title: CHAIR

Date: 10-13-22

KINGWOOD ORLANDO REUNION RESORT, LLC a Georgia limited liability company

By: Anthony Carll

Print: Anthony Carll

Title: VP

Date: 11/29/2022 | 12:50 PM PST

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

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By: _____

Print: MARK GREENSTEIN

Title: CHAIR

Date: 10-13-22

KINGWOOD ORLANDO REUNION RESORT, LLC a Georgia limited liability company

By: _____

Print: _____

Title: _____

Date: _____

SECTION 5

GT GreenbergTraurig

Brian Crumbaker
Tel 850.425.8540
Fax 850.681.0207
crumbakerb@gtlaw.com

May 20, 2024

Via Electronic Mail
JCarpenter@lathamluna.com

Reunion East Community Development District
c/o Mrs. Jan Carpenter
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

Re: Levy of Debt Assessments for the Bonds;
Transfer of Property Comprising a Portion of the Project

This firm represents U.S. Bank Trust Company National Association in its capacity as successor trustee (the "Trustee") under the Indentures[1] for the Bonds.

As previously discussed, due to errors on the part of the Reunion East Community Development District ("District"), material changes in the development plan for real property owned by Kingwood Orlando Reunion Resort, LLC, and its affiliates (collectively, "Kingwood"), or both, the District has failed to levy special assessments on Kingwood real property ("Kingwood Property") based on the benefit such property derives and will continue to derive from the Series 2002 Project[2] and Series 2005 Project (collectively, the "Bond-Funded Projects"). In order to rectify the District's failure to properly assess Kingwood Property, I write to demand that the Board of Supervisors ("Board") of the Reunion East Community Development District ("District") immediately commence assessment proceedings in accordance with Chapters 170, 190 and 197, Fla. Stat. (collectively, the "Assessment Statutes"), for purposes of conducting a public hearing to consider whether and to what extent real property owned by Kingwood Orlando Reunion Resort, LLC, and any affiliates thereof (collectively, "Kingwood"), benefit from the Bond-Funded Projects and the debt special assessment that should result therefrom. In support of the forgoing request, I direct you to Section 9.03 of the Master Indenture, which states in relevant part:

> (b) If any Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such

[1] The Master Trust Indenture dated as of March 1, 2022 ("Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture dated as of August 1, 2002 (together with the Master Indenture, the "Series 2022A Indenture"), securing the remaining principal amount of the Special Assessment Bonds, Series 2002A ("Series 2002A Bonds"), and the Third Supplemental Trust Indenture dated as of March 1, 2005 (together with the Master Indenture, the "Series 2005 Indenture," and together with the Series 2002A Indenture, the "Indentures"), securing the remaining principal amount of the Special Assessments Bonds, Series 2005 ("Series 2005 Bonds," and together with the Series 2002 Bonds, the "Bonds").

[2] Capitalized terms not defined herein shall have the meaning ascribed them in the Indentures.

> Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make such Special Assessment when it might have done so, the Issuer shall either (i) take all necessary steps to cause a new Special Assessment to be made for the whole or any part of said improvement or against any property benefitted by said improvement, or (ii) in its sole discretion, make up the amount of such Special Assessment from legally available moneys, which moneys shall be deposited into the applicable Series Account in the Revenue Fund. In case such second Special Assessment shall be annulled, the Issuer shall obtain and make other Special Assessments until a valid Special Assessment shall be made.

As previously discussed, the Trustee's preference has always been for the relevant parties, including Kingwood, to amicably resolve the debt special assessment issue. However, Kingwood has taken a hard line that under no circumstances will it negotiate regarding the matter.

Further, the positions staked by each party are irreconcilable—to the point that Kingwood's arguments are materially misleading in an attempt to induce the District to breach its covenants under the Indentures—and, therefore, can only be reconciled *via* the public hearing process provided for under the Assessment Statutes. Proceeding with the assessment process under the Assessment Statutes would allow the District to take public comment and testimony from both Kingwood and representatives of the Trustee regarding the parties' respective positions and insulate the District from liability, assuming the Board complies with Florida law and its obligations under the Indentures. For purposes of commencing the assessment process and setting the public hearing provided for under the Assessment Statutes, the Trustee finds acceptable District staff's draft report (**Attachment A**), ***subject to*** necessary revisions based on changes Kingwood's development plan including but not limited to the development plan referenced in **Attachment B** and any developed or developable, the latter as determined by the District Engineer, that has not previously been the subjected to special assessments for Bond-Funded Projects.

Finally, it has been brought to my attention that Kingwood has asked the District to transfer the conservation area reflected in **Attachment C** ("Conservation Area") to Kingwood for no consideration to the District. Further, based on our prior conversation, it is my understanding that Bond proceeds were expended to acquire the Conservation Area. If true, it is ironic that Kingwood is asking the District to transfer a portion of the Bond-Funded Projects while refusing to pay special assessments to be used to repay the Bonds that funded that acquisition. The Trustee objects to any such transfer on the basis that the sale, especially one without cash consideration that would then be applied to the Bonds, would constitute a breach of the Indentures including Section 9.24 of the Master Indenture.

The Trustee expressly reserves any rights, remedies and claims it may have under the financing documents for the Bonds and Florida law. Further, should you wish to discuss matters relating to the contents of this letter, I am happy to make myself available at your convenience.

Regards,

Brian A. Crumbaker

cc: Christopher Gehman, as Trustee
William Spivey, Esq.

ATTACHMENT A

THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

UNEXCHANGED
SPECIAL ASSESSMENT BONDS, SERIES 2002A-2
AND SPECIAL ASSESSMENT BONDS, SERIES 2005

Dated November 7, 2018

Prepared by:

Governmental Management Services-Central Florida, LLC
135 W. Central Boulevard, Suite 320
Orlando, Florida 32801

Table of Contents

1.0 Introduction

This *Third Supplemental Special Assessment Allocation Report* ("Report") has been prepared for the Reunion East Community Development District, a local unit of special purpose government established in accordance with Chapter 190, *Florida Statutes*, in anticipation of confirming and allocating Original Series 2002A-2 Assessments on certain properties specifically detailed in Table 2. The Original Series 2002A-2 Assessments secure the Unexchanged Series 2002A-2 Bonds.

In May of 2016, the Trustee's Counsel submitted a letter to the District identifying certain parcels that may be subject to District debt assessments for the Series 2002A-2 and Series 2005 Bonds. As a result of this Trustee letter, the District retained Governmental Management Services – Central Florida, LLC to prepare this Report and apply the methodology adopted by the District in the Original Assessment Report and the benefit of the Master Improvements and Total Project enjoyed by each parcel. Through this Report, the District seeks to confirm and allocate a portion of the remaining principal of the Unexchanged Series 2002A-2 Bonds and, to the extent the Unexchanged Series 2002A-2 Bonds (as secured by assessments) are entirely allocated, to allocate the remaining principal of the Unexchanged Series 2005 Bonds.

2.0 Defined Terms

"Benefited Parcels" - Parcels of land within the District that receives special benefit from the acquisition and/or construction of the Master Improvements.

"Board" - Board of Supervisors for the District.

"Bonds" - Special assessment bonds issued during the life of the project for the construction and/or acquisition of improvements that provide special benefit to the lands within the District.

"Bond Anticipation Notes" - Special Assessment Bond Anticipation Notes issued in December of 2001 in the amount of $10,000,000.

"District" - Reunion East Community Development District.

"Equivalent Assessment Unit" - (EAU) An estimate of the relationship between the product types, based on a comparison of the land area of each product, and is used as a comparison of the estimated benefit received by each product type.

"Exchanged Bonds" – Collectively, the Exchanged Series 2002A-2 Bonds (hereinafter defined) and the Exchanged Series 2005 Bonds (hereinafter defined).

"Exchanged Series 2002A-2 Bonds" – Series 2002A-2 Bonds in the principal amount of $8,795,000 to be presented for cancellation in exchange for $7,245,000 of Series 2015-1 Bonds (hereinafter defined) and $1,550,000 of Series 2015-3 Bonds (hereinafter defined).

"Exchanged Series 2005 Bonds" - Series 2005 Bonds in the principal amount of $10,440,000 to be presented for cancellation in exchange for $8,475,000 of Series 2015-2 Bonds (hereinafter defined) and $1,965,000 of Series 2015-3 Bonds.

"Indenture" – Collectively, the *Master Trust Indenture* dated March 1, 2002.

"Master Improvements" - The acquisition and/or construction of certain infrastructure that provides special benefit to all parcels within the District.

"Original Assessments" – The Original Series 2002A-2 Assessments (hereinafter defined) and the Original Series 2005 Assessments (hereinafter defined).

"Original Series 2002A-2 Assessments" - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds.

"Original Series 2005 Assessments" - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds.

"Original Series 2002 Assessment Resolutions" – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002.

"Original Series 2005 Assessment Resolutions" – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 and Resolution No. 2005-04 adopted by the Board on March 10, 2005.

"Original Series 2002 Bonds" - Special Assessment Bonds issued in July of 2002 to fund the acquisition and/or construction of certain Master Improvements and retire the Bond Anticipation Notes. The Original Series 2002 Bonds were trifurcated in January 2012, resulting in, among other things, $34,000,000 Special Assessment Bonds, Series 2002A-1 (the "Series 2002A-1 Bonds"), $15,070,000 Special Assessment Bonds, Series 2002A-2 (the "Series 2002A-2 Bonds"), and $40,000 Special Assessment Bonds, Series 2002A-3 (the "Series 2002A-3 Bonds") under the Original Series 2002A-2 Indenture (hereinafter defined).

"Original Series 2002A-2 Indenture" - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *First Supplemental Trust Indenture* dated August 1, 2002, and amended and restated as of January 1, 2012.

"Original Series 2005 Indenture" - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *Third Supplemental Trust Indenture* between the District and the Trustee dated as of March 1, 2005.

"Prior Assessments" – The Series 2002A-2 Assessments (hereinafter defined) and the Series 2005 Assessments (hereinafter defined).

"Prior Assessment Report" – The *Final Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A*, dated July 31, 2002, as amended and supplemented by the *Final First Supplemental Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A, Special Assessment Bonds, Series 2005*, dated March 10, 2005, prepared by Rizzetta & Company, Inc., which together, was the allocation methodology report used as the basis for allocating the Original Series 2002A-2 Assessments and the Original Series 2005 Assessments.

"Restructuring" – The restructuring of a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and related special assessments to reflect the current economic environment and the terms of that certain Restructuring Agreement (hereinafter defined).

"Restructuring Agreement" – That certain *Restructuring Agreement* entered to by and between the District, U.S. Bank National Association (as trustee for the Series 2002A-2 Bonds and Series 2005 Bonds), SPE (hereinafter defined), and Citicommunities, LLC.

"Series 2002A-2 Assessments" - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds, less and except that portion of the Series 2002A-2 Assessments pledged to pay debt service on the Series 2015-1 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-1 Assessments and Series 2015-3 Assessments, respectively).

"Series 2002A-2 Bonds" – Special Assessment Bonds exchanged in 2012 for a portion of the then outstanding Original Series 2002 Bonds, which bonds, as of the date hereof, are outstanding in the principal amount of $15,070,000.

"Series 2005 Assessments" - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds, less and except that portion of the Series 2005 Assessments pledged to pay debt service on the Series 2015-2 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-2 Assessments).

"Series 2005 Bonds" - Special Assessment Bonds issued in 2005 to fund the acquisition and/or construction of certain Master Improvements, which bonds, as of the date hereof, are outstanding in the principal amount of $18,115,000.

"Series 2015 Assessments" – Collectively, the Series 2015-1 Assessments, Series 2015-2 Assessments, and Series 2015-3 Assessments.

"Series 2015 Bonds" – Collectively, the Series 2015-1 Bonds, Series 2015-2 Bonds, and Series 2015-3 Bonds issued pursuant to the Indenture.

"Series 2015-1 Bonds" – Current interest Special Assessment Refunding Bonds in the principal amount of $7,245,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds.

"Series 2015-2 Bonds" – Current interest Special Assessment Refunding Bonds in the principal amount of $8,475,000 issued for an approximately twenty-two (22) year term in exchange for a portion of the outstanding Series 2005 Bonds.

"Series 2015-3 Bonds" – Current interest Special Assessment Refunding Bonds in the principal amount of $3,515,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds and a portion of the outstanding Series 2005 Bonds.

"Total Project" - Acquisition and/or construction of approximately $56,520,000 of Master Improvements, including onsite and offsite, that provide benefit to all Benefited Land within the District.

"Unexchanged Bonds" – The Unexchanged Series 2002A-2 Bonds (hereinafter defined) and the Unexchanged Series 2005 Bonds (hereinafter defined).

"Unexchanged Series 2002A-2 Bonds" – Series 2002A-2 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

"Unexchanged Series 2005 Bonds" – Series 2005 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

3.0 Background Information

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act") and by Ordinance No. 01-31 of Osceola County, Florida, effective October 3, 2001, and expanded by Ordinance No. 05-26 of Osceola County, Florida on July 22, 2005 (collectively, the "Ordinance"). The District, as expanded, encompasses approximately 1,278 acres and is located wholly within the unincorporated area of Osceola County, Florida.

In July 2002, the District issued its Original Series 2002 Bonds to, among other things, pay all amounts due and owing on the Bond Anticipation Notes and finance the cost of the Series 2002 Project (as defined in the Original Series 2002A-2 Indenture). In January 2012, the District trifurcated the Original Series 2002 Bonds into three separate series of bonds, of which only the Series 2002A-1 Bonds and Series 2002A-2 Bonds remained outstanding. The Series 2002A-1 Bonds, and the assessment securing the same, remain unaffected by this Report. The Series 2002A-2 Bonds were payable and secured by the Original Series 2002A-2 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

In February 2005, the District issued its Series 2005 Bonds to, among other things, finance the cost of the Series 2005 Project (as defined in the Original Series 2005 Indenture). The Series 2005 Bonds were payable and secured by the Original Series 2005 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

Infrastructure improvements funded with proceeds of the Bond Anticipation Notes, Original Series 2002 Bonds and Series 2005 Bonds are described in the Prior Assessment Report.

Due to a failure of certain owners of certain lands ("Delinquent Lands") to pay Original Series 2002A-2 Assessments and Original Series 2005 Assessments when due, the District was unable to pay debt service on the Series 2002A-2 Bonds and Series 2005 Bonds thereby resulting in Event(s) of Default (as defined in the Original Series 2002A-2 Indenture and Original Series 2005 Indenture). To cure the Events of Default as to a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and resolve any and all matters relating thereto, including litigation commenced by the District to foreclose the Original Series 2002A-2 Assessments and Original Series 2005 Assessments on the Delinquent Lands pursuant to Chapter 170, *Florida Statutes*, the District and Trustee entered into the Restructuring Agreement which provided, among other things, for (i) issuance of the Series 2015 Bonds in exchange for a portion of the Series 2002A-2 Bonds and a portion of the Series 2005 Bonds, which Exchanged Bonds were canceled; (ii) the pledge of certain Original Assessments to the Series 2015-1 Bonds; (iii) the pledge of certain Original Assessments to the Series 2015-2 Bonds; and (iv) the pledge of certain Original Assessments to the Series 2015-3 Bonds.

4.0 Summary of Series 2015 Bond Restructuring

Pursuant to the Restructuring Agreement, the District issued three (3) Series (as defined in the Indenture) of Special Assessment Refunding Bonds for the Exchanged Bonds, which bonds have the following general characteristics:

(i) Series 2015-1 Bonds: Current interest bonds issued in the principal amount of $7,245,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-1 Assessments are pledged to pay debt service on the Series 2015-1 Bonds.

(ii) Series 2015-2 Bonds: Current interest bonds issued in the principal amount of $8,475,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2036. The Series 2015-2 Assessments are pledged to pay debt service on the Series 2015-2 Bonds.

(iii)Series 2015-3 Bonds: Current interest bonds issued in the principal amount of $3,515,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-3 Assessments are pledged to pay debt service on the Series 2015-3 Bonds.

Additional information regarding the Series 2015 Bonds may be found in the Exchange Information Memorandum dated June 4, 2015.

Upon the issuance of the Series 2015 Bonds for the Exchanged Bonds, the Exchanged Bonds were cancelled and the remaining Unexchanged Bonds remain outstanding in the principal amount of $6,275,000 Series 2002A-2 Bonds and $7,675,000 Series 2005 Bonds. The Prior Assessments remain the security for the Unexchanged Bonds and the District herein confirms that the methodology provided for in the Prior Assessment Report shall continue to be the method utilized for allocation the Prior Assessments to the lands securing the Unexchanged Bonds and additional allocation methods incorporated in this Report for properties developed that were not contemplated in the Prior Assessment Report .

The District is allocating a portion of the remaining assessments securing the principal of the Unexchanged Series 2002A-2 Bonds to certain developable property, detailed in Table 3, which property had not previously been allocated assessments and has benefitted from the Master Improvements and Total Project as detailed in the Prior Assessment Report. As a note, the allocation of debt service assessments to satisfy the remaining principal of the Unexchanged Series 2002A Bonds will be allocated first, until full satisfaction of the Series 2002A Bonds can be achieved, then to which such allocation is made to satisfy the remaining principal of the Unexchanged Series 2005 Bonds.

5.0 Pledge of a Portion of Series 2002A-2 Assessments

The Original Series 2002A-2 Assessments were outstanding in the principal amount of $15,070,000. A portion of the Original Series 2002A-2 Assessments ($8,795,000) have been allocated to securing the Series 2015-1 Bonds and Series 2015-3 Bonds. A portion of the remaining Original Series 2002A-2 Assessments pledged to secure Unechanged Series 2002A-2 Bonds will be allocated to certain properties detailed in Table 2.

6.0 Allocation of Original Series 2002A-2 Assessments

As noted above, the Original Series 2002A-2 Assessments pledged to secure the Unexchanged Series 2002A-2 Bonds will be allocated to properties detailed in Table 2 for which properties have benefitted from the Master Improvements. A portion of the Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A Bonds will be assigned to the properties based upon the Prior Assessment Report. As part of the overall review, based upon the actual development of the golf course property, it has been determined that the golf course properties receive more benefit than originally assigned in the Prior Assessment Report. Therefore, additional Original Series 2002A-2 Assessments will be assigned the golf course properties utilizing a square footage basis from the Prior Assessment Report applied in a manner commensurate with the benefit received by those properties, as supposed by data from similar Florida golf courses subject to assessments. Further, while the golf course parcels formed part of a single development plan at the time of the Original 2002A-2 Assessments and Prior Assessment Report and thus are assessed as a whole. There remains one undeveloped parcel that is 2.21 acres and could be developed. Due to lack of development plan for this parcel, the

District is initially assigning 8.84 units based upon 4 units per acre or approximately 17,680 commercial square feet. The District will assign the permanent Original Series 2002A-2 Assessments at the time the parcel is actually developed.

7.0 Pledge and Allocation of Series 2005 Assessments

The remaining unexchanged principal balance of the Unexchanged Series 2005 Bonds is approximately $7,675,000. As the debt service assessments from the certain unassessed developable parcels identified in this report is fully allocated to the remaining principal of the Unexchanged Series 2002A Bonds, no additional pledge or allocation of the Series 2005 Assessments can be made at this time.

8.0 Assessment Roll

The assessment roll reflecting the allocation of Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A-2 Bonds on Table.

Reunion East
Community Development District

Unexchanged Special Assessment Bonds, Series 2002A-2 And Series 2005 Bonds

Table 1: Financing Information - Unexchanged Series 2002A-2 Bonds and Series 2005 Bonds

Series 2002A-2 Bonds	
Principal Amount	$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33

Series 2005 Bonds	
Principal Amount	$7,675,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

Reunion East
Community Development District
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 2: Allocation of Assessments - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-0WP0	75,498	75.50	$925	$69,836	65,646	740,937	596,057	144,881
27-25-27-2985-PRCL-0020	5,102	5.10	$925	$4,719	4,436	50,071	40,280	9,791
27-25-27-2985-PRCL-0P20	5518	5.52	$925	$5,104	4,798	54,154	43,565	10,589
35-25-27-4857-0001-0016	33,074	33.07	$925	$30,593	28,758	324,588	261,119	63,469
35-25-27-4857-0001-0017	33,074	33.07	$925	$30,593	28,758	324,588	261,119	63,469
35-25-27-4858-TRAC-0035	1,170	1.17	$925	$1,082	1,017	11,482	9,237	2,245
35-25-27-4882-PRCL-0G15	5,433	5.43	$925	$5,026	4,724	53,319	42,894	10,426
35-25-27-4859-PRCL-02A2	1,764	1.76	$925	$1,632	1,534	17,312	13,927	3,385
34-25-27-4012-0002-0030	18,726	18.73	$925	$17,322	16,282	183,777	147,842	35,935
Less: EAU's Assigned Series 2015A Bonds*		(2.90)	$925	($2,683)	($2,522)	($28,461)	($22,896)	($5,565)
34-25-27-4012-0002-0030		15.83	$925	$14,639	13,761	155,316	124,946	30,370
35-25-27-4894-PRCL-0140	0.00	8.84	$925	$8,177	7,686	86,756	69,792	16,964
Total		**185.30**		**171,402**	**161,117**	**1,818,524**	**1,462,936**	**355,589**

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.
(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.
(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2016.
*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

Reunion East
Community Development District
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 3: Calculation of Past Due Assessments

Parcel ID #	Gross Annual Assessments	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Total
27-25-27-2985-PRCL-0WP0	**$69,836**	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$628,521
27-25-27-2985-PRCL-0020	**$4,719**	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$42,474
27-25-27-2985-PRCL-0P20	**$5,104**	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$45,937
35-25-27-4857-0001-0016	**$30,593**	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$275,341
35-25-27-4857-0001-0017	**$30,593**	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$275,341
35-25-27-4858-TRAC-0035	**$1,082**	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$9,740
35-25-27-4882-PRCL-0G15	**$5,026**	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$45,230
35-25-27-4859-PRCL-02A2	**$1,632**	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$14,685
34-25-27-4012-0002-0030	**$14,639**	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$131,751
35-25-27-4894-PRCL-0140	**$8,177**	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$73,593
Total	**$171,402**	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$1,542,614

Reunion East
Community Development District
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

	Parcel ID #	Owner		Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
1	27-25-27-2985-PRCL-0WP0	LRA Orlando, LLC		$69,836	$65,646	740,937	596,057
2	27-25-27-2985-PRCL-0020	LRA Orlando, LLC		$4,719	$4,436	50,071	40,280
3	27-25-27-2985-PRCL-0P20	LRA Orlando, LLC		$5,104	$4,798	54,154	43,565
4	35-25-27-4857-0001-0016	LRA Orlando, LLC		$30,593	$28,758	324,588	261,119
5	35-25-27-4857-0001-0017	LRA Orlando, LLC		$30,593	$28,758	324,588	261,119
6	35-25-27-4858-TRAC-0035	LRA Orlando, LLC		$1,082	$1,017	11,482	9,237
7	27-25-27-2985-TRAC-0G10	LRA Orlando, LLC	(5)	$0	$0	$0	$0
8	27-25-27-2985-TRAC-0G20	LRA Orlando, LLC	(5)	$0	$0	$0	$0
9	27-25-27-2985-PRCL-0020	LRA Reunion Golf Course, LLC	(5)	$0	$0	$0	$0
10	35-25-27-4857-001-00G5	LRA Reunion Golf Course, LLC	(5)	$0	$0	$0	$0
11	35-25-27-4883-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	$0	$0	$0	$0
12	35-25-27-4884-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	$0	$0	$0	$0
13	35-25-27-4885-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	$0	$0	$0	$0
14	35-25-27-4886-PRCL-0G10	LRA Reunion Golf Course, LLC	(5)	$0	$0	$0	$0

(1) Includes 6% for discounts and collection cost.
(2) Excludes 6% for discounts and collection cost.
(3) Current par debt that would be allocated to property.
(4) Remaining par debt after payment of past due assessments.
(5) Golf Course fairways. Benefit based upon square footage of golf course buildings.

Reunion East
Community Development District
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

	Parcel ID #	Owner		Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
15	35-25-27-4882-PRCL-0G15	**LRA Reunion Golf Course, LLC**	(5)	$5,026	$4,724	53,319	42,894
16	35-25-27-4859-PRCL-02A2	**LRA Orlando, LLC**		$1,632	$1,534	17,312	13,927
17	35-25-27-4894-PRCL-0140	**LRA Orlando, LLC**		$8,177	$7,686	86,756	69,792
18	34-25-27-4012-0001-0030	**LRA Orlando, LLC**	(6)	$0	$0	$0	$0
19	34-25-27-4012-0001-0033	**LRA Orlando, LLC**	(6)	$0	$0	$0	$0
20	34-25-27-4012-0002-0010	**LRA Orlando, LLC**	(6)	$0	$0	$0	$0
21	27-25-27-2985-TRAC-FD40	**LRA Orlando, LLC**	(6)	$0	$0	$0	$0
	34-25-27-4012-0002-0030	**LRA Orlando, LLC**	(5)(7)	$14,639	$13,761	155,316	124,946
	Total			171,402	161,117	1,818,524	1,462,936

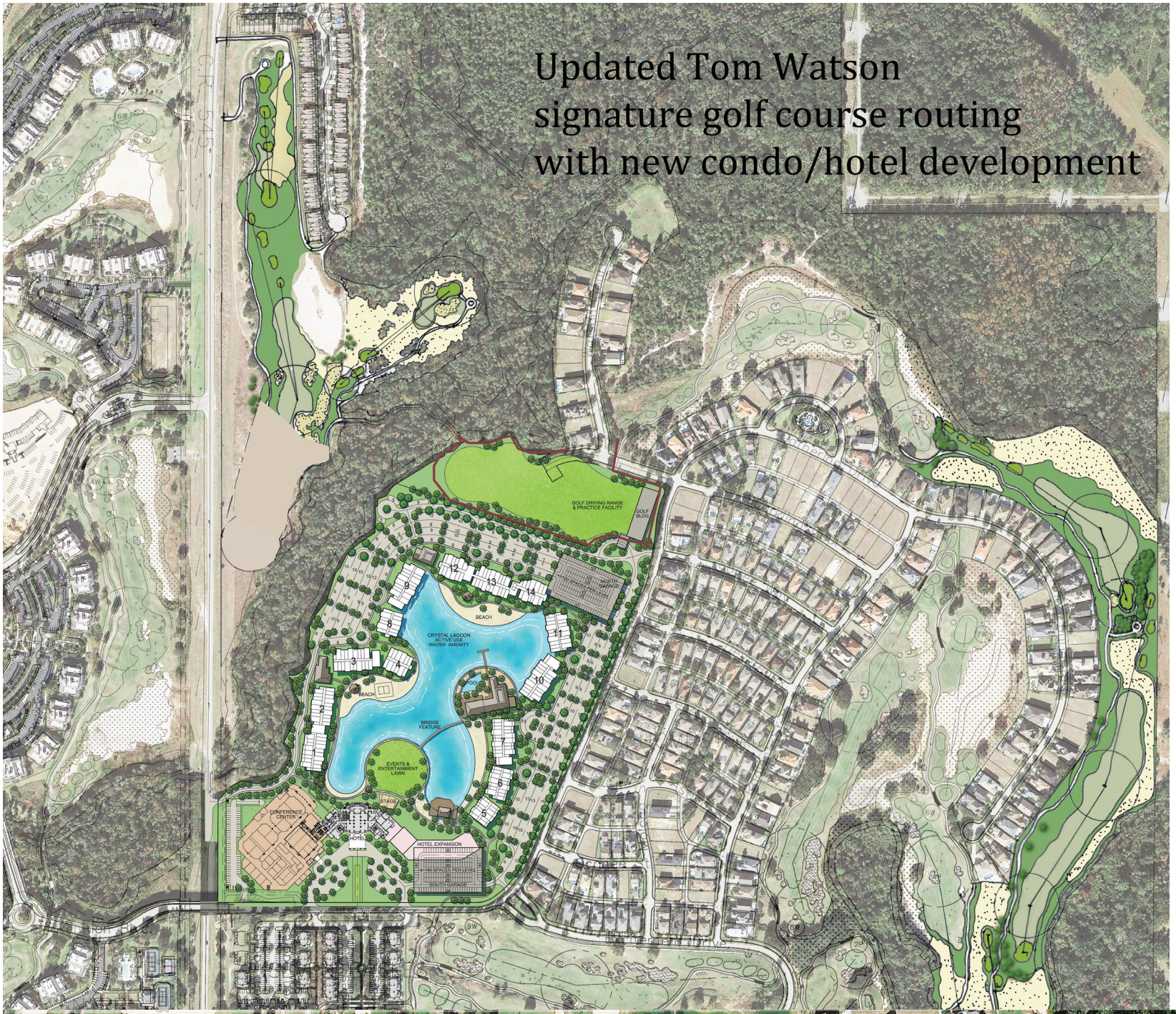
(5)	35-25-27-4882-PRCL-0G15	Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030	Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20	Clubhouse	7,011	Series 2015A Bonds
	Total		31,170	

(6) Per Engineer's Development Analysis these parcels are not developable.

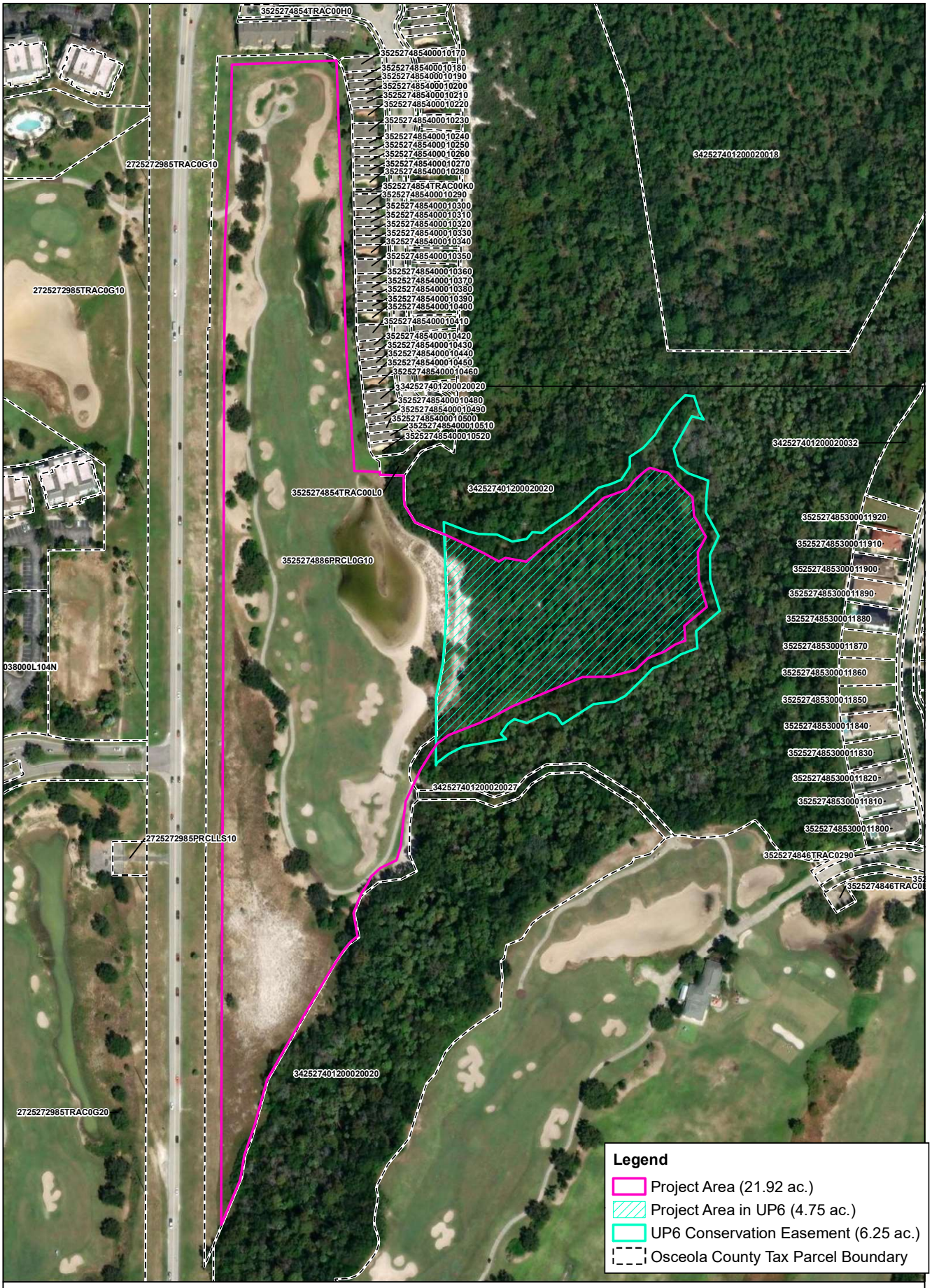
(7) The equivilent of 2,900 square feet is securing the Series 2015A Bonds.

ATTACHMENT B

Updated Tom Watson signature golf course routing with new condo/hotel development



ATTACHMENT C



AECOM

Job: #60618386
Date: 8/31/2023
Source: Esri, Oceola Co, 2020

Figure 2
Aerial Photograph
Reunion Resort - Grande 18

Document Path: Z:\Orlando-USORL3\DCS\Projects\BDL\60618386_ReunEnvPer\900_CAD_GIS\920_929_GIS_Graphics\mxd\ERP\Fig2_Aerial_Photograph.mxd

SECTION 6

8390 Championsgate Blvd. Ste 304
Championsgate, Florida 33896

March 12, 2024

Ms Edie Waddell
Landmark Custom Homes

RE: Preliminary Architectural Review Application
Homestead Lot 303/304 – 7450 Gathering Ct.
ARCHITECTURAL: Preliminary approved with Conditions
PARKING - Approved

Dear Edie

Please be advised that the Architectural Review Committee for the Reunion Resort and Club of Orlando Master Association has reviewed and preliminarily approved the architectural elements as submitted**.** Construction of the above improvement may not commence until the following is submitted:

SUBMIT FOR FINAL APPROVAL:

- Please submit your fee of $1750 payable to Reunion Featured builders.
- Please submit the signed and executed forms: Residential Purchase Contract; Royalty Fee Agreement; Golf course/Swimming Pool Acknowledgement; Pest Control: Final survey Requirements and Landscape/Irrigation Approval Process form
- Please submit copy of construction contract
- Please submit dumpster company and phone number
- **Please submit pool plan, when applicable.**

Thank you for your cooperation. If you have any questions, please feel free to contact me at Davidb@aegiscms.com or Nancy Derrick at nancyderrick57@yahoo.com or call 407-925-4123.

Sincerely,
Reunion Resort and Club of Orlando Master Association

Nancy L. Derrick for

David L. Burman, AMS® PCAM®
Community Association Manager

- **Crystal Bowen**5/3/2024, 12:46:43 PM

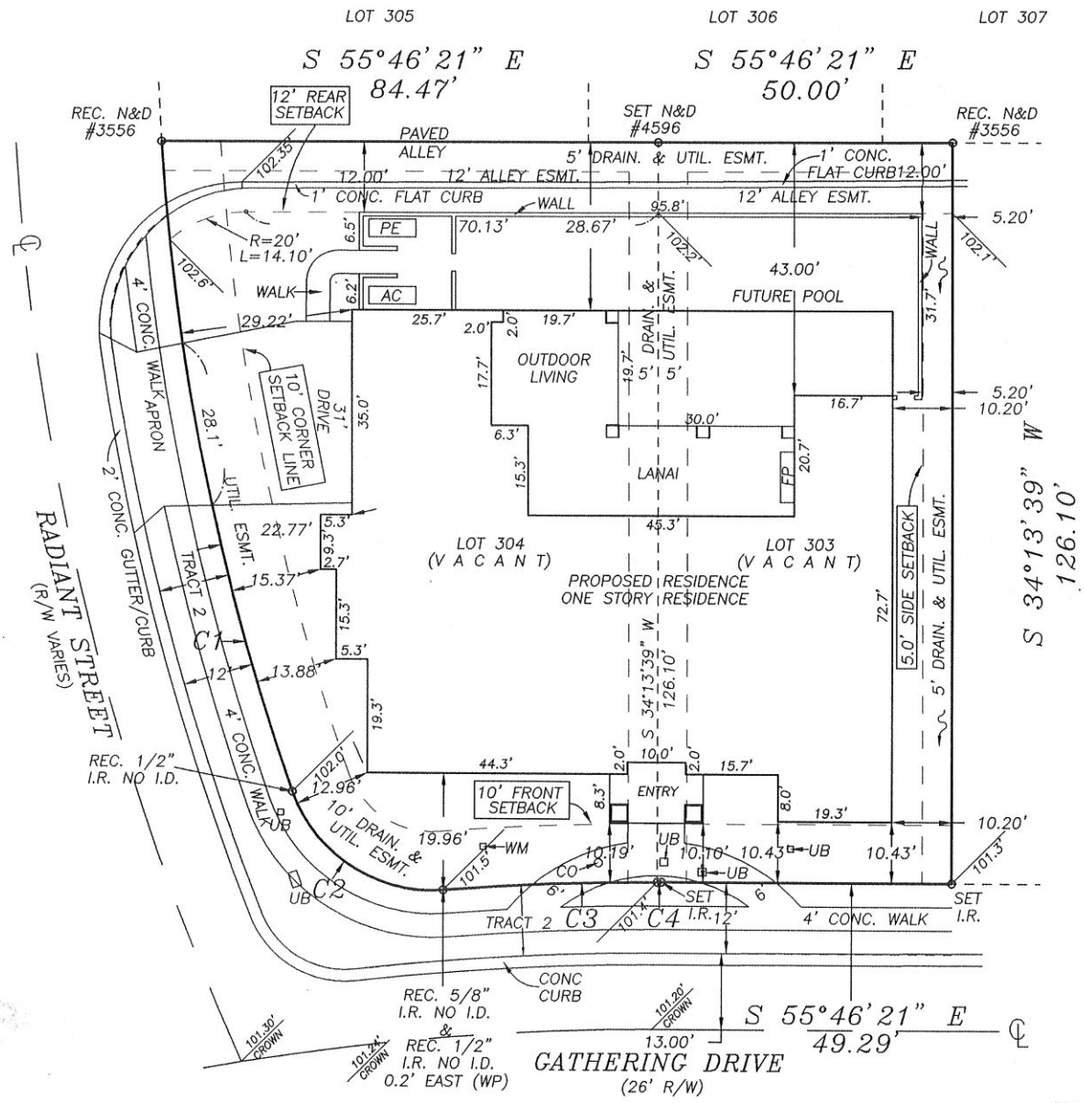
  Changed issue to **NOT ACCEPTED** status.

  In regards to CDP01-0003, Lot 304 is an alley lot, not a golf lot. While reviewing the site plan, the side entry garage onto Radiant Street does not appear to meet the intent of the Reunion PD. The alley lots are intended to have rear loaded garages. The adjacent property in which the driveway encroaches (along Radiant St) is platted as Tract 2 and owned by Reunion East CDD. Before this permit can be reviewed further we will need a letter from the Reunion CDD and/or HOA approving the layout of the home, access and encroachment of Tract 2 being different than the approved typical alley layout per Micro CDP01-0003 and Macro CDP00-0103. Please also show the distance to the property line on both sides of the garage.

Comments from Osceola County Permit For lot 303-304 7450 Gathering Drive

DESCRIPTION AS FURNISHED: Lots 303 and 304, REUNION PHASE 1 PARCEL 1 UNIT 3, as recorded in Plat Book 14, Pages 77 through 80 of the Public Records of Osceola County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: Landmark Custom Builder and Remodeling



*THE BUILDING SETBACKS SHOWN HEREON HAVE BEEN FURNISHED BY THE CLIENT\SITE PLAN.

NOTE: THE PROPOSED FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CROWN OF ROAD AS NOTED ON THE SITE PLAN AS FURNISHED BY THE CLIENT.

EXISTING / PROPOSED

PROPOSED = FINISHED SPOT GRADE ELEVATION PER DRAINAGE PLANS

= PROPOSED DRAINAGE FLOW

LOT 303 & 304 GRADING TYPE A

LOT 303 PROPOSED F.F. PER PLANS = 102.7'

LOT 304 PROPOSED F.F. PER PLANS = 103.0'

*NOTE: EXISTING SPOT GRADES PER PREVIOUS SURVEY'S NOTED HEREON HAVE BEEN REMOVED FOR CLARITY

CURVE DATA
C1= D=15°37'50"
R=416.04'
L=113.50'
C=113.14'
CB=N 22°51'37" E
C2= D=75°30'55"
R=25.00'
L=32.95'
C=30.62'
CB=N 22°42'45" W
C3= D=04°36'29"
R=454.50'
L=36.56'
C=36.55'
CB=S 58°09'58" E
C4= D=00°05'22"
R=454.50'
L=0.71'
C=0.71'
CB=S 55°49'02" E

GRUSENMEYER-SCOTT & ASSOC., INC. – LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436
GRUSCOTT@GRUSCOTT.COM LB#4596

LEGEND

P	= PLAT	FP	= FIREPLACE
F	= FIELD	PE	= POOL EQUIPMENT
I.P.	= IRON PIPE	TYP.	= TYPICAL
I.R.	= IRON ROD	P.R.C.	= POINT OF REVERSE CURVATURE
C.M.	= CONCRETE MONUMENT	P.C.C.	= POINT OF COMPOUND CURVATURE
SET I.R.	= 1/2" I.R. w/#LB 4596	RAD.	= RADIAL
REC.	= RECOVERED	N.R.	= NON-RADIAL
P.O.B.	= POINT OF BEGINNING	W.P.	= WITNESS POINT
℄	= CENTERLINE	CALC.	= CALCULATED
N&D	= NAIL & DISK	P.R.M.	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY	F.F.	= FINISHED FLOOR ELEVATION
ESMT.	= EASEMENT	B.S.L.	= BUILDING SETBACK LINE
DRAIN.	= DRAINAGE	B.M.	= BENCHMARK
UTIL.	= UTILITY	B.B.	= BASE BEARING
CL.FC.	= CHAIN LINK FENCE	UB	= UTILITY BOX
WD.FC.	= WOOD FENCE	SN	= SIGN
C/B	= CONCRETE BLOCK	WM	= WATER METER
P.C.	= POINT OF CURVATURE	WV	= WATER VALVE
P.T.	= POINT OF TANGENCY	GA	= GUY ANCHOR
DESC.	= DESCRIPTION	O/H	= OVER HEAD LINE
R	= RADIUS	CO	= CLEAN OUT
L	= ARC LENGTH	NO ID	= NO IDENTIFICATION
D	= DELTA		
C	= CHORD		
C.B.	= CHORD BEARING		
PP	= POWER POLE		
T.B.M.	= TEMPORARY BENCHMARK		
P.O.C.	= POINT OF COMMENCEMENT		
LP	= LIGHT POLE		
DI	= DRAINAGE INLET		
MH	= MANHOLE		
TR/TRAN	= TRANSFORMER		
BFP	= BACK FLOW PREVENTER		

NORTH

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM" ZONE X MAP # 12097C0040 G (06-18-13)

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUES
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SURVEY MAP OR COPIES ARE NOT VALID.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929
9. BENCHMARK USED-W628 2005 ELEV. 94.93(NAVD88) CONVERTED TO NGVD29 TO MATCH CIVIL PLANS OF RECORD
10. CERTIFICATE OF AUTHORIZATION No. 4596.

CERTIFIED BY:

TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S # 4801

SCALE 1" = 30' DRAWN BY: ***

DATE	ORDER No.
BOUNDARY/SPOT GRADES 06-09-2021	21-3960
BOUNDARY/SPOT GRADES 2-01-2022	22-884
PLOT PLAN 03-01-2024	24-2874
REVISED PLOT PLAN (GARAGE TIE) 05-13-2024	

REC. N&D
#3556

SET N&D
#4596

Fnd. Nail & Disk
& Cap "3556"

5' DRAIN. &
UTIL. ESMT.

PAVED
ALLEY

10' Y.U.E.

DIRECTION OF TRAVEL

12'-5"

1' CONC. FLAT CURB

95'-10"

12' ALLEY

PRIVACY WALL 6'-6"

R=20' 70.13'
L=14.10'

29'-1"

E1

PROVIDE EITHER LANDSCAPE OR SOLID WALL SCREENING FOR ALL MECH., ELEC., OR ANY OTHER EQUIP. OR UTILITIES THAT IS VISABLE FROM STREET VIEW AS REQ'D. (TYP.)

POOL EQUIPMENT

SOLID GATE

PRIVACY WALL 6'-6"

SOLID GATE

16'-10"

16'-8"

FIRE PIT BY OTHERS

33'-2 1/2"

35'-1"

4' PAVER
SIDEWALK

4'-0"

AC. UNITS

25'-7"

19'-8"

29'-0" SETBACK GARAGE

29'-3 1/2"

28'-9"

LOT 304

19'-8"

30'-0"

Tract 2

PAVER
DRIVEWAY

34'-10"

30'-0" CONC. CURB

28'-6 1/2"

5'-0" UTC EASEMENT

10' DRAIN. & UTIL. ESMT

5' DRAIN. & UTIL. ESMT.

5' DRAIN. & UTIL. ESMT.

5'-4"

23'-5"

RADIANT STREET

(R/W VARIES)
(Asphalt Road)

29'-8"

17'-7 1/2"

C1

9'-4"

10'-0" CORNER SETBACK

15'-5"

2'-8"

15'-4"

2' CONC. GUTTER/CURB

4' CONC. SIDEWALK

13'-10"

5'-4"

Proposed Or
Home
Lot 303 &
Gathering Dr.
FFE: Tl
(FINISH FLOOR
ABV. CROWN C

S 34°13'39" W
126.10'

SECTION 7

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 ADMINSITRATIVE 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 13th day of June, 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

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Civil Engineer:
STEVEN N. BOYD, P.E.
No. 43225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By

REUNION EAST CDD

REUNION CDD
ORANGE COUNTY, FLORIDA

OVERALL MAP

Date: 5/28/2024
Scale: AS SHOWN
Project No.: 1003.000
Drawn By: JRC
Designed By: JRC
Checked By: SNB

SHEET NO.
1

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ORANGE COUNTY, FLORIDA

OVERALL MAP

Date: 5/28/2024
Scale: AS SHOWN
Project No.: 1003.000
Drawn By: JRC
Designed By: JRC
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SHEET NO.
2

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SECTION 8

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Reunion East Community Development District (**"District"**) prior to June 15, 2024, proposed budget(s) (**"Proposed Budget"**) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (**"Fiscal Year 2024/2025"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 15, 2024
HOUR:	2:00 p.m.
LOCATION:	Heritage Crossing Community Center 7715 Heritage Crossing Way Reunion, FL 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF JUNE, 2024.

ATTEST:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Reunion East

Community Development District

Proposed Budget

FY2025

Table of Contents

Reunion East

Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments - Tax Collector	$ 1,967,895	$ 1,789,398	$ 178,889	$ 1,968,287	$ 2,008,852
Special Assessments - Direct Billed	$ 37,398	$ 28,631	$ 8,748	$ 37,379	$ -
Interest	$ 45,105	$ 58,671	$ 30,000	$ 88,671	$ 24,000
Rental Income	$ 2,800	$ 7,980	$ 1,680	$ 9,660	$ 6,000
Carry Forward Surplus	$ 410,761	$ 1,391,721	$ -	$ 1,391,721	$ 1,069,561
Total Revenues	**$ 2,463,958**	**$ 3,276,400**	**$ 219,317**	**$ 3,495,717**	**$ 3,108,413**
Expenditures:					
Administrative:					
Supervisor Fees	$ 12,000	$ 7,000	$ 5,000	$ 12,000	$ 12,000
FICA Expense	$ 918	$ 536	$ 383	$ 918	$ 918
Engineering Fees	$ 30,000	$ 16,545	$ 10,000	$ 26,545	$ 30,000
Attorney	$ 45,000	$ 37,589	$ 20,000	$ 57,589	$ 60,000
Arbitrage	$ 1,350	$ 1,350	$ -	$ 1,350	$ 1,350
Dissemination	$ 10,000	$ 5,833	$ 4,167	$ 10,000	$ 10,500
Annual Audit	$ 7,900	$ -	$ 7,900	$ 7,900	$ 7,900
Trustee Fees	$ 8,620	$ -	$ 8,620	$ 8,620	$ 8,620
Assessment Administration	$ 7,500	$ 7,500	$ -	$ 7,500	$ 7,875
Management Fees	$ 49,278	$ 28,746	$ 20,533	$ 49,278	$ 52,974
Information Technology	$ 1,800	$ 1,050	$ 750	$ 1,800	$ 1,890
Website Maintenance	$ 1,200	$ 700	$ 500	$ 1,200	$ 1,260
Telephone	$ 150	$ -	$ 50	$ 50	$ 150
Postage	$ 1,500	$ 469	$ 281	$ 750	$ 1,500
Printing & Copies	$ 500	$ 4	$ 121	$ 125	$ 500
Insurance	$ 18,550	$ 16,674	$ -	$ 16,674	$ 18,350
Legal Advertising	$ 5,000	$ 2,571	$ 2,429	$ 5,000	$ 5,000
Other Current Charges	$ 600	$ 175	$ 200	$ 375	$ 600
Office Supplies	$ 250	$ 51	$ 24	$ 75	$ 250
Property Appraiser Fee	$ 1,000	$ 910	$ -	$ 910	$ 1,000
Property Taxes	$ 400	$ 226	$ -	$ 226	$ 400
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative:	**$ 203,691**	**$ 128,103**	**$ 80,956**	**$ 209,059**	**$ 223,212**
Maintenance - Shared Expenses					
Field Services	$ 43,099	$ 25,141	$ 17,958	$ 43,099	$ 46,063
Management Services Agreement	$ 9,100	$ 5,308	$ 3,792	$ 9,100	$ 9,263
Property Insurance	$ 56,766	$ 61,378	$ -	$ 61,378	$ 69,608
Telephone	$ 8,400	$ 4,311	$ 3,163	$ 7,474	$ 8,550
Electric	$ 369,600	$ 213,079	$ 148,405	$ 361,483	$ 376,200
Water & Sewer	$ 40,538	$ 21,271	$ 14,247	$ 35,518	$ 41,262
Gas	$ 47,600	$ 32,024	$ 7,900	$ 39,924	$ 48,450
Landscape Maintenance	$ 630,053	$ 371,173	$ 240,529	$ 611,702	$ 665,400
Landscape Contingency	$ 28,000	$ 27,573	$ -	$ 27,573	$ 28,500
Pond Maintenance	$ 14,000	$ 8,909	$ 4,444	$ 13,353	$ 14,250
Irrigation Repairs	$ 14,000	$ 10,875	$ 7,000	$ 17,875	$ 19,950
Pool & Fountain Maintenance	$ 201,824	$ 113,480	$ 78,247	$ 191,727	$ 205,428
Building Repairs & Maintenance	$ 11,200	$ 14,909	$ 1,943	$ 16,852	$ 17,100
Contract Cleaning	$ 58,576	$ 33,853	$ 23,577	$ 57,431	$ 59,622
Fitness Center Repairs & Maintenance	$ 7,784	$ 3,715	$ 4,168	$ 7,883	$ 7,923
Gate & Gatehouse Repairs & Maintenance	$ 28,000	$ 33,418	$ 10,000	$ 43,418	$ 42,750
Lighting	$ 5,600	$ 5,552	$ 2,000	$ 7,552	$ 8,550
Maintenance (Inspections)	$ 280	$ 871	$ -	$ 871	$ 1,140
Operating Supplies	$ 1,400	$ -	$ 700	$ 700	$ 1,425
Parking Violation Tags	$ 280	$ -	$ 187	$ 187	$ 285
Pressure Washing	$ 28,000	$ 24,349	$ 2,800	$ 27,149	$ 28,500
Repairs & Maintenance	$ 16,800	$ 756	$ 10,000	$ 10,756	$ 17,100
Roadways/Sidewalks/Bridge	$ 14,000	$ 10,116	$ 10,000	$ 20,116	$ 22,800
Security	$ 119,766	$ 54,651	$ 39,037	$ 93,688	$ 121,905
Signage	$ 5,600	$ 10,289	$ -	$ 10,289	$ 8,550
Total Operations & Maintenance:	**$ 1,760,267**	**$ 1,087,002**	**$ 630,096**	**$ 1,717,097**	**$ 1,870,574**
Reserves					
Transfer Out - R&M Fund	$ 500,000	$ 500,000	$ -	$ 500,000	$ 1,014,628
Total Reserves	**$ 500,000**	**$ 500,000**	**$ -**	**$ 500,000**	**$ 1,014,628**
Total Expenditures	**$ 2,463,958**	**$ 1,715,104**	**$ 711,052**	**$ 2,426,156**	**$ 3,108,414**
Excess Revenues (Expenditures)	$ 0	$ 1,561,296	$ (491,735)	$ 1,069,561	$ (0)

Net Assessment	$2,008,852
Collection Cost (6%)	$128,223
Gross Assessment	$2,137,075

Notes:

(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY24. For FY25, (1 thru 25) the proposed allocation will be 57% of the shared costs for Reunion East with the remaining 43% allocated to Reunion West.

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2025

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.87%	$317,863	$423.03
Hotel/Condo	1.00	304	304.00	6.02%	$128,602	$423.03
Multi-Family	1.50	1297	1945.50	38.51%	$823,011	$634.55
Single Family	2.00	1024	2048.00	40.54%	$866,372	$846.07
Golf	1.00	3	2.90	0.06%	$1,227	$423.03
Total		**3379**	**5051.79**	**100.00%**	**$2,137,075**	

Fiscal Year 2024

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.87%	$317,360	$423.03
Hotel/Condo	1.00	296	296.00	5.86%	$125,020	$423.03
Multi-Family	1.50	1297	1945.50	38.51%	$821,708	$634.55
Single Family	2.00	1024	2048.00	40.54%	$865,000	$846.07
Golf	1.00	3	2.90	0.06%	$1,225	$423.03
Total		**3371**	**5043.79**	**99.84%**	**$2,133,691**	

Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	751	0%	$0.00	$0
Hotel/Condo	304	0%	$0.00	$0
Multi-Family	1297	0%	$0.00	$0
Single Family	1024	0%	$0.00	$0
Golf	3	0%	$0.00	$0
Total	3379			$0

Shared Costs

	Operations & Maintenance Descriptions	FY2024 Budget	FY2024 Projections	Total Proposed 2025 Budget	RE CDD 57%	RW CDD 43%
1	Field Services	$76,963	$76,963	$80,812	$46,063	$34,749
2	Management Services Agreement	$16,250	$16,250	$16,250	$9,263	$6,988
3	Property Insurance	$101,369	$109,604	$122,120	$69,608	$52,512
4	Telephone	$15,000	$13,346	$15,000	$8,550	$6,450
5	Electric	$660,000	$644,886	$660,000	$376,200	$283,800
6	Water & Sewer	$72,390	$63,359	$72,390	$41,262	$31,128
7	Gas	$85,000	$71,293	$85,000	$48,450	$36,550
8	Landscape Maintenance	$1,125,095	$1,092,325	$1,167,369	$665,400	$501,969
9	Landscape Contingency	$50,000	$49,237	$50,000	$28,500	$21,500
10	Pond Maintenance	$25,000	$23,844	$25,000	$14,250	$10,750
11	Irrigation Repairs	$25,000	$31,919	$35,000	$19,950	$15,050
12	Pool & Fountain Maintenance	$360,400	$342,370	$360,400	$205,428	$154,972
13	Building Repairs & Maintenance	$20,000	$30,094	$30,000	$17,100	$12,900
14	Contract Cleaning	$104,600	$102,555	$104,600	$59,622	$44,978
15	Fitness Center Repairs & Maintenance	$13,900	$14,077	$13,900	$7,923	$5,977
16	Gate & Gatehouse Repairs & Maintenance	$50,000	$77,533	$75,000	$42,750	$32,250
17	Lighting	$10,000	$13,486	$15,000	$8,550	$6,450
18	Maintenance (Inspections)	$500	$1,555	$2,000	$1,140	$860
19	Operating Supplies	$2,500	$1,250	$2,500	$1,425	$1,075
20	Parking Violation Tags	$500	$334	$500	$285	$215
21	Pressure Washing	$50,000	$48,480	$50,000	$28,500	$21,500
22	Repairs & Maintenance	$30,000	$19,392	$30,000	$17,100	$12,900
23	Roadways/Sidewalks/Bridge	$25,000	$35,922	$40,000	$22,800	$17,200
24	Security	$213,868	$167,300	$213,868	$121,905	$91,963
25	Signage	$10,000	$18,374	$15,000	$8,550	$6,450
	Total	**$3,143,334**	**$3,065,746**	**$3,281,709**	**$1,870,574**	**$1,411,135**

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

REVENUES:

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

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

Interest
The District generates funds from invested funds.

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

EXPENDITURES:

Administrative:

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

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

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

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

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

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

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

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

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

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

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

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

Telephone
Telephone and fax machine.

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

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

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

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

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

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

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

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

Dues, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce of $175. This is the only expense under this category for the District.

Maintenance:

56% of the maintenance costs are allocated to Reunion East and 44% are allocated to Reunion West during Fiscal Year 2024. The District has proposed the split of 57% of the maintenance costs to Reunion East and 43% to Reunion West during Fiscal Year 2025. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

Telephone
This is for service for phone lines to the pool houses and guard houses.

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

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

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

Account #	Duke Energy Service Address
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd,Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
9100 8562 9753	**000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)**
9100 8562 8736	**84401 Golden Bear Drive Fountain**
9100 8562 8976	**700 Tradition Blvd Guardhouse (Westside Gatehouse)**
9100 8562 9224	**000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)**
9100 8562 9480	**7615 Fairfax Rd. Gate**
9100 8562 9993	**7800 Tradition Blvd Irrig Meter B**
9100 8568 0095	**97201 Golden Bear Dr., Monument**
9100 8563 0269	**300 Sinclair Rd Irrig Meter A**
9100 8563 0508	**7800 Tradition Blvd Irrig Meter A**

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

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

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

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

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

Description	Monthly	Annual
Landscape Contract		
Common Area - Yellowstone Landscape	$50,918	$611,017
Reunion Village 1-3 - Yellowstone Landscape	$6,322	$75,866
Reunion Village 4-5 - Yellowstone Landscape	$2,969	$35,634
Reunion Village 4-5 - Yellowstone Landscape (Future)	$3,403	$40,836
Bedding Plants/Bed Dressing/Palm Trimming		$215,531
Bedd Dressing -Reunion Village 4-5 (Future)		$1,438
Encore Area - Creative North Inc.	$15,133	$181,600
Contingency		$5,448
Total		**$1,167,369**

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

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

Irrigation Repairs
Represents the District expense for maintenance of the irrigation system.

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

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	$8,500	$102,000
Pool Chemicals - Spies Pool		$180,000
Annual Fees - Kings III of America		$3,000
Annual Permit Fees - Fl. Dept. of Health		$3,550
Contingency - Misc. Repairs		$71,850
Total		**$360,400**

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

Building Repairs & Maintenance
Repairs for properties covered under the Management Services Agreement.

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

Fitness Center Repairs & Maintenance
Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 24 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	$600	$7,200
Contingency - New Fitness Center/Misc. Repairs		$6,700
Total		**$13,900**

Gate & Gatehouse Repairs & Maintenance
Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Lighting
Represents costs for lighting repair scheduled during the fiscal year.

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

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

Parking Violation Tags
Represents estimated costs for purchase of parking violation tags.

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

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

Roadways/Sidewalks/Bridge
Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

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

Description	Monthly	Annual
Security		
Reunion Resort and Club Master Association	$13,400	$160,800
Reunion West Property Owners' Association, Inc.	$2,276	$27,308
Envera Security Services - Carriage Point	$1,280	$15,360
Contingency		$10,400
Total		**$213,868**

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

Maintenance – Direct Expenses

Transfer Out – R&M Fund
Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East

Community Development District

Proposed Budget

FY2025

Replacement & Maintenance Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	$ 500,000	$ 500,000	$ -	$ 500,000	$ 1,014,628
Interest	$ 92,500	$ 85,118	$ 62,500	$ 147,618	$ 150,000
Total Revenues	**$ 592,500**	**$ 585,118**	**$ 62,500**	**$ 647,618**	**$ 1,164,628**
Expenditures:					
Contingency	$ 600	$ 274	$ 205	$ 479	$ 600
Capital Outlay	$ 546,302	$ 386,965	$ 159,337	$ 546,302	$ 147,876
Total Expenditures	**$ 546,902**	**$ 387,239**	**$ 159,542**	**$ 546,781**	**$ 148,476**
Excess Revenues (Expenditures)	$ 45,598	$ 197,879	$ (97,042)	$ 100,837	$ 1,016,152
Fund Balance - Beginning	$ 3,016,347	$ 3,410,826	$ -	$ 3,410,826	$ 3,511,663
Fund Balance - Ending	$ 3,061,945	$ 3,608,705	$ (97,042)	$ 3,511,663	$ 4,527,816

Reunion East

Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2015A

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	$ 2,568,595	$ 2,330,520	$ 232,986	$ 2,563,506	$ 2,568,595
Interest	$ 35,000	$ 52,176	$ 8,650	$ 60,826	$ 48,000
Carry Forward Surplus	$ 1,011,038	$ 1,033,596	$ -	$ 1,033,596	$ 1,046,927
Total Revenues	**$ 3,614,633**	**$ 3,416,292**	**$ 241,636**	**$ 3,657,927**	**$ 3,663,523**
Expenditures:					
Series 2015A					
Interest - 11/01	$ 505,500	$ 505,500	$ -	$ 505,500	$ 465,500
Principal - 05/01	$ 1,600,000	$ -	$ 1,600,000	$ 1,600,000	$ 1,685,000
Interest - 05/01	$ 505,500	$ -	$ 505,500	$ 505,500	$ 465,500
Total Expenditures	**$ 2,611,000**	**$ 505,500**	**$ 2,105,500**	**$ 2,611,000**	**$ 2,616,000**
Excess Revenues (Expenditures)	$ 1,003,633	$ 2,910,792	$ (1,863,864)	$ 1,046,927	$ 1,047,523

Interest - 11/1/2025	**$423,375**
Total	**$423,375**
Net Assessment	**$2,568,595**
Collection Cost (6%)	**$163,953**
Gross Assessment	**$2,732,548**

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	$45,680	$777
Multi-Family	1.50	1287.00	1930.50	54.90%	$1,500,260	$1,166
Single-Family	2.00	762.00	1524.00	43.34%	$1,184,354	$1,554
Golf	1.00	2.90	2.90	0.08%	$2,254	$777
		2,110.68	**3,516.18**	**100.00%**	**$2,732,548**	

Reunion East

Community Development District

Series 2015A Special Assessment Refunding Bonds

Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/24	$20,220,000.00	$1,600,000	$505,500.00	
11/01/24	$18,620,000.00	$0	$465,500.00	$2,571,000.00
05/01/25	$18,620,000.00	$1,685,000	$465,500.00	
11/01/25	$16,935,000.00	$0	$423,375.00	$2,573,875.00
05/01/26	$16,935,000.00	$1,765,000	$423,375.00	
11/01/26	$15,170,000.00	$0	$379,250.00	$2,567,625.00
05/01/27	$15,170,000.00	$1,855,000	$379,250.00	
11/01/27	$13,315,000.00	$0	$332,875.00	$2,567,125.00
05/01/28	$13,315,000.00	$1,955,000	$332,875.00	
11/01/28	$11,360,000.00	$0	$284,000.00	$2,571,875.00
05/01/29	$11,360,000.00	$2,050,000	$284,000.00	
11/01/29	$9,310,000.00	$0	$232,750.00	$2,566,750.00
05/01/30	$9,310,000.00	$2,155,000	$232,750.00	
11/01/30	$7,155,000.00	$0	$178,875.00	$2,566,625.00
05/01/31	$7,155,000.00	$2,270,000	$178,875.00	
11/01/31	$4,885,000.00	$0	$122,125.00	$2,571,000.00
05/01/32	$4,885,000.00	$2,385,000	$122,125.00	
11/01/32	$2,500,000.00	$0	$62,500.00	$2,569,625.00
05/01/33	$2,500,000.00	$2,500,000	$62,500.00	$2,562,500.00
Totals		**$20,220,000**	**$5,468,000.00**	**$ 25,688,000.00**

Reunion East

Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2021

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	$ 1,116,155	$ 986,891	$ 129,224	$ 1,116,115	$ 1,116,155
Interest	$ 29,120	$ 47,769	$ 25,000	$ 72,769	$ 60,000
Carry Forward Surplus	$ 408,919	$ 421,993	$ -	$ 421,993	$ 491,555
Total Revenues	**$ 1,554,194**	**$ 1,456,654**	**$ 154,224**	**$ 1,610,877**	**$ 1,667,710**
Expenditures:					
Series 2021					
Interest - 11/01	$ 337,161	$ 337,161	$ -	$ 337,161	$ 331,821
Principal - 05/01	$ 445,000	$ -	$ 445,000	$ 445,000	$ 455,000
Interest - 05/01	$ 337,161	$ -	$ 337,161	$ 337,161	$ 331,821
Total Expenditures	**$ 1,119,323**	**$ 337,161**	**$ 782,161**	**$ 1,119,323**	**$ 1,118,643**
Excess Revenues (Expenditures)	$ 434,872	$ 1,119,492	$ (627,938)	$ 491,555	$ 549,067

Interest - 11/1/2025	**$326,361**
Total	**$326,361**
Net Assessment	**$1,116,155**
Collection Cost (6%)	**$71,244**
Gross Assessment	**$1,187,399**

Reunion East Projected EAU Calculation 2021

Property Type	EAU	Units	Gross Per Unit	Gross Total
Multi-Family	1.50	296	$2,111	$624,788
Single Family	2.00	250	$2,250	$562,610
Total		**546**		**$1,187,399**

Reunion East

Community Development District

Series 2021 Special Assessment Bonds (Series 2021 Project)

Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/24	$19,495,000.00	$445,000	$337,161.25	
11/01/24	$19,050,000.00	$0	$331,821.25	$1,113,982.50
05/01/25	$19,050,000.00	$455,000	$331,821.25	
11/01/25	$18,595,000.00	$0	$326,361.25	$1,113,182.50
05/01/26	$18,595,000.00	$465,000	$326,361.25	
11/01/26	$18,130,000.00	$0	$320,781.25	$1,112,142.50
05/01/27	$18,130,000.00	$480,000	$320,781.25	
11/01/27	$17,650,000.00	$0	$313,941.25	$1,114,722.50
05/01/28	$17,650,000.00	$495,000	$313,941.25	
11/01/28	$17,155,000.00	$0	$306,887.50	$1,115,828.75
05/01/29	$17,155,000.00	$505,000	$306,887.50	
11/01/29	$16,650,000.00	$0	$299,691.25	$1,111,578.75
05/01/30	$16,650,000.00	$520,000	$299,691.25	
11/01/30	$16,130,000.00	$0	$292,281.25	$1,111,972.50
05/01/31	$16,130,000.00	$535,000	$292,281.25	
11/01/31	$15,595,000.00	$0	$284,657.50	$1,111,938.75
05/01/32	$15,595,000.00	$555,000	$284,657.50	
11/01/32	$15,040,000.00	$0	$275,916.25	$1,115,573.75
05/01/33	$15,040,000.00	$570,000	$275,916.25	
11/01/33	$14,470,000.00	$0	$266,938.75	$1,112,855.00
05/01/34	$14,470,000.00	$590,000	$266,938.75	
11/01/34	$13,880,000.00	$0	$257,646.25	$1,114,585.00
05/01/35	$13,880,000.00	$610,000	$257,646.25	
11/01/35	$13,270,000.00	$0	$248,038.75	$1,115,685.00
05/01/36	$13,270,000.00	$630,000	$248,038.75	
11/01/36	$12,640,000.00	$0	$238,116.25	$1,116,155.00
05/01/37	$12,640,000.00	$650,000	$238,116.25	
11/01/37	$11,990,000.00	$0	$227,878.75	$1,115,995.00
05/01/38	$11,990,000.00	$670,000	$227,878.75	
11/01/38	$11,320,000.00	$0	$217,326.25	$1,115,205.00
05/01/39	$11,320,000.00	$690,000	$217,326.25	
11/01/39	$10,630,000.00	$0	$206,458.75	$1,113,785.00
05/01/40	$10,630,000.00	$710,000	$206,458.75	
11/01/40	$9,920,000.00	$0	$195,276.25	$1,111,735.00
05/01/41	$9,920,000.00	$735,000	$195,276.25	
11/01/41	$9,185,000.00	$0	$183,700.00	$1,113,976.25
05/01/42	$9,185,000.00	$760,000	$183,700.00	
11/01/42	$8,425,000.00	$0	$168,500.00	$1,112,200.00
05/01/43	$8,425,000.00	$795,000	$168,500.00	
11/01/43	$7,630,000.00	$0	$152,600.00	$1,116,100.00
05/01/44	$7,630,000.00	$825,000	$152,600.00	
11/01/44	$6,805,000.00	$0	$136,100.00	$1,113,700.00
05/01/45	$6,805,000.00	$860,000	$136,100.00	
11/01/45	$5,945,000.00	$0	$118,900.00	$1,115,000.00
05/01/46	$5,945,000.00	$895,000	$118,900.00	
11/01/46	$5,050,000.00	$0	$101,000.00	$1,114,900.00
05/01/47	$5,050,000.00	$930,000	$101,000.00	
11/01/47	$4,120,000.00	$0	$82,400.00	$1,113,400.00
05/01/48	$4,120,000.00	$970,000	$82,400.00	
11/01/48	$3,150,000.00	$0	$63,000.00	$1,115,400.00
05/01/49	$3,150,000.00	$1,010,000	$63,000.00	
11/01/49	$2,140,000.00	$0	$42,800.00	$1,115,800.00
05/01/50	$2,140,000.00	$1,050,000	$42,800.00	
11/01/50	$1,090,000.00	$0	$21,800.00	$1,114,600.00
05/01/51	$1,090,000.00	$1,090,000	$21,800.00	$1,111,800.00
Totals		**$19,495,000**	**$11,698,798.75**	**$31,193,798.75**

SECTION 9

SECTION A

SECTION I

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)

Re: Recently Enacted Legislation (2024)

Date: May 31, 2024

We are providing you with information about new legislation which affects special districts in the State of Florida. House Bill ("HB") 7013 was recently signed into law and will go into effect July 1, 2024.

HB 7013 creates a requirement for special districts, including community development districts ("CDDs"), to prepare and publish a report of goals/objectives, performance measurement standards for such goals/objectives and the results of such goals/objectives. Specifically, **by October 1, 2024**, or by the end of the first full fiscal year after the establishment of a special district, whichever is later, "each special district **must** establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved." **By December 1 of each year thereafter** (beginning December 1, 2025), an annual report must be prepared and published on the district's website describing the goals and objectives achieved or failed to be achieved, as well as the performance measures and standards used by the district to make that determination. *District Managers should prepare draft goals/objectives and performance measures and standards for review and adoption by CDD boards at or before the CDD's September board meeting. Boards may ultimately decide to tailor those goals and objectives, as well as the measurement standards for each goal, to their specific CDD.*

HB 7013 also repealed Section 190.047, *Florida Statutes*, which, among other things, required CDDs to hold a referendum at a general election on the question of whether to incorporate after certain requirements were met by the CDD. Effective July 1, 2024, CDDs will no longer be required to conduct such a referendum.

HB 7013 added a number of other provisions that are applicable to special districts. However, CDDs were specifically excluded from those provisions in the text of the new legislation. More detail on the new provisions that do not apply to CDDs is available upon request. Please feel free to contact the District Manager or our office should you have any questions on this new legislation or any other CDD requirements.

Thank you.

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 06.05.2024.
	Pavement Management & Traffic Calming	Boyd	**In Process**	Traffic calming locations to be presented to BOS 06.13.2024.
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 cancelled 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 executed 04.24.2024 and Security Agreement pending execution. 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**	Pending execution.
8/10/23	Whitemarsh Mound	Scheerer	**Completed**	Site work completed sod pending 05.03.2024; determine feasibility of improvements.
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. Budgeted in R & M for FY2025.
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

May 01, 2024 - May 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/8/24	6056-6073	$ 116,626.85
	5/14/24	6074-6080	99,015.72
	5/22/24	6081-6092	32,542.73
	5/29/24	6093-6098	9,691.34
			$ 257,876.64
R&M Fund			
	5/8/24	257-259	$ 70,450.40
	5/14/24	260	35,675.00
	5/22/24	261	6,125.00
	5/29/24	262	7,838.60
			$ 120,089.00
Payroll			
	May 2024		
	John Dryburgh	50767	$ 184.70
	June Wispelwey	50768	$ 184.70
	Mark Greenstein	50769	$ 184.70
	Steven Goldstein	50770	$ 184.70
	Trudy Hobbs	50771	$ 184.70
			$ 923.50
TOTAL			**$ 378,889.14**

*** CHECK DATES 05/01/2024 - 05/31/2024 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/08/24	00074	4/30/24	219501	202404	320-53800-47000		*	624.40		
			AQUATIC MGMT 11POND APR24							
		4/30/24	219501	202404	300-13100-10100		*	490.60		
			AQUATIC MGMT 11POND APR24							
						APPLIED AQUATIC MANAGEMENT, INC.			1,115.00	006056
5/08/24	00129	4/25/24	5519	202404	320-53800-57400		*	428.40		
			RPLC BRKN LGHT DOOR-GRDHS							
		4/25/24	5519	202404	300-13100-10100		*	336.60		
			RPLC BRKN LGHT DOOR-GRDHS							
		4/25/24	5520	202404	320-53800-46200		*	2,100.00		
			FURNISH 15 NEW UMBRELLAS							
		4/25/24	5520	202404	300-13100-10100		*	1,650.00		
			FURNISH 15 NEW UMBRELLAS							
		4/25/24	5521	202404	320-53800-46200		*	383.60		
			RPLC 5 BRKN TBLE/3 UMBRLA							
		4/25/24	5521	202404	300-13100-10100		*	301.40		
			RPLC 5 BRKN TBLE/3 UMBRLA							
		4/25/24	5522	202404	320-53800-57400		*	2,538.48		
			RPLC CEILING/RSTROOM LGHT							
		4/25/24	5522	202404	300-13100-10100		*	1,994.52		
			RPLC CEILING/RSTROOM LGHT							
		4/25/24	5523	202404	320-53800-57400		*	215.60		
			SNAKE SEWAGE LINE/CLN-GH							
		4/25/24	5523	202404	300-13100-10100		*	169.40		
			SNAKE SEWAGE LINE/CLN-GH							
		4/25/24	5524	202404	320-53800-47700		*	428.40		
			INSP.POOL DECK/RESET PAVE							
		4/25/24	5524	202404	300-13100-10100		*	336.60		
			INSP.POOL DECK/RESET PAVE							
		4/25/24	5525	202403	320-53800-47700		*	271.60		
			SE-FIX COLUMN HOLE/WALLCP							
		4/25/24	5525	202403	300-13100-10100		*	213.40		
			SE-FIX COLUMN HOLE/WALLCP							
		5/02/24	5529	202404	320-53800-46200		*	103.60		
			SE-RPLC BLUE UMBRLLA/INSP							
		5/02/24	5529	202404	300-13100-10100		*	81.40		
			SE-RPLC BLUE UMBRLLA/INSP							
		5/02/24	5530	202404	320-53800-53200		*	327.60		
			RPR POLE COLLAR ST SIGN							
		5/02/24	5530	202404	300-13100-10100		*	257.40		
			RPR POLE COLLAR ST SIGN							
		5/02/24	5531	202404	320-53800-57400		*	2,538.48		
			RPLC GRDHS CEILING LGHTS							
		5/02/24	5531	202404	300-13100-10100		*	1,994.52		
			RPLC GRDHS CEILING LGHTS							
						BERRY CONSTRUCTION INC.			16,671.00	006058

*** CHECK DATES 05/01/2024 - 05/31/2024 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/08/24	00148	5/01/24	49-60-00	202405	320-53800-46200			*	182.00		
			PERMIT-SEVEN EAGLE POOL								
		5/01/24	49-60-00	202405	300-13100-10100			*	143.00		
			PERMIT-SEVEN EAGLE POOL								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-SEVEN EAGLE SPA 2								
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-SEVEN EAGLE SPA 2								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-SEVEN EAGLE SPA 1								
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-SEVEN EAGLE SPA 1								
		5/01/24	49-60-00	202405	320-53800-46200			*	182.00		
			PERMIT-HC POOL A								
		5/01/24	49-60-00	202405	300-13100-10100			*	143.00		
			PERMIT-HC POOL A								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-HC WADING POOL								
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-HC WADING POOL								
		5/01/24	49-60-00	202405	320-53800-46200			*	182.00		
			PERMIT-HC POOL B								
		5/01/24	49-60-00	202405	300-13100-10100			*	143.00		
			PERMIT-HC POOL B								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-HC SPA B								
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-HC SPA B								
		5/01/24	49-60-00	202405	320-53800-46200			*	182.00		
			PERMIT-HOMESTEAD POOL								
		5/01/24	49-60-00	202405	300-13100-10100			*	143.00		
			PERMIT-HOMESTEAD POOL								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-HOMESTEAD SPA								
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-HOMESTEAD SPA								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-HS WADING POOL								
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-HS WADING POOL								
		5/01/24	49-60-00	202405	320-53800-46200			*	182.00		
			PERMIT-CP POOL								
		5/01/24	49-60-00	202405	300-13100-10100			*	143.00		
			PERMIT-CP POOL								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-CARRIAGE POINT SPA								

*** CHECK DATES 05/01/2024 - 05/31/2024 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-CARRIAGE POINT SPA								
		5/01/24	49-60-00	202405	320-53800-46200			*	182.00		
			PERMIT-TERRACE POOL								
		5/01/24	49-60-00	202405	300-13100-10100			*	143.00		
			PERMIT-TERRACE POOL								
		5/01/24	49-60-00	202405	320-53800-46200			*	112.00		
			PERMIT-TERRACE SPA								
		5/01/24	49-60-00	202405	300-13100-10100			*	88.00		
			PERMIT-TERRACE SPA								
							FLORIDA DEPARTMENT OF HEALTH			3,550.00	006061
5/08/24	00135	5/01/24	JCREPLAC	202405	320-53800-46200			*	444.64		
			4 REPLACEMENT TABLETOPS								
		5/01/24	JCREPLAC	202405	300-13100-10100			*	349.36		
			4 REPLACEMENT TABLETOPS								
							JNJ HOME SERVICES			794.00	006062
5/08/24	00119	4/15/24	124583	202403	310-51300-31500			*	4,901.99		
			SE FNT/MTG/GRDHS/INCIDENT								
		4/15/24	124584	202403	310-51300-31500			*	292.50		
			EMINENT DOMAIN PRCD/DVLP								
		4/15/24	124585	202403	310-51300-31500			*	999.00		
			PARCEL/WTLD TURNOVER/BOND								
							LATHAM,LUNA,EDEN & BEAUDINE,LLP			6,193.49	006063
5/08/24	00180	5/03/24	16879	202405	320-53800-46200			*	182.00		
			RPLC 2-500WATT-120V LAMP								
		5/03/24	16879	202405	300-13100-10100			*	143.00		
			RPLC 2-500WATT-120V LAMP								
							LAKE FOUNTAINS & AERATION, INC.			325.00	006064
5/08/24	00054	5/01/24	2024MAY	202405	320-53800-34500			*	6,533.33		
			SECURITY SERVICES MAY24								
		5/01/24	2024MAY	202405	300-13100-10100			*	5,133.33		
			SECURITY SERVICES MAY24								
							REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	006065
5/08/24	00103	5/01/24	05012024	202405	300-20700-10000			*	500.06		
			FY24 DEBT SRVC SER2015A								
							REUNION EAST CDD C/O USBANK			500.06	006066
5/08/24	00103	5/01/24	05012024	202405	300-20700-10800			*	183.66		
			FY24 DEBT SRVC SER2021								
							REUNION EAST CDD C/O USBANK			183.66	006067

*** CHECK DATES 05/01/2024 - 05/31/2024 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/08/24	00175	5/01/24	101337	202405	320-53800-46200			*	4,760.00		
			POOL MAINTENANCE MAY24								
		5/01/24	101337	202405	300-13100-10100			*	3,740.00		
			POOL MAINTENANCE MAY24								
							ROBERTS POOL SERVICE AND REPAIR INC			8,500.00	006068
5/08/24	00060	4/10/24	305078	202404	320-53800-46200			*	159.32		
			CP-RPLC TORO VALVE ON SPA								
		4/10/24	305078	202404	300-13100-10100			*	125.18		
			CP-RPLC TORO VALVE ON SPA								
		4/10/24	305128	202404	320-53800-46200			*	173.60		
			CP-BACK FLUSH DRAIN LINE								
		4/10/24	305128	202404	300-13100-10100			*	136.40		
			CP-BACK FLUSH DRAIN LINE								
		4/11/24	305077	202404	320-53800-46200			*	725.48		
			HC B-RPLC FLTR GRID/P&P								
		4/11/24	305077	202404	300-13100-10100			*	570.02		
			HC B-RPLC FLTR GRID/P&P								
		4/22/24	302878	202404	320-53800-46200			*	190.40		
			SE-SAFETY INSP/RPLC BATT.								
		4/22/24	302878	202404	300-13100-10100			*	149.60		
			SE-SAFETY INSP/RPLC BATT.								
		4/22/24	305379	202404	320-53800-46200			*	221.45		
			SE-INST.MAGNA LATCH GATE								
		4/22/24	305379	202404	300-13100-10100			*	174.00		
			SE-INST.MAGNA LATCH GATE								
		4/22/24	305381	202404	320-53800-46200			*	557.06		
			SE-260GAL BLCH/30GAL ACID								
		4/22/24	305381	202404	300-13100-10100			*	437.69		
			SE-260GAL BLCH/30GAL ACID								
		4/26/24	305560	202404	320-53800-46200			*	387.49		
			HC B-ANNL.CLN/INSP/P.SWTC								
		4/26/24	305560	202404	300-13100-10100			*	304.46		
			HC B-ANNL.CLN/INSP/P.SWTC								
		4/29/24	305639	202404	320-53800-46200			*	446.46		
			HS-230GAL BLCH/4GAL DEGRS								
		4/29/24	305639	202404	300-13100-10100			*	350.79		
			HS-230GAL BLCH/4GAL DEGRS								
		4/30/24	305635	202404	320-53800-46200			*	237.72		
			CP-INST.3"FLOWMETER								
		4/30/24	305635	202404	300-13100-10100			*	186.78		
			CP-INST.3"FLOWMETER								
							SPIES POOL LLC			5,533.90	006070
5/08/24	00142	5/01/24	IV001596	202405	320-53800-47700			*	252.00		
			7475GATHERING-RPR WTR VLV								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/01/24	IV001596	202405	300-13100-10100			*	198.00		
			7475GATHERING-RPR WTR VLV								
							UNITED FIRE PROTECTION, INC.			450.00	006071
5/08/24	00188	4/22/24	6339663	202404	320-53800-57400			*	311.08		
			GRDHS-SNAKE LINE/FLUSH								
		4/22/24	6339663	202404	300-13100-10100			*	244.42		
			GRDHS-SNAKE LINE/FLUSH								
		4/24/24	6344421	202404	320-53800-47700			*	64.68		
			SVC CALL-CHANGE DIAPHRAGM								
		4/24/24	6344421	202404	300-13100-10100			*	50.82		
			SVC CALL-CHANGE DIAPHRAGM								
		4/25/24	6345768	202404	320-53800-47700			*	273.70		
			RPLC FLUSH VALVE/LEAK DET								
		4/25/24	6345768	202404	300-13100-10100			*	215.05		
			RPLC FLUSH VALVE/LEAK DET								
							WIND RIVER ENVIRONMENTAL LLC			1,159.75	006072
5/08/24	00030	5/01/24	OS 68862	202405	320-53800-47300			*	27,683.60		
			LANDSCAPE MAINT MAY24								
		5/01/24	OS 68862	202405	300-13100-10100			*	21,751.40		
			LANDSCAPE MAINT MAY24								
		5/01/24	OS 68862	202405	320-53800-47300			*	5,051.76		
			LANDSCAPE MNT PH1-5 MAY24								
		5/01/24	OS 68862	202405	300-13100-10100			*	3,969.24		
			LANDSCAPE MNT PH1-5 MAY24								
		5/01/24	OS 69090	202404	320-53800-47400			*	353.90		
			SE-30GAL OYSTER PLNT/SOIL								
		5/01/24	OS 69090	202404	300-13100-10100			*	278.07		
			SE-30GAL OYSTER PLNT/SOIL								
		5/01/24	OS 69098	202404	320-53800-46500			*	501.96		
			RPR SCRUB VAVLE/ADAPT/SFX								
		5/01/24	OS 69098	202404	300-13100-10100			*	394.40		
			RPR SCRUB VAVLE/ADAPT/SFX								
							YELLOWSTONE LANDSCAPE			59,984.33	006073
5/14/24	00134	5/14/24	4003	202404	310-51300-31100			*	2,005.28		
			RDWY PAVE COORD/GRADE/AGD								
							BOYD CIVIL ENGINEERING			2,005.28	006074
5/14/24	00144	5/09/24	95884959	202405	320-53800-57400			*	61.04		
			SVC CALL-CHK PRSR/SHUT DR								
		5/09/24	95884959	202405	300-13100-10100			*	47.96		
			SVC CALL-CHK PRSR/SHUT DR								
							FRANK'S AIR CONDITIONING, INC.			109.00	006075

*** CHECK DATES 05/01/2024 - 05/31/2024 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/14/24	00049	5/01/24	621	202405	310-51300-34000		*	4,106.50		
			MANAGEMENT FEES MAY24							
		5/01/24	621	202405	310-51300-35200		*	100.00		
			WEBSITE ADMIN MAY24							
		5/01/24	621	202405	310-51300-35100		*	150.00		
			INFORMATION TECH MAY24							
		5/01/24	621	202405	310-51300-31300		*	833.33		
			DISSEMINATION FEE MAY24							
		5/01/24	621	202405	310-51300-51000		*	3.28		
			OFFICE SUPPLIES							
		5/01/24	621	202405	310-51300-42000		*	26.15		
			POSTAGE							
		5/01/24	622	202405	320-53800-12000		*	3,591.58		
			FIELD MANAGEMENT MAY24							
						GOVERNMENTAL MANAGEMENT SERVICES			8,810.84	006076
5/14/24	00002	4/10/24	92122765	202404	310-51300-48000		*	196.92		
			NOT.OF QUALIFY 06/10/24							
						ORLANDO SENTINEL COMMUNICATION			196.92	006077
5/14/24	00103	5/08/24	05082024	202405	300-20700-10000		*	62,174.32		
			FY24 SEBT SRVC SER2015A							
						REUNION EAST CDD C/O USBANK			62,174.32	006078
5/14/24	00103	5/08/24	05082024	202405	300-20700-10800		*	22,834.61		
			FY24 DEBT SRVC SER2021							
						REUNION EAST CDD C/O USBANK			22,834.61	006079
5/14/24	00060	5/01/24	305741	202405	320-53800-46200		*	302.34		
			HC B-30GAL SLFR ACID/BICB							
		5/01/24	305741	202405	300-13100-10100		*	237.56		
			HC B-30GAL SLFR ACID/BICB							
		5/01/24	305742	202405	320-53800-46200		*	190.37		
			HC A-100LB SOD.BICRB/ACID							
		5/01/24	305742	202405	300-13100-10100		*	149.58		
			HC A-100LB SOD.BICRB/ACID							
		5/01/24	305743	202405	320-53800-46200		*	498.37		
			SE-220GAL BLCH/100LB ACID							
		5/01/24	305743	202405	300-13100-10100		*	391.58		
			SE-220GAL BLCH/100LB ACID							
		5/01/24	305744	202405	320-53800-46200		*	624.37		
			CP-220GAL BLCH/30GAL ACID							
		5/01/24	305744	202405	300-13100-10100		*	490.58		
			CP-220GAL BLCH/30GAL ACID							
						SPIES POOL LLC			2,884.75	006080

*** CHECK DATES 05/01/2024 - 05/31/2024 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/22/24	00074	5/15/24	219877	202405	320-53800-47000		*	74.48		
			AQUATIC PLANT MGMT MAY24							
		5/15/24	219877	202405	300-13100-10100		*	58.52		
			AQUATIC PLANT MGMT MAY24							
						APPLIED AQUATIC MANAGEMENT, INC.			133.00	006081
5/22/24	00095	5/14/24	S112354	202405	320-53800-57400		*	309.19		
			LOWER OPEN TIME/RPLC ARM							
		5/14/24	S112354	202405	300-13100-10100		*	242.93		
			LOWER OPEN TIME/RPLC ARM							
						ACCESS CONTROL SYSTEMS, LLC			552.12	006082
5/22/24	00129	5/16/24	5542	202405	320-53800-47700		*	131.60		
			HC-RMV WTR COOL/READJ.FNT							
		5/16/24	5542	202405	300-13100-10100		*	103.40		
			HC-RMV WTR COOL/READJ.FNT							
		5/17/24	5543	202405	320-53800-47700		*	159.60		
			TER-REINST.BRKN HANDRAIL							
		5/17/24	5543	202405	300-13100-10100		*	125.40		
			TER-REINST.BRKN HANDRAIL							
						BERRY CONSTRUCTION INC.			520.00	006083
5/22/24	00186	5/01/24	740969	202405	300-15500-10000		*	732.00		
			ALARM MONITOR SRVCS JUN24							
		5/01/24	740969	202405	300-13100-10100		*	575.15		
			ALARM MONITOR SRVCS JUN24							
						HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,307.15	006084
5/22/24	00144	5/13/24	95921225	202405	320-53800-57400		*	190.40		
			SVC CALL-DIAG.CHRG/RECHRG							
		5/13/24	95921225	202405	300-13100-10100		*	149.60		
			SVC CALL-DIAG.CHRG/RECHRG							
						FRANK'S AIR CONDITIONING, INC.			340.00	006085
5/22/24	00176	4/29/24	28427	202405	320-53800-48200		*	168.00		
			2ND PREVENT MAINT - APR24							
		4/29/24	28427	202405	300-13100-10100		*	132.00		
			2ND PREVENT MAINT - APR24							
						FITNESS SERVICES OF FLORIDA INC			300.00	006086
5/22/24	00119	5/15/24	128998	202404	310-51300-31500		*	7,068.98		
			RFP PAVEMENT/PGGYBCK/TRCT							
		5/15/24	128999	202404	310-51300-31500		*	2,408.50		
			ASMNT/RD&PRCL OWN/PERMIT							
		5/15/24	129000	202404	310-51300-31500		*	48.00		
			SMART LINK GRP-TITLE/SRVY							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			9,525.48	006087

*** CHECK DATES 05/01/2024 - 05/31/2024 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/22/24	00092	5/01/24	1626	202404	320-53800-43300			*	2,419.20		
			SE CONTRACT CLEAN APR24								
		5/01/24	1626	202404	300-13100-10100			*	1,900.80		
			SE CONTRACT CLEAN APR24								
		5/01/24	1626	202404	320-53800-43300			*	753.32		
			SE CLEANING SUPPLY APR24								
		5/01/24	1626	202404	300-13100-10100			*	591.89		
			SE CLEANING SUPPLY APR24								
		5/01/24	1659	202404	320-53800-12100			*	758.33		
			MANAGEMENT FEES APR24								
		5/01/24	1659	202404	300-13100-10100			*	595.83		
			MANAGEMENT FEES APR24								
		5/01/24	1660	202404	320-53800-46200			*	1,848.00		
			POOL CLEANING APR24								
		5/01/24	1660	202404	300-13100-10100			*	1,452.00		
			POOL CLEANING APR24								
		5/01/24	1675	202404	320-53800-43000			*	82.70		
			DUKEENERGY#9100 8323 9862								
		5/01/24	1676	202404	320-53800-43000			*	974.65		
			DUKEENERGY#9100 8324 0443								
		5/01/24	1679	202404	320-53800-43100			*	98.84		
			TOHO METER#62644090 APR24								
							REUNION RESORT			11,475.56	006088
5/22/24	00060	5/06/24	300641	202405	320-53800-46200			*	775.33		
			SE-RMV PAVER/REPLMB JET								
		5/06/24	300641	202405	300-13100-10100			*	609.19		
			SE-RMV PAVER/REPLMB JET								
		5/06/24	305901	202405	320-53800-46200			*	417.17		
			HC A-260GAL BLEACH/DELVR								
		5/06/24	305901	202405	300-13100-10100			*	327.78		
			HC A-260GAL BLEACH/DELVR								
		5/06/24	305903	202405	320-53800-46200			*	187.32		
			HS-RPLC TORO VLVE FOR SPA								
		5/06/24	305903	202405	300-13100-10100			*	147.18		
			HS-RPLC TORO VLVE FOR SPA								
		5/06/24	305904	202405	320-53800-46200			*	113.40		
			CP-TRBLSHT HEATER/ADJ.VLV								
		5/06/24	305904	202405	300-13100-10100			*	89.10		
			CP-TRBLSHT HEATER/ADJ.VLV								
		5/09/24	306006	202405	320-53800-46200			*	260.12		
			TER-RPLC TORO VALVE/TUBNG								
		5/09/24	306006	202405	300-13100-10100			*	204.38		
			TER-RPLC TORO VALVE/TUBNG								
		5/09/24	306007	202405	320-53800-46200			*	262.08		
			HC B-RPLC TORO VALVE/TUBE								

*** CHECK DATES 05/01/2024 - 05/31/2024 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/09/24	306007	202405	300-13100-10100		*	205.92		
			HC B-RPLC TORO VALVE/TUBE							
		5/09/24	306024	202405	320-53800-46200		*	230.72		
			TER-RPLC 3 WAY LEAK-FNT							
		5/09/24	306024	202405	300-13100-10100		*	181.28		
			TER-RPLC 3 WAY LEAK-FNT							
		5/10/24	306100	202405	320-53800-46200		*	527.77		
			SE-270GAL BLCH/30GAL ACID							
		5/10/24	306100	202405	300-13100-10100		*	414.68		
			SE-270GAL BLCH/30GAL ACID							
		5/14/24	306190	202405	320-53800-46200		*	692.86		
			HC B-330GAL BLCH/150BICRB							
		5/14/24	306190	202405	300-13100-10100		*	544.39		
			HC B-330GAL BLCH/150BICRB							
		5/18/24	20776	202405	320-53800-46200		*	784.00		
			14-CHEMICAL CONTROLLER MS							
		5/18/24	20776	202405	300-13100-10100		*	616.00		
			14-CHEMICAL CONTROLLER MS							
						SPIES POOL LLC			7,590.67	006090
5/22/24	00142	5/14/24	IV001601	202405	320-53800-47800		*	168.00		
			SE-ANNUAL MONITORING							
		5/14/24	IV001601	202405	300-13100-10100		*	132.00		
			SE-ANNUAL MONITORING							
						UNITED FIRE PROTECTION, INC.			300.00	006091
5/22/24	00188	5/06/24	6362036	202405	320-53800-57400		*	279.30		
			GDHS-JETED CLEANOUT MANHL							
		5/06/24	6362036	202405	300-13100-10100		*	219.45		
			GDHS-JETED CLEANOUT MANHL							
						WIND RIVER ENVIRONMENTAL LLC			498.75	006092
5/29/24	00095	5/22/24	S111629	202405	320-53800-57400		*	685.09		
			REPRGM CTRLR/RPLC LED ARM							
		5/22/24	S111629	202405	300-13100-10100		*	538.29		
			REPRGM CTRLR/RPLC LED ARM							
		5/22/24	S112110	202405	320-53800-57400		*	246.53		
			REINST.ARM/RPLC LED STRIP							
		5/22/24	S112110	202405	300-13100-10100		*	193.71		
			REINST.ARM/RPLC LED STRIP							
		5/22/24	S112714	202405	320-53800-57400		*	379.75		
			RPLC BARRIER ARM MOUNT/PN							
		5/22/24	S112714	202405	300-13100-10100		*	298.38		
			RPLC BARRIER ARM MOUNT/PN							
		5/24/24	S112847	202405	320-53800-57400		*	137.20		
			TECH.ADJ. SENSITIVITY-3							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/24/24	S112847	202405	300-13100-10100			*	107.80		
			TECH.ADJ. SENSITIVITY-3								
							ACCESS CONTROL SYSTEMS, LLC			2,586.75	006093
5/29/24	00144	5/20/24	96149436	202405	320-53800-57400			*	61.04		
			SVC CALL-UNIT NOT COOLING								
		5/20/24	96149436	202405	300-13100-10100			*	47.96		
			SVC CALL-UNIT NOT COOLING								
		5/24/24	96264996	202405	320-53800-48200			*	297.16		
			CHGE FLTRS/DISCONNECT-ICE								
		5/24/24	96264996	202405	300-13100-10100			*	233.48		
			CHGE FLTRS/DISCONNECT-ICE								
							FRANK'S AIR CONDITIONING, INC.			639.64	006094
5/29/24	00176	5/13/24	28459	202405	320-53800-48200			*	168.00		
			PREVENTATIVE MAINT MAY24								
		5/13/24	28459	202405	300-13100-10100			*	132.00		
			PREVENTATIVE MAINT MAY24								
							FITNESS SERVICES OF FLORIDA INC			300.00	006095
5/29/24	00060	5/10/24	306099	202405	320-53800-46200			*	236.32		
			CP-INSP.HEATER/RPLC SENSR								
		5/10/24	306099	202405	300-13100-10100			*	185.68		
			CP-INSP.HEATER/RPLC SENSR								
		5/13/24	306136	202405	320-53800-46200			*	135.80		
			CP-INSP HEATER/REWIRE CIR								
		5/13/24	306136	202405	300-13100-10100			*	106.70		
			CP-INSP HEATER/REWIRE CIR								
		5/14/24	303938	202405	320-53800-46200			*	151.20		
			TER-QTRLY SAFETY INSPECT								
		5/14/24	303938	202405	300-13100-10100			*	118.80		
			TER-QTRLY SAFETY INSPECT								
		5/14/24	306188	202405	320-53800-46200			*	209.72		
			TER-INST.NEW SPA TIMER								
		5/14/24	306188	202405	300-13100-10100			*	164.78		
			TER-INST.NEW SPA TIMER								
		5/14/24	306304	202405	320-53800-46200			*	104.72		
			TER-50LB BICARRB/25LB DCL								
		5/14/24	306304	202405	300-13100-10100			*	82.28		
			TER-50LB BICARRB/25LB DCL								
		5/20/24	306363	202405	320-53800-46200			*	417.17		
			HS-260GAL BLEACH/DELIVERY								
		5/20/24	306363	202405	300-13100-10100			*	327.78		
			HS-260GAL BLEACH/DELIVERY								
		5/20/24	306364	202405	320-53800-46200			*	603.40		
			TER-330GAL BLCH/30GAL ACD								

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GENERAL FUND
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CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/20/24	306364	202405	300-13100-10100			*	474.10		
			TER-330GAL BLCH/30GAL ACD								
							SPIES POOL LLC			3,318.45	006097
5/29/24	00188	5/16/24	6380585	202405	320-53800-46200			*	194.04		
			CHG VLVE/CLN BCKFLW/REBLD								
		5/16/24	6380585	202405	300-13100-10100			*	152.46		
			CHG VLVE/CLN BCKFLW/REBLD								
		5/23/24	6392288	202405	320-53800-46200			*	1,400.00		
			BACKFLOW PREVENTER 05/22								
		5/23/24	6392288	202405	300-13100-10100			*	1,100.00		
			BACKFLOW PREVENTER 05/22								
							WIND RIVER ENVIRONMENTAL LLC			2,846.50	006098

TOTAL FOR BANK A 257,876.64

TOTAL FOR REGISTER 257,876.64

*** CHECK DATES 05/01/2024 - 05/31/2024 *** R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/08/24	00015	4/30/24	J97997	202404	320-53800-66000			*	10,068.80		
			INST.RFID READER/CARD RDR								
		4/30/24	J97997	202404	300-13100-10100			*	7,911.20		
			INST.RFID READER/CARD RDR								
		5/06/24	S109453	202404	320-53800-66000			*	2,960.96		
			INST.NEW PEDESTRIAN GATE								
		5/06/24	S109453	202404	300-13100-10100			*	2,326.46		
			INST.NEW PEDESTRIAN GATE								
							ACCESS CONTROL SYSTEMS LLC			23,267.42	000257
5/08/24	00023	5/07/24	36216	202405	320-53800-53200			*	18,597.60		
			INST.81-NO PARKING SIGNS								
		5/07/24	36216	202405	300-13100-10100			*	14,612.40		
			INST.81-NO PARKING SIGNS								
							FAUSNIGHT STRIPE & LINE INC.			33,210.00	000258
5/08/24	00007	5/03/24	OS 69647	202404	320-53800-47300			*	7,824.87		
			RMV 66 OAK/HARDWOOD TREES								
		5/03/24	OS 69647	202404	300-13100-10100			*	6,148.11		
			RMV 66 OAK/HARDWOOD TREES								
							YELLOWSTONE LANDSCAPE			13,972.98	000259
5/14/24	00001	3/14/24	5485A	202403	320-53800-53000			*	9,324.00		
			608 CONCRETE GRIND-EXCITE								
		3/14/24	5485A	202403	300-13100-10100			*	7,326.00		
			608 CONCRETE GRIND-EXCITE								
		3/21/24	5489A	202403	320-53800-53000			*	840.00		
			RPLC 2 SECT.CONCRT WTR LN								
		3/21/24	5489A	202403	300-13100-10100			*	660.00		
			RPLC 2 SECT.CONCRT WTR LN								
		3/21/24	5496A	202403	320-53800-53000			*	4,242.00		
			303 CONCRETE GRND-GUARDHS								
		3/21/24	5496A	202403	300-13100-10100			*	3,333.00		
			303 CONCRETE GRND-GUARDHS								
		3/21/24	5498A	202403	320-53800-53000			*	2,366.00		
			176 CONCRETE GRIND-COROLL								
		3/21/24	5498A	202403	300-13100-10100			*	1,859.00		
			176 CONCRETE GRIND-COROLL								
		5/10/24	5534	202404	320-53800-53000			*	3,206.00		
			149 I-4 GRND/80 SPINE GRD								
		5/10/24	5534	202404	300-13100-10100			*	2,519.00		
			149 I-4 GRND/80 SPINE GRD								
							BERRY CONSTRUCTION INC.			35,675.00	000260
5/22/24	00006	5/07/24	305931	202405	320-53800-64000			*	3,430.00		
			CP-INST.NEW POOL HEATER								

*** CHECK DATES 05/01/2024 - 05/31/2024 ***
R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/07/24	305931	202405	300-13100-10100			*	2,695.00		
			CP-INST.NEW POOL HEATER								
							SPIES POOL, LLC			6,125.00	000261
5/29/24	00011	5/24/24	96201630	202405	320-53800-66000			*	4,389.62		
			RPLC EXIST.GRDHS AC UNIT								
		5/24/24	96201630	202405	300-13100-10100			*	3,448.98		
			RPLC EXIST.GRDHS AC UNIT								
							FRANK'S AIR CONDITIONING, INC.			7,838.60	000262

TOTAL FOR BANK C 120,089.00

TOTAL FOR REGISTER 120,089.00

SECTION III

Reunion East

Community Development District

Unaudited Financial Reporting

April 30, 2024

Table of Contents

Reunion East

Community Development District

Balance Sheet

April 30, 2024

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	$ 868,409	$ 770,314	$ -	$ -	$ 1,638,723
Investments:					
Series 2002A-2					
Reserve	$ -	$ -	$ 3	$ -	$ 3
Revenue	$ -	$ -	$ 103,949	$ -	$ 103,949
Series 2005					
Reserve	$ -	$ -	$ 5	$ -	$ 5
Revenue	$ -	$ -	$ 207,878	$ -	$ 207,878
Construction	$ -	$ -	$ -	$ 11	$ 11
Series 2015A					
Reserve	$ -	$ -	$ 175,000	$ -	$ 175,000
Revenue	$ -	$ -	$ 2,905,254	$ -	$ 2,905,254
Prepayment	$ -	$ -	$ 38	$ -	$ 38
Series 2021					
Reserve	$ -	$ -	$ 1,116,155	$ -	$ 1,116,155
Revenue	$ -	$ -	$ 1,119,309	$ -	$ 1,119,309
Construction	$ -	$ -	$ -	$ 618,224	$ 618,224
Investment - Custody	$ 492,599	$ -	$ -	$ -	$ 492,599
SBA - Operating	$ 1,370,364	$ -	$ -	$ -	$ 1,370,364
SBA - Reserve	$ -	$ 2,860,918	$ -	$ -	$ 2,860,918
Due from General Fund	$ -	$ -	$ 5,684	$ -	$ 5,684
Due from Reunion West	$ 193,983	$ 57,444	$ -	$ -	$ 251,427
Prepaid Expenses	$ 732	$ -	$ -	$ -	$ 732
Total Assets	**$ 2,926,087**	**$ 3,688,677**	**$ 5,633,274**	**$ 618,234**	**$ 12,866,272**
Liabilities:					
Accounts Payable	$ 55,405	$ 72,915	$ -	$ -	$ 128,320
Contracts Payable	$ 1,323	$ -	$ -	$ -	$ 1,323
Due to Debt Service 2015A	$ 5,500	$ -	$ -	$ -	$ 5,500
Due to Debt Service 2021	$ 184	$ -	$ -	$ -	$ 184
Due to Reunion West	$ 48,639	$ 7,056	$ -	$ -	$ 55,695
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	**$ 111,050**	**$ 79,971**	**$ 15,630,070**	**$ -**	**$ 15,821,091**
Fund Balances:					
Assigned For Debt Service 2002A-2	$ -	$ -	$ (8,231,870)	$ -	$ (8,231,870)
Assigned For Debt Service 2005	$ -	$ -	$ (7,086,365)	$ -	$ (7,086,365)
Assigned For Debt Service 2015A	$ -	$ -	$ 3,085,792	$ -	$ 3,085,792
Assigned For Debt Service 2021	$ -	$ -	$ 2,235,647	$ -	$ 2,235,647
Assigned For Capital Projects 2005	$ -	$ -	$ -	$ 11	$ 11
Assigned For Capital Projects 2021	$ -	$ -	$ -	$ 618,224	$ 618,224
Unassigned	$ 2,815,037	$ 3,608,705	$ -	$ -	$ 6,423,743
Total Fund Balances	**$ 2,815,037**	**$ 3,608,705**	**$ (9,996,796.12)**	**$ 618,234**	**$ (2,954,819)**
Total Liabilities & Fund Equity	$ 2,926,087	$ 3,688,677	$ 5,633,274	$ 618,234	$ 12,866,272

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 1,967,895	$ 1,789,398	$ 1,789,398	$ -
Assessments - Direct Billed	$ 37,398	$ 28,049	$ 28,631	$ 582
Interest	$ 45,105	$ 26,311	$ 58,671	$ 32,360
Rental Income	$ 2,800	$ -	$ 7,980	$ 7,980
Total Revenues	**$ 2,053,198**	**$ 1,843,757**	**$ 1,884,679**	**$ 40,922**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 7,000	$ -
FICA Expense	$ 918	$ 536	$ 536	$ -
Engineering Fees	$ 30,000	$ 17,500	$ 16,545	$ 955
District Counsel	$ 45,000	$ 26,250	$ 37,589	$ (11,339)
Annual Audit	$ 7,900	$ -	$ -	$ -
Arbitrage	$ 1,350	$ 1,350	$ 1,350	$ -
Trustee Fees	$ 8,620	$ -	$ -	$ -
Dissemination Agent	$ 10,000	$ 5,833	$ 5,833	$ 0
Assessment Administration	$ 7,500	$ 7,500	$ 7,500	$ -
Management Fees	$ 49,278	$ 28,746	$ 28,746	$ -
Information Technology	$ 1,800	$ 1,050	$ 1,050	$ -
Website Maintenance	$ 1,200	$ 700	$ 700	$ -
Telephone	$ 150	$ 88	$ -	$ 88
Postage	$ 1,500	$ 875	$ 469	$ 406
Insurance	$ 18,550	$ 18,550	$ 16,674	$ 1,876
Printing & Binding	$ 500	$ 292	$ 4	$ 288
Legal Advertising	$ 5,000	$ 2,917	$ 2,571	$ 345
Other Current Charges	$ 600	$ 350	$ 175	$ 175
Office Supplies	$ 250	$ 146	$ 51	$ 95
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**	**$ 121,256**	**$ 128,103**	**$ (6,846)**

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 43,099	$ 25,141	$ 25,141	$ 0
Management Services Agreement	$ 9,100	$ 5,308	$ 5,308	$ 0
Telephone	$ 8,400	$ 4,900	$ 4,311	$ 589
Electric	$ 369,600	$ 215,600	$ 213,079	$ 2,521
Water & Sewer	$ 40,538	$ 23,647	$ 21,271	$ 2,376
Gas	$ 47,600	$ 27,767	$ 32,024	$ (4,257)
Pool & Fountain Maintenance	$ 201,824	$ 117,731	$ 113,480	$ 4,251
Pond Maintenance	$ 14,000	$ 8,167	$ 8,909	$ (742)
Property Insurance	$ 56,766	$ 56,766	$ 61,378	$ (4,612)
Irrigation Repairs & Maintenance	$ 14,000	$ 8,167	$ 10,875	$ (2,708)
Landscape - Contract	$ 630,053	$ 367,531	$ 371,173	$ (3,642)
Landscape - Contingency	$ 28,000	$ 16,333	$ 27,573	$ (11,239)
Gate & Gatehouse Maintenance	$ 28,000	$ 16,333	$ 33,418	$ (17,085)
Roadways/Sidewalks/Bridge	$ 14,000	$ 8,167	$ 10,116	$ (1,950)
Lighting	$ 5,600	$ 3,267	$ 5,552	$ (2,286)
Building Repairs & Maintenance	$ 11,200	$ 6,533	$ 14,910	$ (8,377)
Pressure Washing	$ 28,000	$ 16,333	$ 24,349	$ (8,015)
Maintenance (Inspections)	$ 280	$ 163	$ 871	$ (707)
Repairs & Maintenance	$ 16,800	$ 9,800	$ 756	$ 9,044
Contract Cleaning	$ 58,576	$ 34,169	$ 33,853	$ 316
Fitness Center Repairs & Maintenance	$ 7,784	$ 4,541	$ 3,715	$ 826
Operating Supplies	$ 1,400	$ 817	$ -	$ 817
Signage	$ 5,600	$ 3,267	$ 10,289	$ (7,023)
Security	$ 119,766	$ 69,864	$ 54,651	$ 15,212
Parking Violation Tags	$ 280	$ 164	$ -	$ 164
Total Maintenance - Shared Expenses	**$ 1,760,267**	**$ 1,050,475**	**$ 1,087,003**	**$ (36,528)**
Reserves				
Capital Reserve Transfer	$ 500,000	$ 500,000	$ 500,000	$ -
Total Reserves	**$ 500,000**	**$ 500,000**	**$ 500,000**	**$ -**
Total Expenditures	**$ 2,463,958**	**$ 1,671,731**	**$ 1,715,106**	**$ (43,374)**
Excess Revenues (Expenditures)	$ (410,761)		$ 169,574	
Fund Balance - Beginning	$ 410,761		$ 2,645,464	
Fund Balance - Ending	$ 0		$ 2,815,037	

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	$ 170,240	$ -	$ -	$ -	$ -	$ -	$ 1,789,398
Assessments - Direct Billed	$ -	$ -	$ -	$ 19,882	$ -	$ -	$ 8,748	$ -	$ -	$ -	$ -	$ -	$ 28,631
Interest	$ 8,414	$ 8,359	$ 8,472	$ 8,536	$ 8,119	$ 8,399	$ 8,371	$ -	$ -	$ -	$ -	$ -	$ 58,671
Rental Income	$ 1,960	$ 420	$ 3,220	$ -	$ -	$ -	$ 2,380	$ -	$ -	$ -	$ -	$ -	$ 7,980
Total Revenues	**$ 10,374**	**$ 225,180**	**$ 1,251,750**	**$ 92,869**	**$ 65,550**	**$ 49,217**	**$ 189,739**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,884,679**
Expenditures:													
Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,200	$ -	$ -	$ -	$ -	$ -	$ 7,000
FICA Expense	$ 77	$ 77	$ 77	$ 77	$ 77	$ 61	$ 92	$ -	$ -	$ -	$ -	$ -	$ 536
Engineering Fees	$ 5,313	$ -	$ 1,150	$ 1,957	$ 2,767	$ 3,352	$ 2,005	$ -	$ -	$ -	$ -	$ -	$ 16,545
District Counsel	$ 5,455	$ 3,434	$ 2,184	$ 5,591	$ 5,206	$ 6,193	$ 9,525	$ -	$ -	$ -	$ -	$ -	$ 37,589
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ 1,350	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,350
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination Agent	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ -	$ -	$ -	$ -	$ -	$ 5,833
Assessment Administration	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Management Fees	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ -	$ -	$ -	$ -	$ -	$ 28,746
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ 1,050
Website Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ 700
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 38	$ 23	$ 69	$ 50	$ 169	$ 66	$ 55	$ -	$ -	$ -	$ -	$ -	$ 469
Insurance	$ 16,674	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,674
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 4	$ -	$ -	$ -	$ -	$ -	$ 4
Legal Advertising	$ -	$ 947	$ 499	$ -	$ 928	$ -	$ 197	$ -	$ -	$ -	$ -	$ -	$ 2,571
Other Current Charges	$ -	$ 105	$ -	$ -	$ -	$ 35	$ 35	$ -	$ -	$ -	$ -	$ -	$ 175
Office Supplies	$ 1	$ 1	$ 31	$ 15	$ 1	$ 1	$ 1	$ -	$ -	$ -	$ -	$ -	$ 51
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**	**$ 17,048**	**$ 18,304**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 128,103**

Reunion East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance - Shared Expenses													
Field Maintenance	$ 3,592	$ 3,592	$ 3,592	$ 3,592	$ 3,592	$ 3,592	$ 3,592	$ -	$ -	$ -	$ -	$ -	$ 25,141
Management Services Agreement	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ -	$ -	$ -	$ -	$ -	$ 5,308
Telephone	$ 734	$ 471	$ 601	$ 746	$ 494	$ 633	$ 633	$ -	$ -	$ -	$ -	$ -	$ 4,311
Electric	$ 38,594	$ 30,542	$ 29,618	$ 23,857	$ 31,706	$ 29,080	$ 29,681	$ -	$ -	$ -	$ -	$ -	$ 213,079
Water & Sewer	$ 2,923	$ 3,383	$ 3,160	$ 2,830	$ 2,921	$ 3,204	$ 2,849	$ -	$ -	$ -	$ -	$ -	$ 21,271
Gas	$ 706	$ 1,241	$ 2,483	$ 4,788	$ 8,873	$ 7,886	$ 6,048	$ -	$ -	$ -	$ -	$ -	$ 32,024
Pool & Fountain Maintenance	$ 15,881	$ 16,956	$ 16,094	$ 14,644	$ 12,942	$ 19,140	$ 17,821	$ -	$ -	$ -	$ -	$ -	$ 113,480
Pond Maintenance	$ 889	$ 889	$ 889	$ 889	$ 889	$ 889	$ 3,577	$ -	$ -	$ -	$ -	$ -	$ 8,909
Property Insurance	$ 61,378	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61,378
Irrigation Repairs & Maintenance	$ 2,777	$ 448	$ 3,215	$ 500	$ 716	$ 1,240	$ 1,978	$ -	$ -	$ -	$ -	$ -	$ 10,875
Landscape - Contract	$ 41,210	$ 90,582	$ 61,127	$ 41,210	$ 41,210	$ 54,624	$ 41,210	$ -	$ -	$ -	$ -	$ -	$ 371,173
Landscape - Contingency	$ -	$ 2,223	$ 431	$ 198	$ 609	$ 23,758	$ 354	$ -	$ -	$ -	$ -	$ -	$ 27,573
Gate & Gatehouse Maintenance	$ 2,138	$ 5,139	$ 5,997	$ 2,524	$ 2,292	$ 3,583	$ 11,745	$ -	$ -	$ -	$ -	$ -	$ 33,418
Roadways/Sidewalks/Bridge	$ 5,678	$ 1,336	$ 1,151	$ 672	$ 1,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,116
Lighting	$ 876	$ 1,602	$ -	$ 319	$ 1,254	$ 504	$ 997	$ -	$ -	$ -	$ -	$ -	$ 5,552
Building Repairs & Maintenance	$ 589	$ 4,458	$ 837	$ 2,328	$ 2,797	$ 3,133	$ 767	$ -	$ -	$ -	$ -	$ -	$ 14,910
Pressure Washing	$ -	$ 896	$ 549	$ 15,865	$ 7,039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,349
Maintenance (Inspections)	$ -	$ 148	$ -	$ -	$ 36	$ -	$ 686	$ -	$ -	$ -	$ -	$ -	$ 871
Repairs & Maintenance	$ -	$ -	$ -	$ 540	$ -	$ 216	$ -	$ -	$ -	$ -	$ -	$ -	$ 756
Contract Cleaning	$ 4,214	$ 4,375	$ 5,101	$ 5,101	$ 4,940	$ 5,101	$ 5,021	$ -	$ -	$ -	$ -	$ -	$ 33,853
Fitness Center Repairs & Maintenance	$ 336	$ 1,141	$ 168	$ 813	$ 336	$ 921	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,715
Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	$ 3,651	$ 6,247	$ -	$ 64	$ -	$ -	$ 328	$ -	$ -	$ -	$ -	$ -	$ 10,289
Security	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ -	$ -	$ -	$ -	$ -	$ 54,651
Parking Violation Tags	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Maintenance - Shared Expenses	**$ 194,733**	**$ 184,234**	**$ 143,579**	**$ 130,047**	**$ 132,492**	**$ 166,067**	**$ 135,851**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,087,003**
Reserves													
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**	**$ 183,116**	**$ 154,155**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,715,106**
Excess Revenues (Expenditures)	$ (225,781)	$ 29,944	$ 597,972	$ (51,058)	$ (83,190)	$ (133,898)	$ 35,584	$ -	$ -	$ -	$ -	$ -	$ 169,574

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Transfer In	$ 500,000	$ 500,000	$ 500,000	$ -
Interest	$ 92,500	$ 53,958	$ 85,118	$ 31,159
Total Revenues	**$ 592,500**	**$ 553,958**	**$ 585,118**	**$ 31,159**
Expenditures:				
Contingency	$ 600	$ 350	$ 274	$ 76
Building Improvements	$ 30,800	$ 17,967	$ 29,796	$ (11,829)
Gate/Gatehouse Improvements	$ -	$ -	$ 16,521	$ (16,521)
Pool Furniture	$ 10,080	$ 5,880	$ -	$ 5,880
Pool Repair & Replacements	$ 53,200	$ 31,033	$ 68,472	$ (37,439)
Lighting Improvements	$ 7,049	$ 4,112	$ -	$ 4,112
Landscape Improvements	$ 25,200	$ 14,700	$ 7,825	$ 6,875
Roadway Improvements	$ 272,973	$ 159,234	$ 118,061	$ 41,173
Signage	$ 56,000	$ 32,667	$ 38,539	$ (5,873)
Stormwater Improvements	$ -	$ -	$ 8,697	$ (8,697)
Capital Outlay	$ 91,000	$ 53,083	$ 99,054	$ (45,971)
Total Expenditures	**$ 546,902**	**$ 319,026**	**$ 387,239**	**$ (68,213)**
Excess Revenues (Expenditures)	$ 45,598		$ 197,879	
Fund Balance - Beginning	$ 3,016,347		$ 3,410,826	
Fund Balance - Ending	$ 3,061,945		$ 3,608,705	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 3,025	$ 3,025
Total Revenues	**$ -**	**$ -**	**$ 3,025**	**$ 3,025**
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)	$ -		$ (925)	
Fund Balance - Beginning	$ -		$ (8,230,945)	
Fund Balance - Ending	$ -		$ (8,231,870)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 5,932	$ 5,932
Total Revenues	**$ -**	**$ -**	**$ 5,932**	**$ 5,932**
Expenditures:				
Series 2005				
Debt Service Obligation	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 5,932	
Fund Balance - Beginning	$ -		$ (7,092,297)	
Fund Balance - Ending	$ -		$ (7,086,365)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments	$ 2,568,595	$ 2,330,520	$ 2,330,520	$ -
Interest	$ 35,000	$ 20,417	$ 52,176	$ 31,759
Total Revenues	**$ 2,603,595**	**$ 2,350,937**	**$ 2,382,696**	**$ 31,759**
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)		$ 1,877,196	
Fund Balance - Beginning	$ 1,011,038		$ 1,208,596	
Fund Balance - Ending	$ 1,003,633		$ 3,085,792	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments	$ 1,116,155	$ 986,891	$ 986,891	$ -
Interest	$ 29,120	$ 16,987	$ 47,769	$ 30,783
Total Revenues	**$ 1,145,275**	**$ 1,003,878**	**$ 1,034,660**	**$ 30,783**
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		$ 697,499	
Fund Balance - Beginning	$ 408,919		$ 1,538,148	
Fund Balance - Ending	$ 434,872		$ 2,235,647	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
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 April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Interest Income	$ -	$ -	$ 17,561	$ 17,561
Total Revenues	**$ -**	**$ -**	**$ 17,561**	**$ 17,561**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 17,561	
Fund Balance - Beginning	$ -		$ 600,663	
Fund Balance - Ending	$ -		$ 618,224	

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
05/08/24	ACH	$133,672.84	$2,673.45	$0.00	$0.00	$130,999.39	$47,109.62	$61,355.78	$22,533.99	$130,999.39
05/08/24	ACH	$1,783.33	$35.68	$0.00	$0.00	$1,747.65	$628.48	$818.54	$300.62	$1,747.64
	TOTAL	**$ 5,389,438.16**	**$ 104,147.70**	**$ 182,053.28**	**$ 5,352.26**	**$ 5,108,589.44**	**$ 1,837,135.97**	**$ 2,392,694.31**	**$ 878,759.17**	**$ 5,108,589.45**

93.34%	**Net Percent Collected**
$ 364,696.01	**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

Ehof II - 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	Estimated Date
Roof Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	$ 35,000.00	Completed
Seven Eagles, Exercise Equipment & Fitness Center Improvements	$ 55,000.00	July (proposal)
Pavement Replacement and Maintenance	$ 400,000.00	
Pavement Markings (stop bars, crosswalks, etc.)	$ 35,000.00	
Concrete Sidewalk Replacement and Maintenance	$ 52,451.00	Completed
Tree Trimming (Structural Pruning)	$ 45,000.00	Completed
Signage, New Reunion Village No Parking & Replacement	$ 100,000.00	In Process
Pool Equipment Allowance	$ 18,000.00	Completed
Seven Eagles Linear Park Bollard Lighting	$ 12,588.00	Under Review
Seven Eagles Restroom Partitions	$ 20,000.00	Completed
Seven Eagles Pool & Spa Resurfacing	$ 95,000.00	Completed
Benches and Concrete Pads	$ 7,500.00	Under Review
Contingency	$ 100,000.00	
	$ 975,539.00	

Items Deferred from FY2023

Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	$ 27,800.00	Deferred
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	$ 50,000.00	Signs Completed & Speed Tables with Road Maintenance
Upgrade Sign Posts	$ 47,000.00	Completed
Seven Eagles Fountain Replacement	$ 45,000.00	In Process
Access Control System at Reunion Village Gate	$ 20,000.00	In Process
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	$ 50,000.00	Completed
Seven Eagles Roof Replacement	$ 172,010.00	Completed
	$ 411,810.00	
Overall Pavement Management/Improvements + Traffic Calming	$ 504,498.00	