Reunion East Community Development District

Agenda

November 14, 2024

AGENDA

Reunion East
Community Development District

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

November 7, 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, November 14, 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 September 12, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2025-01 Setting a Public Hearing for Amendments to the District's Special Event Policy and Amenity Policies & Fees
5. Consideration of Resolution 2025-02 Ratifying the Final Form of Documents Approved by Resolution 2023-12
6. Consideration of Resolution 2025-03 Amending the Fiscal Year 2024 Budget
7. Consideration of Proposals for Pool Lift Installation at Seven Eagles
    A. Aqua-Blue Pools
    B. Spies Pool, LLC
8. Consideration of Option and Access Easement Agreement with Rowstar, LLC over CDD Property for Installation of Telecommunication Tower on FDOT Property Located Adjacent to I-4
9. Ratification of Reunion Seven Eagles Fountain Centerpiece Quote from UCC Group
10. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager Updates
    D. District Manager's Report
        i. Review of Correspondence Regarding Use of The Stables
        ii. Action Items
        iii. Approval of Check Registers
        iv. Balance Sheet and Income Statement
        v. Replacement and Maintenance Plan
    E. Security Report
11. Other Business
12. Supervisor's Requests
13. Next Meeting Date: December 12, 2024
14. 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, **September 12, 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
Trudy Hobbs	Vice Chair
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the September 12, 2024 regular meeting of the Board of Supervisors of the Reunion East Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. Resident Diana Boyce of 7530 Gathering Drive and 827 Assembly Court, voiced concern about traffic, speeding and parked cars on Gathering Drive and Assembly Court. Resident Tommy Farber of 862 Assembly Court pointed out that there were only 19 parking spots for 94 units and one driveway and asked if security was ticketing vehicles parked in the driveway and on the street. Ms. Adams explained that the roadways within the Reunion East CDD, that were owned and maintained by the CDD, were public roads and traffic enforcement was handled by the Osceola County Sheriff's Office. However, because of numerous concerns that were presented to the Board over the years, the Board was considering the installation of traffic calming devices. Reunion Security provided security services on behalf of the CDD, on public roadways and CDD amenities, but security on private property was handled by the Homeowners Association. The Board was aware about the limited parking on Gathering Drive, which was in Carriage Pointe, but when the Board looked at implementing Parking Rules, there were concerns about the cul-de-sac being used as a turnaround for utility vehicles, the free flow of traffic, and emergency vehicle access. Therefore, the District did not have the ability to allow unrestricted parking on the public roadway, without having a public safety concern. Mr. Vargas confirmed that there was a major issue in Carriage Pointe, with residents parking in guest parking spaces, in the driveway and on sidewalks. Ms. Adams pointed out that there were State Laws prohibiting vehicles from blocking sidewalks, to keep sidewalks clear. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the August 15, 2024 Board of Supervisors Meeting**

Ms. Adams presented draft minutes of the August 15, 2024 Board of Supervisors meeting, which were reviewed by District Counsel and District management. Ms. Trucco noted under her report, on Page 15, *"by gate"* should be deleted and replaced with, *"according to the county, and something additional was being requested from the Master HOA."*

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Minutes of the August 15, 2024 Board of Supervisors Meetings were approved as amended.

FOURTH ORDER OF BUSINESS **Notice of Termination of Custodial Agreement with Kingwood Orlando Reunion Resort**

Ms. Adams recalled that on August 30, 2024, the District received written notice that effective October 1, 2024, Kingwood Orlando Reunion Resort (KORR), would no longer be performing custodial services at the CDD pool amenity facilities and Heritage Crossing Community Center (HCCC). Staff solicited proposals for custodial services and a form of the proposal was provided to the Board, which included the following areas: Homestead, Heritage Crossings, Carriage Pointe, The Terraces, Seven Eagles and the HCCC. There was a scope of service, which was consistent with the look and feel of the resort, to clean seven days per week; however, the scope for Seven Eagles, was for cleaning seven days per week, as well as eight hour per day staffing. to manage the pools, spa, bocce court, two Fitness Centers and restrooms. The only update was the monitoring of the batteries for the pool lift, which was suggested by Mr. Scheerer. The scope for the HCCC, was. based on the current level of usage, to clean the facility from top to bottom, twice weekly and a la carte options for post-event cleanup and a rental fee.

FIFTH ORDER OF BUSINESS **Review of Custodial Services Proposals**

A. CSS Clean Star Services
B. PG Service Group
C. Tempus Cleaning Services

Ms. Adams provided a spreadsheet, to the Board, showing the different amenities, budget for FY 2025 and price comparison. Proposals were received from CSS Clean Star Services (CSS) in the amount of $211,080, PG Service Group (PG) in the amount of $137,796 and Tempus Cleaning Services (Tempus) in the amount of $314,700. There were also a la carte fees for Heritage Crossings, for set-up and clean-up, ranging from $250 to $400. All three proposers contacted Mr. Scheerer, to perform onsite inspections of the facilities and they were all professional and asked good questions. All references were strong and staff recommended PG, who was the lowest bidder. Mr. Dryburgh questioned a lawsuit that PG had. Ms. Adams explained that PG had current litigation with one of the founding partners, who had diverted funds and the litigation was for the return of those funds. There was no reason for the Board not to consider PG, as their references were good, they were highly recommended by the POA, staff was confident that they were able to complete the project and they and were the low bidder.

Ms. Davis complimented staff on the preparation of the scope but found it hard to believe that there was eight hours of service in the Seven Eagles Fitness Room, as many times, there was no sanitizer or towels, floors were not swept, there were pee stains on the bathroom wall and the water filtration system was not working. Mr. Scheerer stated that it would be removed. Ms. Adams requested that Ms. Davis inform her or Mr. Scheerer, when these issues occurred. Ms. Davis questioned why the CDD was maintaining The Terraces and Seven Eagles, as they were part of the resort. Ms. Adams confirmed that all of these facilities were owned and maintained by the CDD, but the CDD did not maintain any private facilities. However, within Seven Eagles, there was a small area dedicated to The Cove, with a food and beverage service area, which was owned by KORR. Ms. Wispelwey recalled discussion about KORR returning the facilities in good condition, but as of now, it was not in good working order. Ms. Adams stated there was a list of punchlist items for the HCCC. Mr. Scheerer indicated that he met onsite with staff from KORR, to perform a walkthrough and they were currently correcting everything, but it may go beyond the end of the month. A painter was currently painting all of these areas and repairing walls. Mr. Dryburgh asked if everything in the kitchen worked. Mr. Scheerer stated that the kitchen was never used and all appliances were turned off. Mr. Greenstein was pleased that there was going to be a service provider, was confident that they would receive better service and the price was reasonable, but questioned the termination, if PG could not perform the work. Ms. Adams indicated there was a 30-day termination, which was typical and would negotiate with PG on the al la carte prices, which were higher than CSS. District Counsel would prepare a form of agreement with all of the District protections. Ms. Trucco requested that a Board Member be delegated to sign-off. Mr. Greenstein designated Ms. Hobbs.

> On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor approving the proposal with PG Service Group for custodial services and delegating authority to the Vice Chair to approve the final form of the agreement was approved.

SIXTH ORDER OF BUSINESS **Heritage Crossing Community Center Transition Proposals**

Ms. Adams reported that all of the utilities for HCCC, were being transferred by the District management team and accounting staff, to the CDD as of October 1st, but other services needed to be considered, such as the fire safety systems, checking fire extinguishers and landscape services.

When the dumpster was discussed, there was no desire by the Board to maintain it, but directed her to contact the Heritage Crossings HOA, which she did and provided a proposal for the potential annual expense. The HOA had no interest in the dumpster, as it would not benefit property owners.

A. Consideration of Proposal from United Fire Protection

Mr. Scheerer presented a proposal from United Fire Protection (United) for fire alarm protection and monitoring, sprinkler, backflow prevention and fire extinguisher testing, in the HCCC ballroom. KORR switched to Dyna Fire, but United was familiar with the system and would perform the inspections that were required by the National Fire Protection Act of 1972. The cost for the fire alarm testing was $300 per inspection and $400 for 12 months of monitoring. United would also perform fire inspection testing, at prices that were in place for a long time, backflow prevention for two backflows next to the dumpster for $90 per year and the testing of four fire extinguishers for $200 per year.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal with United Fire Protection for fire alarm protection and monitoring, sprinkler, backflow prevention and fire extinguisher testing in the HCCC ballroom of the Heritage Crossing Community Center was approved.

Mr. Scheerer presented a similar proposal from United for The Stables.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal with United Fire Protection for fire alarm protection and monitoring, sprinkler, backflow prevention and fire extinguisher testing at The Stables was approved.

B. Consideration of Proposal from Yellowstone Landscape

Mr. Scheerer presented a proposal from Yellowstone Landscaping, for landscape maintenance at The Stables, HCCC and overflow parking lot, in the amount of $35,820 per year or $2,985 per month. Mr. Dryburgh agreed with the proposal, as Yellowstone did a great job.

> On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the proposal with Yellowstone Landscape for landscape maintenance of The Stables, HCCC and overflow parking lot in the amount of $35,820 per year or $2,985 per month was approved.

C. Consideration of Proposal from Waste Management, Inc.

Mr. Scheerer presented a proposal with Waste Management for the dumpster. Ms. Adams stated that the proposal was for two years of service and contacted the Account Manager, to see if there could be a proposal for three or six months, as the concern was if the dumpster was removed abruptly on October 1st, there would be illegal dumping, as it was open at the top. However, the shortest term that Waste Management would consider, was 12 months, at the same monthly rate as the 24-month rate. Ms. Davis questioned who would use it. Mr. Dryburgh noted that Heritage Crossing residents used it. Ms. Davis recommended covering the top with a tarp and placing a sign saying that garbage was no longer being collected. Ms. Wispelwey was in favor of paying $2,700 per month. Mr. Dryburgh disagreed, as this would amount to $30,000 per year. Mr. Greenstein was in favor of the standard approach, which was to discontinue service and see what reaction they get. Ms. Wispelwey suggested removing the doors and placing a tarp or chair over it. Ms. Davis and Mr. Dryburgh were in favor of removing the entire structure. Ms. Hobbs pointed out that the dumpster had been there for a long time and people were coming from outside to use it. Mr. Greenstein recommended removing the dumpster and providing proper notification. Ms. Adams indicated that staff would work hard to communicate that it was not a dumping area and if people illegally dumped, they would be fined. Ms. Hobbs pointed out that there was a concrete pad and if there was an event, they could always rent a dumpster for the event and then remove it. Ms. Trucco suggested that the party holding the event could pay for a dumpster for their event if desired. Mr. Dryburgh requested a quote to remove the enclosure and that a sign be installed in the interim. Mr. Scheerer indicated only two walls could be removed, because there were electrical components for the HCCC. *There was Board consensus to remove the dumpster.*

SEVENTH ORDER OF BUSINESS Contract Renewals

A. Consideration of Landscape/Grounds Maintenance Services Agreement Renewal with Yellowstone Landscape

Ms. Adams reported that the Service Agreements for aquatic, landscape, security and pond maintenance services, run in tandem with the fiscal year and then the Board approved an agreement

renewal. The first Service Agreement was with Yellowstone, for landscape/grounds maintenance services. Once the Board completed this process, the Board could approve an agreement of up to five years, as Fiscal Year 2025 was the last year under the five-year period. However, since the annual amount required a public bid process, with required public notice and sealed bid openings starting early in 2025, in accordance with Florida Statutes, bid packages would be provided to the Board for a joint RFP for landscape services for Reunion East and West, with updated scopes and evaluation criteria. It included all of the service areas, with the exception of Reunion Village, the Reunion West Encore neighborhood, The Stables and Heritage Crossings. Mr. Scheerer introduced Mr. Pete Whitman of Yellowstone, the Account Manager for Yellowstone, who requested a 3% increase, which was included in the 2025 budget. The cost was split between Reunion East and West. Ms. Adams indicated that any action taken by the Board, would include District Counsel preparing a form of agreement, with all protections for the District. Mr. Scheerer noted two items at the bottom of the spreadsheet, for Phases 4 and 5 of Reunion Village, which funds were allocated for, but the District was not yet being billed for it, because no improvements were installed.

> On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Landscape/Grounds Maintenance Services Agreement renewal with Yellowstone Landscape was approved.

B. Consideration of Aquatic Vegetation Management Agreement Renewal with Applied Aquatic Management, Inc.

Mr. Scheerer presented an Aquatic Vegetation Management Agreement renewal with Applied Aquatic Management, Inc., which runs from October 1, 2024 to September 30, 2025 and was for 11 stormwater ponds in Reunion Village and one stormwater pond in Patriots Landing. They were the District's service provider for a number of years, providing for the management of submersed vegetation, immersed floating algae, shoreline grasses and pest control. There were currently no issues with the ponds in the community, except during extreme weather.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Aquatic Vegetation Management Agreement renewal with Applied Aquatic Management, Inc. was approved.

C. Consideration of Security Services Provider Agreement Renewal with Reunion Resort & Club of Orlando Master Association, Inc.

Ms. Adams presented a renewal agreement with the Reunion Resort & Club of Orlando Master Association, Inc. for security services at the entrance gates, patrolling the District roads, enforcing the CDD parking rules and monitoring the CCTV at the District amenities. There was currently an Interlocal Agreement between Reunion West and Reunion East, whereby Reunion West delegates authority to Reunion East, to secure a security service provider. It included all areas in Reunion West, with the exception of the Reunion West Encore neighborhood. Ms. Davis did not see any detailed items other than what they were monitoring. Ms. Adams explained that they were monitoring CDD roads and amenities, and enforcing CDD towing policies,, but this was only an agreement extension and would email the full agreement to Ms. Davis. Mr. Dryburgh questioned whether cars coming in through the Excitement Drive entrance, were being recorded and if they were being charged for gate or tree strikes. Mr. Vargas indicated that there was no License Plate Reader (LPR) at this entrance, but they could review the footage being recorded and if there was damage by a vendor, they would track down the company responsible for it or provide the license plate number to the police, if it was a guest. Mr. Scheerer stated that Security would make a report, with the violators driver's license, photos and insurance information and he would contact their insurance company. Ms. Adams noted if it was CDD property, the CDD would pursue property damages and if a tree was damaged, Mr. Scheerer would contact Yellowstone and have them evaluate the tree; however, most of the recent tree incidents involved HOA trees. Mr. Scheerer confirmed that most trees were 20 years old and would do more damage to the car than the tree. Ms. Davis questioned who damaged the gate at the Excitement Drive entrance. Mr. Vargas believed that it was a homeowner. Mr. Scheerer stated that there was typically no damage to the gate arm, as it had nylon nuts and he could easily place the arm back on at no charge, but if the damage was more extensive, he would contact ACT or Guardian Access.

> On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Security Services Provider Agreement Renewal with Reunion Resort & Club of Orlando Master Association, Inc. was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-10 Approving the Filing of Court Action to Clarify Title - ADDED**

Ms. Trucco reported that they were informed that a deed was recorded in 2022, that transferred certain property, owned and maintained by the District and on which District improvements are located, from LRA Orlando, LLC to KORR. Resolution 2024-10 would allow staff to research this issue and file a court action, in order to clarify title to the tracts that were encumbered by this 2022 deed.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Resolution 2024-10 Approving the Filing of Court Action to Clarify Title was adopted.

Mr. Dryburgh asked if a Board Member should be appointed for signature purposes. Ms. Trucco confirmed that the resolution included a provision allowing the Chairman to execute if needed or the Vice Chair or a Board Member, if the Chairman was not available.

NINTH ORDER OF BUSINESS **Consideration of Change Order for Access Control System at Davenport Creek Bridge**

Ms. Adams presented Change Order No. 3 with Access Control Systems (ACS), for an increase in price of $5,750, for the access control system at the Davenport Creek Bridge. Mr. Scheerer explained that the electrical contractor who was handling the wiring, was requesting this Change Order, due to an increase in the cost of materials. Mr. Dryburgh questioned whether there was a labor cost as well. Mr. Scheerer confirmed that it was for the cost of the electrical insulation and wires, which was not unreasonable, considering that this item had been on their Action Item List for some time. Mr. Greenstein felt that the $5,750 was insignificant, based on the total cost of the project and that this was for the gates on both sides of the bridge going in and out of Reunion Village, that would be resident only.

> On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Change Order No. 3 with Access Control Systems (ACS), for an increase in price of $5,750, for the access control system at the Davenport Creek Bridge was adopted.

TENTH ORDER OF BUSINESS **Consideration of Installation of Speed Bumps on Heritage Crossings Roadway**

Ms. Adams indicated that a letter was received from the HCCC Condo Association, requesting that the CDD pay $2,960.00, to install seven speed bumps on Heritage Crossing Way. They obtained a proposal from Sealcoating America, in the amount of $5,919.00, for the seven speed bumps, and they proposed the cost would be split with the HOA. Ms. Adams asked if there were any comments from the District Engineer or field staff, regarding the pricing, type of speed bump or impact to roadway for the proposal. There were no comments. Ms. Hobbs stated since the Board discussed installing speed bumps on certain roads and there were several requests, she researched the matter further and obtained information on speed bumps and traffic calming measures, from the Florida Department of Transportation (FDOT), in order to limit their liability. Before proceeding, Ms. Hobbs requested that the Board consider the recommendations, establish guidelines, consider the volume of traffic going up and down Heritage Crossing Way and the average speed, before deciding on the traffic calming measures, as speed bumps would not help, if there was not much traffic or excessive speed. Furthermore, the type of speed bump that was being requested, had rubberized strips that were bolted into the road, which caused damage to the road that the CDD would be responsible for repairing. In addition, if the road was resurfaced, they must be removed and reinstalled. Ms. Hobbs recommended as the first step, installing flashing speed signs, to collect the data and reduce the speed of traffic. Ms. Wispelwey recommended installing a stop sign. Mr. Greenstein felt that the CDD should speak to the HCCC Condo Association first, before making a decision, as a speed bump had serious downsides and as there were other alternatives. Ms. Hobbs found that speed bumps were not recommended for dead end roads and felt that placing a line in the road, would reduce speeding. Ms. Davis was constantly dodging cars, riding her e-bike on the bridge going under S. Old Lake Wilson Road. Mr. Dryburgh believed that they needed to have a standard on what volume of traffic triggered the need for speed bumps, such as an average of 300 cars per day, as everyone had a desire and justification for having them. Mr. Greenstein appreciated the HCCC Condo Association approaching the Board with this issue, but felt that installing speed bumps was premature at this point. Mr. Dryburgh proposed installing a radar display sign, to collect the data for one or two months. Ms. Hobbs requested that one be placed on Euston Drive and having spare radar signs, in case one was needed. Mr. Greenstein preferred that radar signs be placed on the main roadways first and evaluating the

impact. *There was Board consensus for staff to obtain proposals for radar display signs and for Ms. Adams to provide a response to the HCCC Condo Association.*

ELEVENTH ORDER OF BUSINESS **Consideration of Agreement for Pavement Maintenance**

Ms. Adams reported that District Counsel was preparing the agreement for pavement maintenance with All County Paving and working with the District Engineer, to include information that was required to complete the agreement. Ms. Trucco explained that this agreement was for the road resurfacing, re-striping and speed table installation project. Mr. Curley was finalizing the scope of services and the costs, with the contractor. The Reunion West CDD Board received the same agreement. Mr. Curley pointed out that All County Paving expressed an interest in re-bidding. Ms. Wispelwey questioned how this would affect the amounts listed in the contract, if the price of oil decreased. Mr. Curley indicated that their aggregate cost increased by 5% to 10%, but he preferred a 2.5% to 5% increase, since a 5% increase on a $1.2 million project, was $60,000; however, if five speed tables were removed, the savings would be $50,000. There would also be a 30-day mobilization, pre-construction meeting and would take eight weeks to complete from start to finish. Ms. Trucco pointed out that there may be a desire to complete the project by December, as there may be visitors in January and February and questioned when the Board wanted the work to begin and end, noting the Reunion West CDD Board decided to start the work as soon as possible and complete it by December 13th. Ms. Wispelwey questioned what happened if they did not complete the work by December 13th. Ms. Trucco indicated that the District had certain remedies under the Prompt Payment Act, for imposing penalties, if the work was not completed by a certain timeframe. Mr. Greenstein felt that there was never going to be a good time for this work to be completed, other than the summer and agreed with decision by the Reunion West CDD Board. In the meantime, Mr. Scheerer and Mr. Vargas, would review the plan with All County Paving, so residents would know in advance, what roads were being paved, providing less impact on the community.

Ms. Wispelwey questioned what the Reunion West CDD Board approved. Ms. Trucco indicated that the Reunion West CDD Board elected a completion date of December 13th and for the service to be performed between 7:00 a.m. to 7:00 p.m., Monday through Friday. *There was Board consensus to approve this language.* Ms. Trucco pointed out that the Reunion West CDD Board also agreed to approve a not-to-exceed 10% increase. Mr. Greenstein preferred to negotiate

for 5%. Mr. Curley believed that the contractor would approve 5%. Ms. Trucco stated that the agreement was based on the same form that all of their contractors signed, with provisions to comply with all laws, regulations, rules, policies and permits. It included a provision that all contractors are subject to public records under Chapter 119, as well as standard insurance, sovereign immunity and indemnification provisions. There was also a 30-day termination clause without cause and an E-Verify requirement, which was part of a program required by the Department of Homeland Security.

> On MOTION Ms. Hobbs seconded by Ms. Wispelwey with all in favor approving the Agreement for Pavement Maintenance with All County Paving in substantial final form, subject to staff execution and delegating authority to the Chairman to provide final execution of the terms was approved.

Ms. Wispelwey requested that Mr. Anthony Carll be invited to the pre-construction meeting, so that they could be included in the discussion. Ms. Adams stated that the District Engineer, Field Operations Manager, Director of Reunion Security and the key management team for All County Paving, would attend, to discuss improvement issues, share contract details and a schedule for the areas to be paved. After the meeting, a form of notice would be sent to all property owners and stakeholders. Ms. Wispelwey pointed out that The Grand needed to be a priority and worked into Kingwood's schedule. Ms. Adams would provide the schedule to KORR, when it was available.

TWELFTH ORDER OF BUSINESS **Consideration of Proposed Access Easement from Rowstar/Vertical Bridge**

Ms. Adams recalled that Rowstar, LLC/Vertical Bridge (Rowstar), previously approached the Reunion East CDD, regarding the installation of a cellphone tower on a Department of Transportation (DOT) parcel, that was parallel to I-4. Board Members were amenable to the idea, as Reunion residents suffered from poor cellphone service. The cell tower would not be on CDD property, but in order to access the parcel, Rowstar needed an access easement, over an open space tract that only had turf on it. To provide good faith and cooperation in working with the CDD, Rowstar entered into a Funding Agreement, to pay for any fees associated with the review of this project and offered to compensate the CDD $10,000, for access to the parcel. However, since they

would benefit from this access easement in perpetuity and in order to move this project along, Rowstar changed their offer to $85,000. Ms. Adams recommended that if the Board was interested in entering into this access easement the Board delegate authority to the Chairman, to negotiate a better offer, and it would have to come back to the Board for final action and approval.

Mr. Dryburgh felt that the $85,000 was a good start, as their original offer of $10,000 was low, but preferred $100,000, because they would have access to this property for at least, 30 to 50 years and residents abutting this property, must deal with the noise. Ms. Adams indicated that there were schematics showing the proposed easement area, as well as proposed construction plans for the tower, which was 170 feet tall; 160 feet to the top of the tower and a 10-foot lightning rod. There was also an existing 60-foot digital billboard. Mr. Dryburgh was in favor of it, as it was a benefit for residents to get cellphone service and DOT already reviewed and approved it, since Rowstar could not access the property from I-4. Ms. Adams pointed out that the Board was not giving permission to install the cell tower, as this was between the parcel owner, DOT and Rowstar and the CDD was only providing access to it from a side of the roadway that was safer for maintenance work. Although Rowstar would be making revenue from the cell tower, the $85,000 could be used towards a CDD project. Ms. Trucco advised that this offer just came in and had not had a chance to fully review yet but that the Board could request more information from Rowstar before making any decisions today. Mr. Greenstein recognized this as an opportunity, as the funds could be used to supplement projects.

> On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor delegating authority for the Chair to negotiate an amount of the proposed Access Easement with Rowstar/Vertical Bridge to be brought back to the Board for consideration was approved.

Ms. Trucco requested that legal counsel be part of those negotiation discussions, including because under the insurance policy, Board Members did not necessarily have authority to negotiate for the CDD.

THIRTEENTH ORDER OF BUSINESS **Consideration of License Agreement with Kingwood Orlando Reunion Resort for Water Aerobics at CDD Pool - ADDED**

Ms. Adams received a request from a Board Member, for a License Agreement with KORR, for water aerobics to be held at the CDD pool. It was currently held at the water park, but the waterpark was going to be closed for renovations. However, subsequent to receiving this request and adding it to the agenda, the Director of Membership Services for KORR, decided to move water aerobics to Pool 11 and therefore, she requested this item to be pulled from the agenda. There was also discussion about the continuing the yoga classes, which were offered to Reunion Resort members, but anyone who comes to the class was allowed to participate. Ms. Adams stated that the Board could either enter into a License Agreement with KORR, to use the space for yoga classes, so it was not rented during that period of time or deny this request and KORR must find a different location. Ms. Trucco noted this request came in yesterday and not had a chance to fully review yet but she recalled that the Board already adopted a Special Event Policy and this arrangement should to be consistent with it and questioned whether a fee was being charged. Ms. Trucco also noted the private use issue if the classes were for profit and asked if this service was being provided by Reunion Resort to its members through a membership fee or other fee. Ms. Davis requested that they revisit their policy to charge $500. Ms. Adams stated in order to do this, a public hearing must be scheduled; however, since the CDD was now managing the facility, there would need to be policy changes but staff was not ready to recommend setting the public hearing today. Mr. Greenstein was in favor of entering into a License Agreement with KORR for six months, to have the yoga classes at the HCCC and not charge a fee, in order to maintain the status quo and provide goodwill. Ms. Adams opened the floor to audience comments, since this item was not listed on the agenda. There were no audience comments.

> On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor a six-month License Agreement with Kingwood Orlando Reunion Resort for yoga classes was approved.

Mr. Greenstein reported in *Out & About*, food service delivery to community pools, was discussed, which he was fine with, as long as they did not violate any of the rules, but if it turned out to be a bad idea, they could stop it. Ms. Davis requested that it be monitored.

FOURTEENTH ORDER OF BUSINESS **Ratification of Agreement with Terry's Electric, Inc. for Installation of Road Bores - ADDED**

Ms. Adams presented a form of agreement with Terry's Electric, Inc. for directional boring at the Davenport Creek Bridge, which was not part of the scope for the original agreement. The Board previously approved the proposal, which was in the amount of $13,182. District Counsel prepared the form of agreement, which was executed.

> On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the approval of the agreement with Terry's Electric, Inc. for the installation of road bores on the Davenport Creek Bridge was ratified.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco reported that since the last meeting, the License Agreement for The Crescent at Reunion Project was drafted and detail from the requestor is still needed before it can be finalized. Since the Board approved the research and filing of a court action, earlier in the meeting, her office would send an email with an update on the litigation and some items to be aware of, such as a reminder on the law that states public officers are prohibited from sharing information that was not available to the general public and gained by reason of their official position, for their personal gain or benefit or the personal gain or benefit of an any other person or business entity.

B. Engineer

Mr. Curley stated that Terry's Electric was ready to perform the directional bore.

C. Field Manager Updates

Mr. Scheerer reported that they were moving from Summer to Winter operations, starting projects such as cleaning all of the pool and spa heaters. Terry's Electric would be onsite to complete the directional bores and repair overhead deck lights at The Terraces and Homestead Pool. In an abundance of caution, they planned to raise the chlorine levels in hot tubs, to 10 parts per million, bypassing the 15-minute therapy timer, to allow the super chlorination to run through the system for 24 hours. Then it would be drained, acid washed and re-filled, to balance the

chemicals. A complete site inspection was held with Louis Logo, at Heritage Crossings and at The Stables, which Mr. Scheerer would continue to follow up on. In the next couple of months, they would start looking at pressure washing the sidewalks and curbs, to get things ready for the holidays. He would also bring back proposals at the next couple of meetings for some repair and maintenance (R&M) capital items, specifically the radar display signs, based on earlier conversations, as well as installing permanent handicap lifts at the Seven Eagles pool, which the Board allocated funding for. This was a permitted item, as they needed to be bonded electrically and cased in cement, so that the lifts did not move. In the next few years, there would be permanent handicap lifts at the other pools.

Regarding the Action Items List, Mr. Scheerer reported that the piping was completed at the fountain and lights were installed. The tile was completed. It should be running in the next 30 days. Some Viburnum hedges or Podocarpus, would be added on the condo side, to shield the fountain from the residents that live there. They were still waiting on ownership information on the Reunion Village gatehouse. The equipment for the Fitness Center at Seven Eagles would be installed the first of November. The rubber floor matting arrived the other day and was locked in one of the stalls. The janitorial bids were discussed and the sidewalks would be discussed soon. It had been a busy Summer and Mr. Scheerer appreciated the Board's help with funding the various projects for 2025. Ms. Davis questioned what was agreed to on the radar speed signs. Mr. Scheerer reported that there was funding for 10 in the R&M Budget for 2025 and would bring back a proposal. The Bluetooth ones would be placed in the areas that were discussed earlier. Mr. Greenstein questioned when a new sign would be installed at the Liberty Bluff gate. Mr. Scheerer confirmed that it was ordered and would be installed before the next Board meeting.

D. District Manager's Report

i. Management Transition Report on Heritage Crossings Community Center

Ms. Adams reported that the management transition for Heritage Crossings, was underway and the utilities would be transferred on October 1st. At the October meeting, the Board would consider tentative changes to the policies and set a public hearing for the December meeting, as there needed to be a 28 and 29-day public notice.

ii. Action Items List

This item was discussed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from August 1, 2024 through August 31, 2024 in the amount of $161,145.25.

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the August Check Register was approved as presented.

iv. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through July 31, 2024, which was for informational purposes and no Board action was required.

v. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was for informational purposes.

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

Ms. Adams presented the Arbitrage Rebate Calculation Reports prepared by AMTEC for the Series 2015A and 2021 bonds, which were required, due to an IRS requirement, to determine if the District was earning more interest than what they were paying on the tax exempt bonds. No rebate liability existed.

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

E. Security Report

Ms. Adams indicated that the August Security Reports for Reunion Security and the Reunion West POA, were provided under separate cover. Earlier in the meeting, two Security Reports were provided for incidents that occurred over the last 48. Mr. Victor Vargas, the head of Security, was present to answer any questions.

SIXTEENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

EIGHTEENTH ORDER OF BUSINESS **Next Meeting Date: October 10, 2024**

Ms. Adams stated that the next meeting was scheduled for October 10, 2024 at 1:00 p.m.

NINETEENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2024 AT 1:00 P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENTS AND OBJECTIONS ON AMENDMENTS TO THE DISTRICT'S "SPECIAL EVENT POLICY" AND DISTRICT'S "AMENITY POLICIES & FEES," INCLUDING MODIFICATION OF THE RATE STRUCTURE FOR USE OF CERTAIN DISTRICT FACILITIES, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "Board") of the Reunion East Community Development District, (the "District"), pursuant to Board action, has previously determined to amend and/or modify rules and policies for the utilization of the community amenity facilities within the District, and the Board has also determined to amend the rate structure for use of such facilities by its patrons, the Board now desires to hold a public hearing to consider the advisability and propriety of said rules, policies and rate structure, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at 1:00 p.m., _____, 2024, at the Heritage Crossing Community Center, located at 7715 Heritage Crossing Way, Reunion, Florida 34747, for the purpose of hearing comments and objections to proposed amendments to the District's "Special Events Policy" and the District's "Amenity Policies & Fees," collectively attached hereto as **Exhibit "A,"** including modification of the rate structure for use of certain District facilities, as described therein. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager (Governmental Management Services – Central Florida, LLC, Attention: Tricia Adams, 219 E. Livingston Street, Orlando, Florida, 32801; Tadams@gmscfl.com).

2. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190, *Florida Statutes*, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Osceola County.

3. For purposes of this Resolution, the Board hereby accepts the proposed rate schedule set forth in **Exhibit "B."**

4. That this Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE.]

SIGNATURE PAGE TO RESOLUTION 2025-01
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

PASSED AND ADOPTED this 14th day of November, 2024.

BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST:

_____
Tricia Adams
Secretary / Assistant Secretary

_____
Chairman / Vice Chairman

Exhibit "A"

District's "Special Events Policy" and the District's "Amenity Policies & Fees,"

[See attached.]

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL EVENT POLICY

Adopted October 14, 2021
Amended and Restated March 9, 2023

March 9, 2023

I. INTRODUCTION:

The Board of Supervisors (the "**Board**") of the Reunion East Community Development District (the "**CDD**" or "**District**") has implemented a uniform policy and schedule for Special Events requested to be held on District Property (as defined in Exhibit A).

"**Special Event**" shall mean any preplanned meeting, activity, or gathering of a group of twenty 20 or more persons, but not greater than the venue capacity, having a common purpose on District Property which special event inhibits the usual flow of pedestrian travel or which occupies any District Property or public place so as to preempt use of space by CDD residents, CDD landowners, non-resident user fee payers and their guests or which deviates from the established use of space or building.

"**District Property**" is defined for purposes of this policy as the District-owned or maintained real and personal property listed on Exhibit A.

Please note that the District does not own all of the real and personal property contained within the District's boundaries (e.g., private commercial and retail property) and the permits provided for herein are for the use of the District Property only.

II. GENERAL INFORMATION:

The District is a special purpose government. Special Events are important to our community; they bring interest and excitement to the District and enhance our quality of life. The District is happy to assist organizations and groups in providing quality Special Events, while balancing the interests of the landowners and residents of the CDD and promoting public health, safety and welfare. The District has implemented this Special Event Policy (this "**Policy**") and has duly adopted a Rule establishing a rate/deposit schedule for Special Events.

III. PURPOSE OF A SPECIAL EVENT POLICY:

The District understands the attractive nature of use of the District Property for Special Events and programs and has established this Policy for the consideration and permitting of Special Events. Such consideration is handled through the production and submittal of an "**Event Use Application"** (form attached hereto as **Exhibit "B"**, the terms of which are incorporated herein by this reference) in order to ensure that activities and events proposed are in conformance with this Policy, applicable legal requirements, and are not detrimental to public health, safety or welfare. This Policy applies to Special Events with attendance of twenty (20) or more persons, but not greater than the Event Capacity. Proposed Special Events with attendance less than twenty (20) person is not required to have a Special Event Permit and Special Events with attendance greater than the Event Capacity are not allowed. The form of the Event Use Application may be modified by the District from time to time. Event Use Applications may only be filed with the District by District residents, District landowners and non-resident user fee payers. The District resident, District landowner, or non-resident user fee payer filing an Event Use Application are hereinafter collectively referred to as the "**Applicant**."

IV. AUTHORITY:

The District has adopted this Policy to issue permits (each, an "**Event Use Permit**") pursuant to the guidelines described herein for the use of specified areas of the District Property (the "**Site**") and to provide the District Manager with authority to approve Event Use Applications or deny Applications that do not meet the

requirements of this Policy. This Policy may be amended, rescinded or otherwise revised, in whole or part, by the District from time to time after applicable notice and hearing, provided that ministerial changes (e.g., those to correct typographical errors) may be made at any time.

V. REQUIREMENTS FOR USE OF DISTRICT PROPERTY AND APPLICATION PROCESS:

1. For each proposed Special Event, an Event Use Application must be completed and submitted to the District Manager at the District office, which is currently located at:

Reunion East Community Development District
219 East Livingston St.
Orlando, Florida 32801
Telephone: 407-841-5524 extension 138
Email: tadams@gmscfl.com

2. Event Use Applications must be filed not more than one hundred eighty (180) days before and not less than fourteen (14) days before the date and time at which the proposed Special Event is intended to occur; provided, however, that for good cause shown, the District may waive the maximum and minimum filing periods and may accept an Event Use Application filed within a longer or shorter period.

3. Each Event Use Applications shall be accompanied by cash or check(s) for an "**Event Deposit**," which Event Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Policy:

A. Rate/Deposit Schedule:

Site	**Capacity**	**Rental Rate**	**Deposit**
Heritage Crossings Pool A	30	$200.00	$150 Plus Damages
Heritage Crossings Pool B	30	$200.00	$150 Plus Damages
Homestead Pool	45	$200.00	$150 Plus Damages
Carriage Point Pool	25	$200.00	$150 Plus Damages
Terraces Pool	30	$200.00	$150 Plus Damages
Linear Park	100	$750.00	$500 Plus Damages
Seven Eagles Pool Area	100	$1,000.00	$500 Plus Damages

B. Upon request, the District will provide an invoice or other notice of the required Event Deposit to the Applicants.

C. If the District determines, in its sole discretion, that the Event Use Application requires additional engineering, legal or other professional staff review, the Applicant shall reimburse the District for the actual costs the District incurs for such professional services.

D. For any Special Event that is not approved, the Event Deposit shall be refunded to the Applicant. The Event Deposit shall secure the obligations of the Applicant under this Policy, including, but not limited to, Paragraphs 3(C) and 10 hereof. The Event Deposit will be retained by the District Manager until such time as all the District's costs pursuant to this Policy for which the Applicant is obligated to reimburse or pay have been satisfied. If the Applicant does not pay such cost within fourteen (14) days after the District has billed the Applicant for the cost thereof, which bill shall include an itemized statement as to the costs incurred

by the District, the District shall apply the Event Deposit to said costs and remit any remainder to the Applicant. If the Event Deposit is insufficient to pay such cost, the District may seek any remedy against the Applicant available at law or equity, including referring the matter to the District Attorney or third party collection agency, and the Applicant shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Applicant or its affiliate from applying for, or holding, any future Special Events at the District.

4. Applicant must attend the Special Event and be at the Site for the duration of the Special Event.

5. All Events shall be confined to the Site reserved for such event. The rental of Seven Eagles Pool Area Site allows Applicants and their guests temporary exclusive access to the Pool Area Site. Other District patrons will be able to access Seven Eagles Fitness Centers and Seven Eagles Mail Room even when Seven Eagles Pool Area Site is reserved per the Special Event Policy for private use. If proposed Special Event will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board. A sign advising Patrons that the Pool is Closed for Use by Patrons Due to Private Event can be posted at the Seven Eagles entrance

6. No advertising or distribution of posters or flyers for the Special Event as it pertains to District Property nor posting on electronic media (such as website) controlled by the District is allowed.

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

8. No alcohol may be sold or served on any District Property at any time except at Seven Eagles Pool Area and Linear Park where Reunion Resort has exclusive ability to provide catering services and/or food and beverage sales including the sale of alcohol.

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

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

11. The Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/sheriff services, emergency services.

12. The District shall determine the allowed time of the Special Event as may be appropriate for the event and the surrounding neighborhood(s) and businesses. However, Special Events may not last longer than four (4) hours and under no circumstance shall events scheduled on Sunday through Thursday operate past 10:00 PM, and on Friday and Saturday, operate past 11:00 PM.

13. The Applicant may be responsible for providing the District with appropriate certificate(s) of insurance. The District reserves the right to determine the limits and/or coverages for insurance.

14. All Special Events shall comply with applicable law, including the Osceola County Code and the laws of the State of Florida and the United States of America, including, but not limited to any and all regulations imposed under the American's with Disability Act. However, nothing herein shall require the District to enforce same.

15. An indemnification and/or hold harmless agreement with the District must be signed on or with the Event Use Application.

VI. APPLICATION REVIEW PROCESS:

All Event Use Applications will be reviewed by the District Manager, who has the authority to approve complete Event Use Applications and issue Event Use Permits for such uses. At the District Managers discretion, the District Manager may refer any Event Use Applications to the Board for review at the next regularly-scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Special Event, the anticipated number of participants and the necessity for County and/or District services which will be required in connection therewith, elect to reject, approve, or conditionally approval the Event Use Application.

VII. OTHER SPECIAL EVENT POLICY ELEMENTS:

1. Conditional Approvals; Additional Restrictions. The District may impose reasonable additional conditions, restrictions, or limitations as part of its approval of an Event Use Application based on the specifics of the proposed Special Event as it pertains to the District Property.

2. Revocation of Approval or Permit. An approved Event Use Application may be revoked at any time if the District or the District Manager feels there is a danger to District Property or other health, safety, or general welfare of the public; for violations of the District's rules or policies by the Applicant or the Applicant's representatives; or the default of any conditions of the Event Use Permit. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

3. Termination of Events. All Applicants must understand that at any time during the Special Event, the Osceola County Sheriff's Office and/or Department of Fire Rescue or other Law Enforcement officers, County officials, or any other official having jurisdiction over the Special Event, may order termination of the Special Event if it is in violation of any law or ordinance, or if it endangers any person, participant or spectator, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for public safety officials whereby the proper execution of their duties are endangered. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

4. Substance of Events. The District's approval, conditional approval, or disapproval of any Special Event in no way is a reflection of the District's or the Board's approval or disapproval of the conduct or basis of or for such event.

EXHIBIT A

REUNION EAST CDD EVENT USE APPLICATION

The CDD may, after due consideration for the date, time, place, and nature of the event/program, the anticipated number of participants and the necessity for the CDD services which will be required in connection therewith, elect to reject or approve this Application. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Application.

PLEASE TYPE OR PRINT IN INK

Name of Applicant: _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Contact Person (name and title): _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Date of event/program: _____ TIMES—Start: _____ End: _____

Nature of event/program (including the type(s) of activities which will occur during its conduct): _____

_____

_____

_____

Number of people expected to attend: _____

_____

Site to be reserved: _____

_____

Setup will begin at said Site at approximately (time) _____ and will be completed at (time) _____

People will begin arriving at said Site at approximately (time) _____ and will be dispersed at (time) _____

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props): _____

_____

_____

Provider or description of debris and trash removal: _____

Will any goods or services be sold? ____ If yes, describe: _____

FEES: Applicant had included with this Application, the required Special Event Rental Fee and Deposit. Further, Applicant agrees that additional fees and expenses may be incurred by the Applicant in accordance with the CDD Special Event Policy.

AGREEMENT: By submission of this Event Use Application, the Applicant acknowledges that it has received a copy, has read and understands the CDD Special Event Policy, and agrees to abide by such policy.

Signed by Applicant:

Date:_____

_____
(Insert name of organization, if applicable)

Witness:_____
Print Name:_____

_____
Signature
Print Name:_____

Witness:_____
Print Name:_____

Title:_____

SPECIAL EVENT AGREEMENT

Reunion East Community Development District, a Florida community development district ("CDD") hereby grants permission to the applicant ("Applicant") named on the attached EVENT USE APPLICATION (the "Application") to use the area described on the Application (the "Site") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Special Event"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD Special Event Policy, has read and understands the policy, and agrees to comply with all terms and requirements of the CDD Special Event Policy**.

1. General Compliance: 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*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant.

2. Right to Terminate: The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.

3. Indemnification: Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.

4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability 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.

5. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Site.

6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.

7. "As Is" Condition: Applicant accepts the use of the Site in its "as is condition." The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Site. Applicant has inspected the Site prior to filing its Application and is aware of the Site's current condition.

8. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the CDD's Special Event Policy, as well as the following requirements:
   a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
   b) No materials or items shall be affixed to any portion of the Site or any facilities or improvements located thereon so as to cause damage thereto.
   c) Applicant shall remove all trash and other property of Applicant from the Site and shall return the Site to the condition that existed prior to Applicant's use of the Site.

d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.

9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Site as and when provided above.

10. Other Conditions. Depending upon the nature of the Special Event and the Site, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Site:
    a) Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Site and the Special Event;
    b) Security appropriate for the Special Event and Site;
    c) Additional deposit to cover clean up/repair costs; and/or
    d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
    e) Such other conditions or limitations reasonably related to mitigating impacts to the Site because of the Special Event.

Signed by Applicant:

By:_____

Name:_____

Title:_____

Date:_____

Witness:_____

Print Name:_____

Approved by:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By:_____

Name:_____

Title:_____

Date:_____

Witness:_____

Print Name:_____

Reunion East Community Development District and Reunion West Community Development District

Amenity Policies & Fees

Adopted April 8, 2021

Amended and Restated February 9, 2023

DRAFT May 4, 2023

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524 ext. 138 TAdams@gmscfl.com

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduction & Welcome

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

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

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

Our community provides Residents with the following amenities:

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

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

Sincerely,

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

Sunshine Law Disclosure

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

Amenity Management

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

Reunion Resort's Office
7593 Gathering Drive
Kissimmee, FL 34747
Phone: (407) 662-1089
Anthony Carll, Resort General Manager ACarll@reunionresort.com

Reunion Resort Membership Office
Phone: (407) 420-9177
RRmembership@reunionresort.com

District Management Offices

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

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

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

Security Office

Dial 911 in an emergency.
Reunion Security Offices can be reached by calling (407) 396-3130.

1. Facility Access Cards

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

2. Non-Resident Annual User Fee

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

3. Guest Policies

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

4. Renter's Privileges

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

5. General Facility Provisions

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

    If the Service Animal is out of control and the handler does not take effective measures to control it;
    If the Service Animal is not housebroken; or
    If the Service Animal's behavior poses a direct threat to the health and safety of others.

    The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.
5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to Section 316.212, *Florida Statutes.*
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.

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

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

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

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

7. General District Amenity Facility Policy

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

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

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

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

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

8. Aquatic Facilities Rules

No lifeguard on duty – swim at your own risk.

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

Usage Guidelines

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

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

9. Seven Eagles Fitness Center and Functional Fitness Center

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

10. Bocce Court

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

11. Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

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

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

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

12. Dog Parks

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

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

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

13. Liberty Bluff Playground and Grand Traverse Parkway Playground

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

14. Grand Traverse Parkway Outdoor Fitness Center

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

15. Lakes, Ponds, and Natural Areas Within District

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

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

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those participating in recreational activities District waterbodies do so at their own risk. The District recommends use of appropriate safety equipment during any such activities.

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

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

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

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

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

16. Wildlife and Contacts

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

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

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

17. Amenity Rental Procedures

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. Rental Fees for Amenity Facilities

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

The Stables	• Maximum attendees recommended is determined based on the event configuration.	$750.00

Rental fees do not include additional fees that may be charged as direct result of additional staffing, catering expenses, security fees, or equipment fees required by Amenity Manager.

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

Exhibit "B"

Proposed Rate Schedule

[See attached.]

Reunion East CDD
Review of Current Amenity Rental Fees & Proposed Noticed Rates

Site	Capacity	Current Rental Rate/Fee	Current Deposit	Proposed Notice Rate
Heritage Crossings Pool A	30	$200.00	$150 Plus Damages	$500
Heritage Crossings Pool B	30	$200.00	$150 Plus Damages	$500
Homestead Pool	45	$200.00	$150 Plus Damages	$500
Carriage Point Pool	25	$200.00	$150 Plus Damages	$500
Terraces Pool	30	$200.00	$150 Plus Damages	$500
Linear Park	100	$750.00	$500 Plus Damages	$1000
Seven Eagles Pool Area	100	$1,000.00	$500 Plus Damages	$1,500
Heritage Crossings Community Center Half Ballroom	300	$500.00	$0	$2,000/$500 Plus Damages OR eliminate half ballroom rental fee option due to displaced revenue
Heritage Crossings Community Center Ballroom	614	$1,000.00	$0	$3,000/$500 Plus Damages
The Stables	Based on event configuration	$750.00	$0	$2,000/$500 Plus Damages
Heritage Crossings Community Center Ballroom Set Up Fee		$0		$300
Heritage Crossings Community Center Clean Up Fee		$0		$300

SECTION 5

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE FINAL FORM OF DOCUMENTS APPROVED BY RESOLUTION 2023-12; RATIFYING ALL PRIOR ACTIONS OF THE DISTRICT STAFF AND THE CHAIRMAN RELATED TO SAME; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board previously adopted Resolution 2023-12 approving documents for real property and improvements to be conveyed to the District from EHOF Acquisitions II Borrower, LLC; and

WHEREAS, the Board desires to ratify the finalized documents attached hereto as **Exhibit "A"** for the conveyance contemplated by Resolution 2023-12.

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

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

2. Ratification of Final Form of Conveyance Documents. The Board hereby ratifies the finalized documents attached hereto as **Exhibit "A"** for the conveyance of real property and improvements, as specified therein.

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

behalf of the District.

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Reunion East Community Development District, this 14th day of November, 2024.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deeds
2. Bill of Sale Absolute and Agreements
3. Owner's Affidavits
4. Agreements Regarding Taxes
5. Certificates of District Engineer
6. Affidavit Regarding Human Trafficking

[See attached.]

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

Parcel Nos.: 34-25-27-5019-0001-RW05; 34-25-27-5019-0001-RP08; 34-25-27-5019-0001-RP09; 34-25-27-5019-0001-RP11; and 34-25-27-4974-0001-RW40

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 30th day of September, 2024, by **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company (the "Grantor"), whose principal address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486, to **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the "Property").

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

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

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2024 and subsequent years, and that the Grantor will defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 10/02/2024 08:13:13 AM RECEIPT # 2961704
Rec Fees 27.00 DEED DOC 0.70 EXTRA NAMES
CFN# 2024125918 BK 6673 PG 1178 PAGE 1 OF 3

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

EHOF ACQUISITIONS II BORROWER, LLC, a Delaware limited liability company

By: EHOF ACQUISITIONS II, LLC, a Delaware limited liability company, its sole member

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

Address: 1 Town Center Road, Suite 600
Boca Raton, FL 33486

_____
(Signature)
OMAR KIEW
(Print Name)

1 Town Center Road, Suite 600
Boca Raton, Florida 33486

_____
(Signature) Levan Altman
(Print Name)

1 Town Center Road, Suite 600
Boca Raton Florida 33486

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He/she [X] is personally known to me, or [__] has produced N/A as identification.

NOTARY PUBLIC STATE OF FLORIDA
CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract RW-5, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-8, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-9, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-11, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RW-4, REUNION VILLAGE PHASE 3, according to the plat thereof, as recorded in Plat Book 29, Page 53, Public Records of Osceola County, Florida.

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
Post Office Box 3353
Orlando, Florida 32802

Parcel Nos.: 34252749360001RW10; 34252749360001OS10;
34252749360001OS30; and 34252749360001OS40

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 30th day of September, 2024, by **EHOF ACQUISITIONS II, LLC**, a Delaware limited liability company (the "Grantor"), whose principal address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486, to **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the "Property").

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

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

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2024 and subsequent years, and that the Grantor will defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Recorded in Osceola County, FL KELVIN SOTO, ESQ., CLERK OF COURT 10/02/2024 08:13:13 AM RECEIPT # 2961704
Rec Fees 27.00 DEED DOC 0.70 EXTRA NAMES
CFN# 2024125919 BK 6673 PG 1181 PAGE 1 OF 3

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

Address:
1 Town Center Road, Suite 600
Boca Raton, Florida 33486

_____
(Signature)
OMAR KIEM
(Print Name)

Address:
1 Town Center Road, Suite 600
Boca Raton, Florida 33486

_____
(Signature) Levan Altman
(Print Name)

Address:
1 Town Center Road, Suite 600
Boca Raton, Florida 33486

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company. He/she [☒] is personally known to me, or [__] has produced N/A as identification.

NOTARY PUBLIC STATE OF FLORIDA
CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026
SEAL

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

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

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

Tract OS-3, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Tract OS-4, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Reunion East Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this 30th day of September, 2024, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company (hereinafter referred to as "Developer") whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit "A" attached hereto (collectively, the "Improvements"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer's right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

_____
(Signature)

OMAR KIEM
_____
(Print Name)

_____
(Signature)

Levan Altman
_____
(Print Name)

EHOF ACQUISITIONS II BORROWER, LLC, a Delaware limited liability company

By: EHOF ACQUISITIONS II, LLC, a a Delaware limited liability company, its sole member

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He/she [X] is personally known to me, or [__] has produced N/A as identification.

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Reunion East Community Development District

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By: _____

Print: Mark Greenstein

Title: Chairman

ATTEST:

By: _____
Secretary/Asst. Secretary

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 27 day of September, 2024, by Mark Greenstein, as Chairman of the Board of Supervisors, of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [✓] personally known to me or [ ] has produced _____ as identification.

PATRICIA L. ADAMS
Notary Public
State of Florida
Comm# HH511648
Expires 7/30/2028

_____
Notary Public; State of Florida
Print Name: Patricia L. Adams
My Commission Expires: 07/30/2028
My Commission No.: HH511648

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

The foregoing Improvements are located on the following real property tracts:

Tract RW-5, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-8, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-9, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-11, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RW-4, REUNION VILLAGE PHASE 3, according to the plat thereof, as recorded in Plat Book 29, Page 53, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Reunion East Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this 30th day of September, 2024, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **EHOF ACQUISITIONS II, LLC**, a Delaware limited liability company (hereinafter referred to as "Developer") whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit "A" attached hereto (collectively, the "Improvements"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer's right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

_____
(Signature)

OMAR KLEM
_____
(Print Name)

_____
(Signature) Levan Altman

_____
(Print Name)

EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company, its sole member

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company. He/she [X] is personally known to me, or [__] has produced N/A as identification.

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

(SEAL)

CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Reunion East Community Development District

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By: _____

Print: Mark Greenstein

Title: Chairman

ATTEST:

By: Patricia L. Adams
Secretary/Asst. Secretary

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 27 day of September, 2024, by Mark Greenstein, as Chairman of the Board of Supervisors, of the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [✓] personally known to me or [ ] has produced _____ as identification.

PATRICIA L. ADAMS
Notary Public
State of Florida
Comm# HH511648
Expires 7/30/2028

Patricia L. Adams
Notary Public, State of Florida
Print Name: Patricia L. Adams
My Commission Expires: 07/30/2028
My Commission No.: HH511648

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

The foregoing Improvements are located on the following real property tracts:

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

Tract OS-3, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Tract OS-4, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Reunion East Community Development District

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Arthur J. Falcone ("Affiant"), as Manager of AF Encore Management, LLC, a Florida limited liability company, as Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, as Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, as sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company, authorized to do business in Florida, whose principal address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the "Owner"), who being first duly sworn on oath says:

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

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Reunion Village Phase 4 & 5 Plat, as recorded in Plat Book 31, Page 75, and the Reunion Village Phase 3 Plat, as recorded in Plat Book 29, Page 53, both of the Official Records of Osceola County, Florida (collectively, the "Plat").

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

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

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

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

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

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

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

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 84-3641210; (v) has a mailing address of One Town Center Road, Suite 600, Boca Raton, Florida 33486. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: September 30 , **2024**

Signed, sealed and delivered in our presence:

_____
(Signature)
OMAR KIEM
_____
(Print Name)

_____
(Signature)
Levan Altman
_____
(Print Name)

"OWNER"

EHOF ACQUISITIONS II BORROWER, LLC, a Delaware limited liability company,

By: EHOF ACQUISITIONS II, LLC, a a Delaware limited liability company, its sole member

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He/she [X] is personally known to me, or [__] has produced N/A _____ as identification.

CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract RW-5, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-8, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-9, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-11, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RW-4, REUNION VILLAGE PHASE 3, according to the plat thereof, as recorded in Plat Book 29, Page 53, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

OWNER'S AFFIDAVIT

Reunion East Community Development District

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Arthur J. Falcone ("Affiant"), as Manager of AF Encore Management, LLC, a Florida limited liability company, as Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, as Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, authorized to do business in Florida, whose principal address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the "Owner"), who being first duly sworn on oath says:

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

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

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

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

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

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting

the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

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

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

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

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-5505913; (v) has a mailing address of One Town Center Road, Suite 600, Boca Raton, Florida 33486. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: September 30 , **2024**

Signed, sealed and delivered in our presence:

_____
(Signature)
OMAR KIEM
_____
(Print Name)

_____
(Signature)
Levan Altman
_____
(Print Name)

"OWNER"

EHOF ACQUISITIONS II BORROWER, LLC, a Delaware limited liability company, its sole member

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company. He/she [X] is personally known to me, or [__] has produced N/A _____ as identification.

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

(SEAL)

CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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

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

Tract OS-3, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Tract OS-4, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

AGREEMENT REGARDING TAXES

Reunion East Community Development District

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this 30th day of September, 2024, by and between **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the "Developer"), and the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "District").

WITNESSETH

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

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit "A" attached hereto and incorporated herein (the "Improvements"); and

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

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

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

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2023 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2024.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2024, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion East Community Development District

WITNESSES:

X _____

Print: _____

X _____

Print: _____

EHOF ACQUISITIONS II BORROWER, LLC,
a Delaware limited liability company

By: EHOF ACQUISITIONS II, LLC, a a Delaware limited liability company, its sole member

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: Mark Greenstein

Title: Chairman

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion East Community Development District

WITNESSES:

X _____

Print: CORA DiFiore

X _____

Print: OMAR KHAN

EHOF ACQUISITIONS II BORROWER, LLC,
a Delaware limited liability company

By: EHOF ACQUISITIONS II, LLC, a a Delaware limited liability company, its sole member

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

Signed by:
X Tricia Adams
3F3E5FA5C67E43B...

Print: Tricia Adams
Secretary/Asst. Secretary

DocuSigned by:
By: _____
6540F4ED6DA8409...

Print: Mark Greenstein

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract RW-5, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-8, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-9, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-11, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RW-4, REUNION VILLAGE PHASE 3, according to the plat thereof, as recorded in Plat Book 29, Page 53, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

AGREEMENT REGARDING TAXES

Reunion East Community Development District

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this 30th day of September, 2024, by and between **EHOF ACQUISITIONS II, LLC**, a Delaware limited liability company, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the "Developer"), and the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "District").

WITNESSETH

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

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit "A" attached hereto and incorporated herein (the "Improvements"); and

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

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

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

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2023 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2024.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2024, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion East Community Development District

WITNESSES:

X _____

Print: CORA DiFiore

X _____

Print: OMAR KIEM

EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: Mark Greenstein

Title: Chairman

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion East Community Development District

WITNESSES:

X _____

Print: CORA DiFiore

X _____

Print: OMAR KIEM

EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By: _____
Arthur J. Falcone, Manager

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X Signed by: Tricia Adams 3F3E5FA5C67E43B...

Print: Tricia Adams
Secretary/Asst. Secretary

By: DocuSigned by: 6540F4ED6DA8409...

Print: Mark Greenstein

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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

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

Tract OS-3, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Tract OS-4, REUNION VILLAGE 1C REPLAT, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

CERTIFICATE OF DISTRICT ENGINEER
Reunion East Community Development District

I, **Steve Boyd, P.E.** of **Boyd Civil Engineering, Inc.**, a Florida corporation, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 43225, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 ("Boyd"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Boyd, currently serve as District Engineer to the Reunion East Community Development District (the "District").

2. That the District proposes to accept from **EHOF ACQUISITIONS II, LLC**, a Delaware limited liability company ("Developer"), for ownership, operation and maintenance, certain real property described in **Exhibit "A"** attached hereto and incorporated herein (collectively, the "Property"), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in **Exhibit "A"** attached hereto and incorporated herein (collectively, the "Improvements"). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

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

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. Infrastructure construction required by the plans and permits has been completed and the conveyance of the Property and Improvements to the District is consistent with the development plans for the District.

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

6. That the District shall pay no more than the actual cost incurred for the Improvements built or constructed by or at the direction of the Developer, or the current value thereof, whichever is less, as determined by the District Engineer.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Reunion East Community Development District
(Reunion Village 1C Replat)

DATED: September 19, 2024

Steve Boyd, P.E.
State of Florida License No.: 43225
on behalf of the company,
Boyd Civil Engineering, Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 19 day of September, 2024, by **STEVE BOYD** of Boyd Civil Engineering, Inc., a Florida corporation, authorized to transact business in Florida, on behalf of said corporation. Said person is [✓] personally known to me or [ ] has produced a valid driver's license as identification.

Addison Elisabeth Engeman
Notary Public
State of Florida
Comm# HH087775
Expires 2/1/2025

Notary Public; State of Florida

Print Name: ADDISON ELISABETH ENGEMAN
Comm. Exp.: 2/1/2025
Comm. No.: HH087775

EXHIBIT "A"

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PROPERTY

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IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

CERTIFICATE OF DISTRICT ENGINEER
Reunion East Community Development District

I, **Steve Boyd, P.E.** of **Boyd Civil Engineering, Inc.**, a Florida corporation, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 43225, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 ("Boyd"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Boyd, currently serve as District Engineer to the Reunion East Community Development District (the "District").

2. That the District proposes to accept from **EHOF ACQUISITIONS II BORROWER, LLC**, a Delaware limited liability company ("Developer"), for ownership, operation and maintenance, certain real property described in **Exhibit "A"** attached hereto and incorporated herein (collectively, the "Property"), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in **Exhibit "A"** attached hereto and incorporated herein (collectively, the "Improvements"). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

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

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. Infrastructure construction required by the plans and permits has been completed and the conveyance of the Property and Improvements to the District is consistent with the development plans for the District.

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

6. That the District shall pay no more than the actual cost incurred for the Improvements built or constructed by or at the direction of the Developer, or the current value thereof, whichever is less, as determined by the District Engineer.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Reunion East Community Development District
(Reunion Village Phase 4 & 5 Plat and Reunion Village Phase 3 Plat)

DATED: September 19, 2024

Steve Boyd, P.E.
State of Florida License No.: **43225**
on behalf of the company,
Boyd Civil Engineering, Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 19 day of September, 2024, by **STEVE BOYD** of Boyd Civil Engineering, Inc., a Florida corporation, authorized to transact business in Florida, on behalf of said corporation. Said person is [✓] personally known to me or [ ] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)
Addison Elisabeth Engeman
Notary Public
State of Florida
Comm# HH087775
Expires 2/1/2025

Print Name: ADDISON ELISABETH ENGEMAN
Comm. Exp.: 2/1/2025
Comm. No.: HH087775

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract RW-5, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-8, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-9, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RP-11, REUNION VILLAGE PHASE 4 & 5, according to the plat thereof, as recorded in Plat Book 31, Page 75, Public Records of Osceola County, Florida.

Tract RW-4, REUNION VILLAGE PHASE 3, according to the plat thereof, as recorded in Plat Book 29, Page 53, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

COUNTY OF PALM BEACH

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of EHOF ACQUISITIONS II BORROWER, LLC (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: September 30, 2024

EHOF ACQUISITIONS II BORROWER, LLC

By: EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company,
its sole member

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

By: AF Encore Management, LLC,
a Florida limited liability company,
Executive Managing Member

By:_____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged, subscribed and sworn to before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company, sole member of EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company. He/she [X] is personally known to me, or [__] has produced N/A as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026

_____
Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank:_____
Serial number (if any):_____

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

COUNTY OF PALM BEACH

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of EHOF ACQUISITIONS II, LLC (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: September 30, 2024

EHOF ACQUISITIONS II, LLC,
a Delaware limited liability company

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

By: AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member

By:_____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 day of Sept, 2024, by Arthur J. Falcone, as Manager of AF Encore Management, LLC, a Florida limited liability company, Executive Managing Member of Encore Housing Opportunity Fund II General Partner, LLC, a Delaware limited liability company, Manager of EHOF Acquisitions II, LLC, a Delaware limited liability company. He/she [X] is personally known to me, or [__] has produced N/A as identification.

[Notary Seal]

CORA DIFIORE
MY COMMISSION # HH 217741
EXPIRES: May 7, 2026

Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank:_____
Serial number (if any):_____

SECTION 6

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING AN AMENDMENT TO THE GENERAL FUND BUDGET FOR FISCAL YEAR 2024 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2023-10 the Reunion East Community Development District Board of Supervisors (the "Board") adopted a General Fund Budget for Fiscal Year 2024; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2024.

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

1. The General Fund Budget for Fiscal Year 2024 is hereby amended and restated as set forth on the Fiscal Year 2024 Budget attached hereto as **"Exhibit A"**.

2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 14th DAY OF NOVEMBER 2024.

ATTEST:

BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A

Reunion East

Community Development District

Amended Budget

FY 2024

GMS
Governmental Management Services

Table of Contents

Reunion East

Community Development District

Amended Budget

General Fund

Fiscal Year 2024

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals thru 9/30/24	
Revenues					
Special Assessments - Tax Collector	$1,967,895	$0	$1,967,895	$2,012,605	
Special Assessments - Direct	$37,398	$0	$37,398	$37,379	
Interest	$45,105	$56,101	$101,206	$101,206	
Miscellaneous Income	$0	$313	$313	$313	
Rental Income	$2,800	$8,820	$11,620	$11,620	
Carry Forward Surplus	$410,761	$8,820	$419,581	$323,314	
Total Revenues	**$2,463,958**	**$74,054**	**$2,538,012**	**$2,486,437**	
Expenditures					
Administrative					
Supervisor Fees	$12,000	$0	$12,000	$11,800	
FICA Expense	$918	$0	$918	$903	
Engineering	$30,000	$75	$30,075	$30,052	
Attorney	$45,000	$32,000	$77,000	$76,454	
Trustee Fees	$8,620	$0	$8,620	$8,620	
Arbitrage	$1,350	$900	$2,250	$2,250	
Assessment Administration	$7,500	$0	$7,500	$7,500	
Dissemination	$10,000	$0	$10,000	$10,000	
Annual Audit	$7,900	$0	$7,900	$7,900	
Management Fees	$49,278	$0	$49,278	$49,278	
Information Technology	$1,800	$0	$1,800	$1,800	
Website Maintenance	$1,200	$0	$1,200	$1,200	
Telephone	$150	$0	$150	$0	
Postage	$1,500	$0	$1,500	$1,053	
Printing & Copies	$500	$0	$500	$26	
General Liability Insurance	$18,550	$0	$18,550	$16,674	
Legal Advertising	$5,000	$0	$5,000	$3,434	
Other Current Charges	$600	$0	$600	$175	
Office Supplies	$250	$0	$250	$59	
Property Appraiser Fee	$1,000	$0	$1,000	$910	
Property Taxes	$400	$0	$400	$226	
Dues, Licenses & Subscriptions	$175	$0	$175	$175	
Administrative Expenses	**$203,691**	**$32,975**	**$236,666**	**$230,489**	
Maintenance - Shared Expenses					
Field Maintenance	$43,099	$0	$43,099	$43,099	1
Management Services Agreement	$9,100	$0	$9,100	$9,100	2
Telephone	$8,400	$0	$8,400	$7,832	3
Electric	$369,600	$0	$369,600	$362,147	4
Water & Sewer	$40,538	$0	$40,538	$35,015	5
Gas	$47,600	$0	$47,600	$41,755	6
Pool & Fountain Maintenance	$201,824	$16,576	$218,400	$209,178	7
Pond Maintenance	$14,000	$1,500	$15,500	$15,483	8
Property Insurance	$56,766	$4,734	$61,500	$61,378	9
Irrigation Repairs & Maintenance	$14,000	$5,050	$19,050	$19,015	10
Landscape Contract	$630,053	($17,973)	$612,080	$611,702	11
Landscape Contingency	$28,000	$8,250	$36,250	$36,132	12
Gate and Gatehouse Expenses	$28,000	$22,500	$50,500	$50,474	13
Roadways/Sidewalks/Bridge	$14,000	$0	$14,000	$10,989	14
Lighting	$5,600	$2,900	$8,500	$8,427	15
Building Repairs & Maintenance	$11,200	$17,950	$29,150	$29,148	16
Pressure Washing	$28,000	$0	$28,000	$24,685	17
Maintenance (Inspections)	$280	$1,720	$2,000	$1,994	18
Repairs & Maintenance	$16,800	($7,000)	$9,800	$1,811	19
Contract Cleaning	$58,576	$624	$59,200	$59,198	20
Fitness Center Repairs & Maintenance	$7,784	$176	$7,960	$7,958	21
Operating Supplies	$1,400	$0	$1,400	$0	22
Signage	$5,600	$10,150	$15,750	$15,741	23
Security	$119,766	($26,078)	$93,688	$93,688	24
Parking Violation Tags	$280	$0	$280	$0	25
Total Maintenance Shared	**$1,760,267**	**$41,079**	**$1,801,346**	**$1,755,948**	

Reunion East
Community Development District
Amended Budget
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals thru 9/30/24
Maintenance - Direct Expenses				
Transfer Out - R&M Fund	$500,000	$0	$500,000	$500,000
Total Maintenance Expenses	**$500,000**	**$0**	**$500,000**	**$500,000**
Total Expenses	**$2,463,958**	**$74,054**	**$2,538,012**	**$2,486,437**
Excess Revenues (Expenditures)	**($0)**	**$0**	**($0)**	**($0)**

Net Assessments	$2,005,292
Add: Discounts & Collections	$128,399
Gross Assessments	$2,133,691

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

		Shared Costs				
		FY 2023 Budget	FY 2023 Projections	Total Amended 2024 Budget	Reunion East 56%	Reunion West 44%
1	Field Maintenance	$74,721	$74,721	$76,963	$43,099	$33,864
2	Management Services Agreement	$32,500	$16,250	$16,250	$9,100	$7,150
3	Telephone	$15,000	$12,799	$15,000	$8,400	$6,600
4	Electric	$589,650	$650,326	$660,000	$369,600	$290,400
5	Water & Sewer	$72,390	$63,419	$72,390	$40,538	$31,852
6	Gas	$81,800	$80,722	$85,000	$47,600	$37,400
7	Pool & Fountain Maintenance	$295,000	$353,660	$390,000	$218,400	$171,600
8	Pond Maintenance	$16,000	$23,174	$27,679	$15,500	$12,179
9	Property Insurance	$74,025	$67,579	$109,821	$61,500	$48,321
10	Irrigation Repairs & Maintenance	$16,250	$26,510	$34,018	$19,050	$14,968
11	Landscape Contract	$1,171,569	$1,024,011	$1,093,000	$612,080	$480,920
12	Landscape Contingency	$50,000	$27,684	$64,732	$36,250	$28,482
13	Gate and Gatehouse Expenses	$50,000	$52,601	$90,179	$50,500	$39,679
14	Roadways/Sidewalks/Bridge	$25,000	$25,302	$25,000	$14,000	$11,000
15	Lighting	$10,000	$10,006	$15,179	$8,500	$6,679
16	Building Repairs & Maintenance	$20,000	$11,535	$52,054	$29,150	$22,904
17	Pressure Washing	$35,000	$46,120	$50,000	$28,000	$22,000
18	Maintenance (Inspections)	$500	$500	$3,571	$2,000	$1,571
19	Repairs & Maintenance	$25,000	$34,249	$17,500	$9,800	$7,700
20	Contract Cleaning	$65,000	$64,661	$105,714	$59,200	$46,514
21	Fitness Center & Repairs & Maintenance	$5,000	$11,217	$14,214	$7,960	$6,254
22	Operating Supplies	$5,000	$1,543	$2,500	$1,400	$1,100
23	Signage	$10,000	$24,076	$28,125	$15,750	$12,375
24	Security	$198,200	$168,734	$167,300	$93,688	$73,612
25	Parking Violation Tags	$500	$687	$500	$280	$220
TOTAL		**$2,938,105**	**$2,872,086**	**$3,216,688**	**$1,801,346**	**$1,415,343**

FISCAL YEAR 2024

Reunion East Projected EAU Administrative & Maintenance Calculation

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

FISCAL YEAR 2023

Reunion East Projected EAU Administrative & Maintenance Calculation

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

SECTION 7

SECTION A

1211 Seminola Blvd Ste 145
Casselberry, FL 32707
407-782-9495
Lic# CPC1458064
LP 30127

PROPOSAL: Pool area ADA Lifts Date: October 2, 2024

Submitted To: Reunion East CDD Seven Eagles,
1364 Seven Eagles Court., Kissimmee, FL. 34747

Attn: Alan Scheerer, GMS Central Florida

- Project to provide and install two new Aquatic Access IGAT ADA lifts, one lift on the pool, and one lift on spa #1 and includes all necessary materials, permitting and labor.

NOTE: Warranty: there is a 1-year warranty on labor. The manufacturer "Aquatic Access" offers a 6-year warranty on all structural components. The valves, seals, hoses, seat shell are warranted for 2 years.

Price $33,634.00

Payment is 50% down, 40% due when pool is prepped and 10% due at finish.

Date of Acceptance: _____ Signature: _____

Michael Harding

SECTION B

• Commercial Swimming Pool Chemicals & Supplies
• Chlorine for Treatment of Drinking & Waste Water

SPIES
Est. 1989

• Parts, Repairs and Renovations
Lic # CP C043205
• Pool Heater Sales and Repair
Lic # 12152

REUNION EAST CDD – SEVEN EAGLES
7500 GATHERING DR.
REUNION, FL.

04/19/24

ATTN: ALAN SCHEERER, FIELD MANAGER GMS

THIS ESTIMATE IS PER YOUR REQUEST TO PROVIDE PRICING FOR A NEW ADA COMPLIANT WATER POWERED LIFT ON **SPA #1.** PRICING FOR INSTALLATION AND LABOR IS INCLUDED.

NOTE: THE A.D.A. LEGISLATION THAT TAKES EFFECT ON MARCH 15, 2012, REQUIRES 1 MEANS OF ACCESS FOR POOLS UNDER 300 LINEAR FEET AND 2 MEANS OF ACCESS ON POOLS OVER 300 LINEAR FEET. EACH SPA REQUIRES 1 MEANS OF ACCESS UNLESS PART OF A CLUSTER. ADA COMPLIANCE FOR WADING POOLS IS NOT ADDRESSED IN THIS QUOTE.

SCOPE OF WORK:

INSTALL 1- AQUATIC ACCESS IGAT-180/135 WATER POWERED ADA LIFT ON SPA #1
LIFT MEETS ADA GUIDELINES AND HAS 300LBS. LIFTING CAPACITY

ANCHOR CUPS WILL BE SET IN A CONCRETE PAD (3'X3') REINFORCED WITH STEEL REBAR EPOXIED INTO THE SHELL, PER THE MANUFACTURERS GUIDELINES. THE ANCHOR PAD WILL BE POURED FLUSH WITH SURROUNDING DECK LEVEL.

THE ANCHOR CUP WILL BE BONDED TO THE SPA BONDING GRID (PER NEC)

WE WILL TIE INTO THE EXISTING SUPPLY LINE AT THE DECK SHOWER WITH AN ISOLATION VALVE, THE WATER LINE WILL BE ROUTED TO THE NEW CHAIRLIFT. WE WILL REMOVE AND RESET THE NECESSARY PAVER DECK TO TRENCH AND ROUTE WATER SUPPLY LINE.

TOTAL 1 ADA LIFT **$14,992.00**
PRICE INCLUDES: LIFT, FREIGHT, INSTALLATION OF
DECK ANCHOR, WATER LINE RUN TO LIFT, AND PERMITTING.

PERMITTING: THE BLDG. DEPT. HAS STATED A PERMIT WILL BE REQUIRED FOR THE A.D.A. LIFT INSTALLATION. THE COST FOR PERMITTING IS INCLUDED IN THE LIFT PRICING. STAMPED ENGINEERED PLANS ARE INCLUDED IN THE PERMITTING.

ACCEPTED AND AGREED

BY: _____

TITLE: _____

DATE: _____

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC
CPC043205

SPIES POOL IS ONLY ADDRESSING A NARROW RANGE OF THE A.D.A. LEGISLATION (WHICH TAKES EFFECT MARCH 15, 2012) CONCERNING THE ENTRY FROM THE POOL OR SPA DECK INTO THE BODY OF WATER. IN ORDER TO ENSURE FULL COMPLIANCE WITH THE REQUIREMENTS OF THE A.D.A. PLEASE REFER TO YOUR COMPANY'S A.D.A. CONSULTANT.

WARRANTY: ONE-YEAR SPIES LABOR. SIX-YEAR MANUFACTURER STRUCTURAL WARRANTY TWO-YEAR COMPONENTS WARRANTY WE WILL REQUIRE A 50% DEPOSIT UPON ACCEPTANCE OF THE QUOTE AND THE REMAINING 50% UPON THE COMPLETION OF THE WORK.

SPIES 30th ANNIVERSARY 1989-2019

801 Sawdust Trail
Kissimmee, FL 34744

407-847-2771
Fax 407-847-8242

www.spiespool.com

• Commercial Swimming Pool Chemicals & Supplies
• Chlorine for Treatment of Drinking & Waste Water

SPIES
Est. 1989

• Parts, Repairs and Renovations
Lic # CP C043205
• Pool Heater Sales and Repair
Lic # 12152

REUNION EAST CDD – SEVEN EAGLES
7500 GATHERING DR.
REUNION, FL.

04/19/24

ATTN: ALAN SCHEERER, FIELD MANAGER GMS

THIS ESTIMATE IS PER YOUR REQUEST TO PROVIDE PRICING FOR A NEW ADA COMPLIANT WATER POWERED LIFT ON SEVEN EAGLES **POOL.** PRICING FOR INSTALLATION AND LABOR IS INCLUDED.

NOTE: THE A.D.A. LEGISLATION THAT TAKES EFFECT ON MARCH 15, 2012, REQUIRES 1 MEANS OF ACCESS FOR POOLS UNDER 300 LINEAR FEET AND 2 MEANS OF ACCESS ON POOLS OVER 300 LINEAR FEET. EACH SPA REQUIRES 1 MEANS OF ACCESS UNLESS PART OF A CLUSTER. ADA COMPLIANCE FOR WADING POOLS IS NOT ADDRESSED IN THIS QUOTE.

SCOPE OF WORK:

INSTALL 1- AQUATIC ACCESS IGAT-180 WATER POWERED ADA LIFT ON POOL
LIFT MEETS ADA GUIDELINES AND HAS 300LBS. LIFTING CAPACITY

ANCHOR CUPS WILL BE SET IN A CONCRETE PAD (3'X3') REINFORCED WITH STEEL REBAR EPOXIED INTO THE SHELL, PER THE MANUFACTURERS GUIDELINES. THE ANCHOR PAD WILL BE POURED FLUSH WITH SURROUNDING DECK LEVEL.

THE ANCHOR CUP WILL BE BONDED TO THE POOL BONDING GRID (PER NEC)

WE WILL TIE INTO THE EXISTING SUPPLY LINE AT THE DECK SHOWER WITH AN ISOLATION VALVE, THE WATER LINE WILL BE ROUTED TO THE NEW CHAIRLIFT. WE WILL REMOVE AND RESET THE NECESSARY PAVER DECK TO TRENCH AND ROUTE WATER SUPPLY LINE.

TOTAL 1 ADA LIFT **$14,825.00**
PRICE INCLUDES: LIFT, FREIGHT, INSTALLATION OF
DECK ANCHOR, WATER LINE RUN TO LIFT, AND PERMITTING.

PERMITTING: THE BLDG. DEPT. HAS STATED A PERMIT WILL BE REQUIRED FOR THE A.D.A. LIFT INSTALLATION. THE COST FOR PERMITTING IS INCLUDED IN THE LIFT PRICING. STAMPED ENGINEERED PLANS ARE INCLUDED IN THE PERMITTING.

ACCEPTED AND AGREED

BY: _____

TITLE: _____

DATE: _____

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC
CPC043205

SPIES POOL IS ONLY ADDRESSING A NARROW RANGE OF THE A.D.A. LEGISLATION (WHICH TAKES EFFECT MARCH 15, 2012) CONCERNING THE ENTRY FROM THE POOL OR SPA DECK INTO THE BODY OF WATER. IN ORDER TO ENSURE FULL COMPLIANCE WITH THE REQUIREMENTS OF THE A.D.A. PLEASE REFER TO YOUR COMPANY'S A.D.A. CONSULTANT.

WARRANTY: ONE-YEAR SPIES LABOR. SIX-YEAR MANUFACTURER STRUCTURAL WARRANTY TWO-YEAR COMPONENTS WARRANTY WE WILL REQUIRE A 50% DEPOSIT UPON ACCEPTANCE OF THE QUOTE AND THE REMAINING 50% UPON THE COMPLETION OF THE WORK.

SPIES 30th ANNIVERSARY 1989-2019

801 Sawdust Trail
Kissimmee, FL 34744

407-847-2771
Fax 407-847-8242

www.spiespool.com

SECTION 8

Prepared By, and Upon Recording Return to:

ROWSTAR, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: General Counsel

Site ID: US-FL-5408
Site Name: RS Champions Gate
Parcel No.: 34-25-27-4936-0001-OS40

(Above Space For Recorder's Use Only)

OPTION AND ACCESS EASEMENT AGREEMENT

This OPTION AND ACCESS EASEMENT AGREEMENT (this "**Agreement**") is made as of this _____ day of _____, 20____ ("**Effective Date**") by and between Reunion East Community Development District, a Florida community development district, having an address at c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and ROWSTAR, LLC, a Delaware limited liability company, having an address at 750 Park of Commerce Dr., Suite 200, Boca Raton, FL 33487 ("**Grantee**").

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

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

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

WHEREAS, Grantee will obtain its real property interest in the Grantee Property in order to build the Tower Assets by executing a site specific lease under the terms of the Master Agreement between Grantee and FDOT ("**FDOT Lease**").

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

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

1. **Option for Easement.**

(a) As of the Effective Date, Grantor grants to Grantee an option for an access easement located on the Access Easement Premises (the "**Option**") during the Option Period (defined below). At any time during the Option Period, Grantee and its agents, engineers, surveyors and other representatives will have the right to traverse the Access Easement Premises in order to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Grantee Property (collectively, the "**Tests**"); however Grantee shall not have any right to traverse the Access Easement Premises for any other purposes nor any right to perform Tests on the Grantor Property. Grantee will restore the Access Easement Premises to its condition as it existed prior to traversing the Access Easement Premises for the purpose of conducting any Tests, reasonable wear and tear and casualty excepted.

(b) In consideration of Grantor granting Grantee the Option, Grantee agrees to pay Grantor the sum of Ten Thousand Dollars ($10,000.00) within thirty (30) days after the full execution of this Agreement. The Option Period will be for a term of two (2) years from the Effective Date (the "**Option Period**").

(c) Grantee may exercise the Option at any time during the Option Period by delivery of written notice to Grantor (the "**Notice of Exercise of Option**"). The Notice of Exercise of Option shall set forth the commencement date (the "**Commencement Date**") of the Access Easement, which shall be no later than the effective date of the FDOT Lease. If Grantee does not provide a Notice of Exercise of Option during the Option Period, this Agreement will terminate, and the parties will have no further liability to each other.

(d) During the Option Period or the Term, Grantor shall not take any action to change the zoning status or land use of the Property which would diminish, impair, or adversely affect the use of the Access Easement Premises by Grantee for its permitted uses hereunder.

2. **Grant of the Easements**. Effective upon the Commencement Date, Grantor, for itself, its heirs, personal representatives, successors and assigns, hereby grants to Grantee, its heirs, personal representatives, successors, assigns, lessees, sublessees, licensees, customers, agents, and any other party claiming by or through Grantee ("**Grantee Parties**"), the following easement (the "**Access Easement**") over the Access Easement Premises, to which the Grantee Parties shall have free and unfettered access seven (7) days per week, twenty-four (24) hours per day: a non-exclusive and irrevocable easement for ingress and egress only.

3. **Duration and Consideration**. Grantor and Grantee acknowledge and agree that this Agreement and the Access Easement shall terminate upon the termination of Grantee's leasehold interest in the Grantee Property. In consideration for the Access Easement, Grantee shall pay Grantor the amount set forth on **Exhibit D** attached hereto within thirty (30) days of the Commencement Date.

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

5. **Survey**. If a survey has not already been prepared and attached as an exhibit to this Agreement, Grantor agrees to cooperate with Grantee in obtaining a survey of the Grantor Property and the

Grantee Property, at Grantee's expense. Upon completion, such survey will be attached as an **Exhibit E** to this Agreement.

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

7. **Amendment; Termination**. Subject to Section 3, and except as otherwise may be expressly set forth herein, this Agreement and the Access Easement may be abandoned or terminated solely by Grantee. Any such abandonment or termination shall be in writing, executed and acknowledged by Grantee, and duly recorded in the land records of the municipality where the Grantor Property is located. Upon such abandonment or termination, Grantee shall continue to have the obligations regarding the restoration of the Grantor Property as set forth in Section 4 above.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Grantor Signature Page to Access Easement Agreement]

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

WITNESSES:

By:_____

Name:_____

Address: _____

_____

By:_____

Name:_____

Address: _____

_____

GRANTOR:

Reunion East Community Development District,
a Florida community development district

By:_____

Name:_____

Title:_____

Date:_____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by _____, as _____ of Reunion East Community Development District, a Florida community development district, on behalf of the company, who is personally known to me.

_____
Signature of Notary Public

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____

[Grantee Signature Page to Access Easement Agreement]

WITNESSES:

By:_____

Name:_____

Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

By:_____

Name:_____

Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

GRANTEE:

ROWSTAR, LLC
a Delaware limited liability company

By:_____

Name:_____

Title:_____

Date:_____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by _____, as _____ of Rowstar, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

_____

Notary Public

Printed Name: _____

My Commission Expires: _____

Commission # _____

EXHIBIT A

LEGAL DESCRIPTION OF GRANTOR PROPERTY

All that certain land situated in Osceola County, Florida, more particularly described as follows:

Tract OS-4, Reunion Village 1C Replat, according to the plat thereof, as recorded in Plat Book 27, Page 178, Public Records of Osceola County, Florida.

Parcel ID: 34-25-27-4936-0001-OS40

This being a portion of the same property conveyed to Reunion East Community Development District, a Florida community development district from EHOF Acquisitions II, LLC, a Delaware limited liability company dated September 30, 2024, and recorded October 2, 2024, in Book 6673, Page 1181, and Instrument #2024125919, in the County of Osceola, State of Florida.

EXHIBIT B

LEGAL DESCRIPTION OF GRANTEE PROPERTY

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA (A 1/2" IRON ROD STAMPED "LB 6839" AS NOW EXISTS); THENCE SOUTH 00°07'07" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 50.07 FEET TO A POINT ON THE EXISTING EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD NO. 400 (INTERSTATE NO. 4) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF- WAY MAP SECTION 92130-2402; THENCE CONTINUE SOUTH 00°07'07" WEST ALONG SAID EAST LINE AND SAID RIGHT-OF-WAY LINE A DISTANCE OF 108.74 FEET; THENCE LEAVING SAID EAST LINE OF SAID SOUTHEAST 1/4 CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE SOUTH 39°00'32" WEST A DISTANCE OF 23.89 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF A PLATTED 30.00 FOOT ROAD AS PER PLAT OF FLORIDA FRUIT AND TRUCK LAND COMPANY SUBDIVISION RECORDED IN PLAT BOOK "B", PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT LYING 15.00 FEET WESTERLY OF AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST 1/4 FOR THE POINT OF BEGINNING: THENCE LEAVING SAID EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE SOUTH 00°07'07" WEST PARALLEL WITH SAID EAST LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 343.07 FEET TO A POINT ON THE EXISTING WESTERLY LINE OF AN ORLANDO UTILITY COMMISSION UTILITY EASEMENT FOR ORLANDO UTILITIES COMMISSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 528, PAGE 0016, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 41°18'19" WEST A DISTANCE OF 114.89 FEET; THENCE NORTH 00°07'07" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°52'53" WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°07'07" WEST A DISTANCE OF 26.43 FEET; THENCE SOUTH 41°18'19" WEST A DISTANCE OF 62.00 FEET; THENCE NORTH 69°17'17" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 20°42'43" WEST A DISTANCE OF 10.00 FEET: THENCE SOUTH 69°17'17" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°07'07" WEST A DISTANCE OF 62.00 FEET; THENCE SOUTH 41°18'19" WEST A DISTANCE OF 26.43 FEET; THENCE SOUTH 48°41"41" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 41°18'19" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°07'07" WEST A DISTANCE OF 375.18 FEET; THENCE LEAVING SAID EASEMENT LINE NORTH 89°53'46" WEST A DISTANCE OF 350.25 FEET; THENCE SOUTH 40°07'54" WEST A DISTANCE OF 261.19 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 OF BLOCK "D" OF THE AFOREMENTIONED SUBDIVISION; THENCE NORTH 89°53'46" WEST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 279.06 FEET TO A POINT ON THE EXISTING EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 400 (I-4); THENCE NORTH 39°00'32" EAST ALONG SAID EXISTING RIGHT-OF-WAY LINE A DISTANCE OF 1476.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.034 ACRES MORE OR LESS.

EXHIBIT C

LEGAL DESCRIPTION OF ACCESS EASEMENT PREMISES

DESCRIPTION: PROPOSED 12' WIDE NON-EXCLUSIVE ROWSTAR, LLC, ACCESS EASEMENT

A STRIP OF LAND LYING WITHIN SECTION 34, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST CORNER OF TRACT LS-1, REUNION VILLAGE 1C REPLAT, PLAT BOOK 27, PAGE 178, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF REUNION VILLAGE BOULEVARD, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, BEING MARKED BY A FOUND 5/8" CAPPED IRON ROD (LB 6605); THENCE CONTINUE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID WEST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 01°19'20", AN ARC DISTANCE OF 2.88 FEET, BEING SUBTENDED BY A CHORD BEARING OF S15°22'37"W, AND A CHORD DISTANCE OF 2.88 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT, AND ALONG SAID WEST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 02°34'12", AN ARC DISTANCE OF 5.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF S13°25'53"W, AND A CHORD DISTANCE OF 5.81 FEET, TO THE END OF SAID CURVE, BEING MARKED BY A FOUND PARKER KALON NAIL AND DISK (LB 6605); THENCE S12°08'33"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 7.13 FEET; THENCE N57°42'15"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.65 FEET; THENCE N49°51'34"W, A DISTANCE 66.45 FEET TO THE EAST PUBLIC LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 400 (INTERSTATE 4), PER THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION NUMBER 92130-2402; THENCE N00°07'04"E, ALONG SAID EAST PUBLIC LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 15.67 FEET; THENCE S49°51'34"E, DEPARTING SAID EAST PUBLIC LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 75.70 FEET; THENCE S57°42'15"E, A DISTANCE 13.56 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED 12' WIDE NON-EXCLUSIVE ROWSTAR, LLC, ACCESS EASEMENT CONTAINING 1,046 SQUARE FEET, MORE OR LESS.

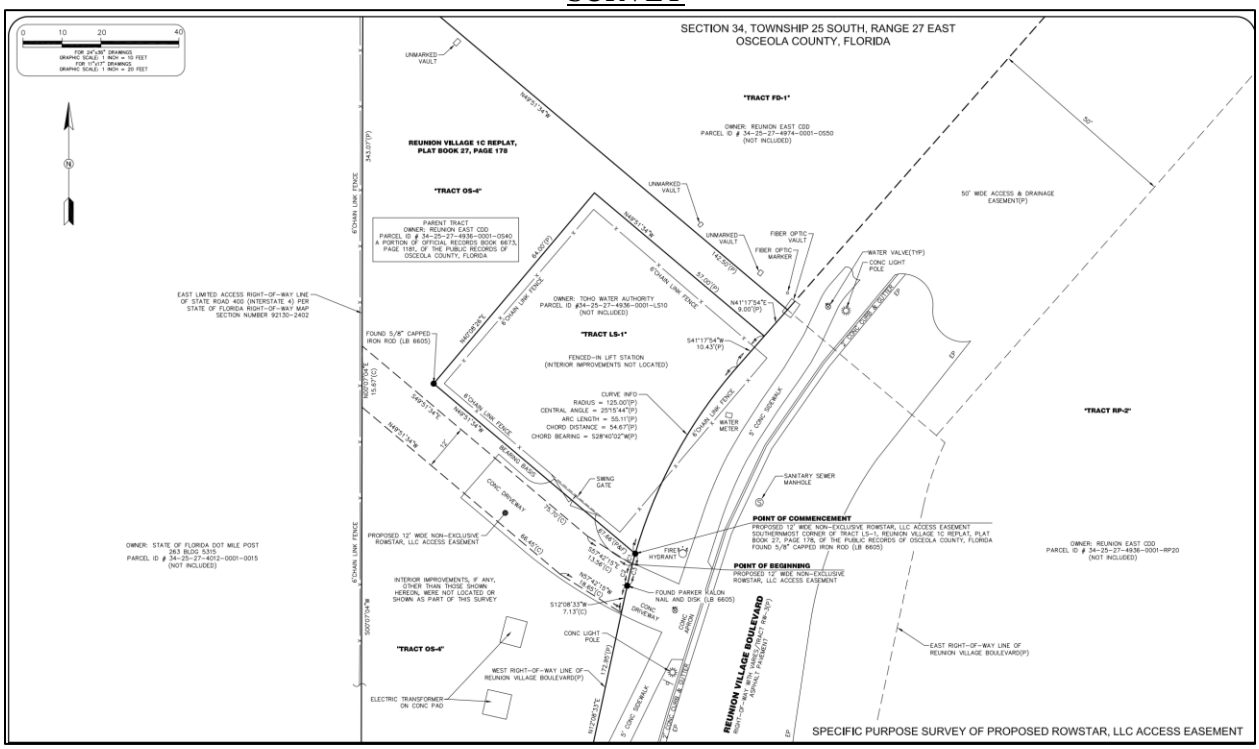
EXHIBIT D

CONSIDERATION

one-time payment of $115,000.00

EXHIBIT E

SURVEY



VB Site ID: US-FL-5408
VB Site Name: RS Champions Gate

Site Specific Lease No:
District No.: 5

FINAL APPROVAL OF SITE SPECIFIC LEASE

This FINAL APPROVAL OF SITE SPECIFIC LEASE (this "Site Specific Lease") is made this _____ day of _____, 20___, pursuant to and in accordance with the Lease and Operating Agreement for Commercial Telecommunications Facilities for District 5 dated as of the 4th day of December 2014 (referred to herein as "Master Agreement"), between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida, as lessor ("Department") and ROWSTAR, LLC, a Florida limited liability company, as lessee ("ROWSTAR").

The Parties hereby agree that all of the terms and conditions of the Master Agreement are incorporated herein by this reference.

1. This Final Approval shall be deemed to be a Site-Specific Lease of the Department's right-of-way in District 5, under the terms of the Master Agreement.

2. Site Specific Lease No./Name: / US-FL-5408 RS Champions Gate_D5

3. A legal description and sketch of this Site-Specific Lease is contained in Exhibit "A", attached to and incorporated into this Site-Specific Lease.

   A. Site Specific Lease Latitude and Longitude: 28.266021/-81.607224

   B. Site Specific Lease Address (if available): 1460 Reunion Village Blvd Kissimmee, FL 34747

4. Special Requirements and/or Work Restrictions (e.g., notice required, shared locking systems, special access requirements): None

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SIGNATURES BEGIN ON NEXT PAGE

Site Specific Lease No:
District No.: 5

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed, the day and year first above written.

WITNESSES:

_____
(Signature of Witness)

_____
(Print Name of Witness)
Address: _____
_____

_____
(Signature of Witness)

_____
(Print Name of Witness)
Address: _____
_____

LESSOR: STATE OF FLORIDA,
DEPARTMENT OF TRANSPORTATION

By: _____
(District Secretary for District 5)

Date: _____

Address: _____
_____

Legal Review:

_____
(Signature)

_____
(Print Name)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, _____ day of _____, 20____, by _____ as _____ of
(Name of person) (Type of authority)
the State of Florida, Department of Transportation, an agency of the State of Florida.

_____
Signature of Notary Public – State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

Site Specific Lease No:
District No.: 5

WITNESSES:

_____
(Signature of Witness)

_____
(Print Name of Witness)
Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

_____
(Signature of Witness)

_____
(Print Name of Witness)
Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

LESSEE: ROWSTAR, LLC

By: _____

Title: _____

Date: _____

Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, _____ day of _____, 20____, by _____ as _____ of
(Name of person) (Type of authority)
RowStar, LLC, a Florida limited liability company.

_____
Signature of Notary Public – State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

Site Specific Lease No:
District No.: 5

EXHIBIT A
SITE SPECIFIC LEASE LEGAL DESCRIPTION AND SKETCH

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SITE SPECIFIC LEASE LEGAL DESCRIPTION AND SKETCH BEGIN ON NEXT PAGE

(Above 3" Space for Recorder's Use Only)

Upon Recording Return to:
Rowstar, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Attn: General Counsel

Site Name: RS Champions Gate_D5
Site Number: # / US-FL-5408

MEMORANDUM OF LEASE

This Memorandum of Lease ("**Memorandum**") evidences a Final Approval of a Site Specific Lease Agreement (the "**Site Specific Lease**") between the State of Florida, Department of Transportation, an agency of the State of Florida ("**Landlord**"), whose address is Attn: Robyn Wilson, 605 Suwannee Street, Tallahassee, FL 32399, and Rowstar, LLC, a Florida limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487 ("**Tenant**"), dated the ___ day of _____, 20_____ (the "**Effective Date**"), for leased premises (the "**Premises**") constituting all or a portion of the real property (the "**Property**") described in Exhibit A attached hereto.

Landlord hereby ratifies, restates and confirms the Site Specific Lease and leases to Tenant the Premises, subject to the terms and conditions of the Site Specific Lease, which Site Specific Lease is issued to and subject to that certain Lease and Operating Agreement for Commercial Telecommunications Facilities dated 4th day of December 2014, between Landlord and Tenant (the "**Master Lease**"). The Commencement Date of the Site Specific Lease is the __ day of _____, 20__. The Site Specific Lease provides for the lease by the Landlord to Tenant of the Premises for an initial term of ten (10) years with four (4) renewal option(s) of an additional ten (10) years each; provided, notwithstanding the foregoing, the Site Specific Lease term is subject in all cases to and coterminous with the expiration of the Master Lease which is for a maximum term of fifty (50) years, expiring on the 3rd day of December 2064; and which Site Specific Lease further provides:

1. Tenant is entitled to sublease and/or sublicense the Premises, including any communications structures located thereon;

2. This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Site Specific Lease.

In the event of a conflict between the provisions of this Memorandum and the provisions of the Site Specific Lease, the provisions of the Site Specific Lease shall control. The Site Specific Lease shall be binding upon and inure to the benefit of the Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Site Specific Lease;

3. A legal description and sketch of this Site Specific Lease is contained in Exhibit "A", attached to and incorporated into this Memorandum;

A. Site Specific Lease Latitude and Longitude: 28.266021/-81.607224

B. Site Specific Lease Address (if available): 1460 Reunion Village Blvd Kissimmee, FL 34747

4. Special Requirements and/or Work Restrictions (e.g., notice required, shared locking systems, special access requirements): None

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES BEGIN ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:

_____

Name:_____

Address: _____

_____

_____

Name:_____

Address: _____

_____

LANDLORD:

State of Florida, Department of Transportation

By: _____

Name:_____

Title:_____

Date:_____

Address: _____

_____

Department Legal Review:

By: _____

Name:_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, _____ day of _____, 20____, by _____ as _____ of
(Name of person) (Type of authority)
the State of Florida, Department of Transportation, an agency of the State of Florida.

_____

Signature of Notary Public – State of Florida

_____

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

Tenant's Signature Page to Memorandum of Lease

WITNESSES:

_____

Name:_____
Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

_____

Name:_____
Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

TENANT:

Rowstar, LLC
a Florida limited liability company

By: _____
Name:_____
Title:_____
Date:_____
Address: 750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, _____ day of _____, 20____, by _____ as _____ of RowStar, LLC, a Florida limited liability company.

_____
Signature of Notary Public – State of Florida

_____
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT A

SPECIFIC LEASE LEGAL DESCRIPTION AND SKETCH

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

PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST

LATITUDE: ± 28° 15' 57.676" N LONGITUDE: ± 81° 36' 26.007" W

TOWER GROUND ELEVATION: ± 112.07' (NAVD 88) (AMSL)

LOCATION MAP - NOT TO SCALE

AERIAL MAP - NOT TO SCALE

PROJECT DESCRIPTION

THIS IS AN APPLICATION FOR:

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

DRIVING DIRECTIONS

FROM VERTICAL BRIDGE / ROWSTAR'S OFFICE IN BOCA RATON:

HEAD WEST ON PARK OF COMMERCE DR TOWARD BROKEN SOUND WAY, 351 FT
TURN RIGHT ONTO CONGRESS AVE, 1.6 MI
TURN RIGHT ONTO CONGRESS AVENUE CONNECTOR, 0.2 MI
TURN LEFT ONTO FL-7 / US-441 N, 20.5 MI TURN LEFT ONTO NORTH AND HEAD TOWARD W PALM BCH, 78.9 MI
AT EXIT 156, HEAD RIGHT ON THE RAMP FOR FL-70 TOWARD FT PIERCE, 0.5 MI
MERGE LEFT ONTO FL-70 / OKEECHOBEE RD, 0.8 MI
TURN LEFT, 69 FT
TAKE THE RAMP ON THE LEFT FOR FL-91 N / / FLORIDA'S TPKE N, 106.5 MI
AT EXIT 259, HEAD RIGHT ON THE RAMP FOR I-4 TOWARD ORLANDO/TAMPA, 0.4 MI
KEEP STRAIGHT TO GET ONTO RAMP, 0.6 MI
MERGE ONTO I-4 W, 18.5 MI
AT EXIT 98, HEAD RIGHT ON THE RAMP TOWARD KISSIMMEE / POINCIANA, 0.4 MI
TURN LEFT ONTO OSCEOLA POLK LINE RD, 0.4 MI
TURN LEFT ONTO KEMP RD, 0.3 MI
KEEP STRAIGHT TO GET ONTO ROAD, 0.2 MI
ARRIVE: 1460 REUNION VILLAGE BLVD, KISSIMMEE, FL 34747
(LAT: 28.266021°, LONG: -81.407224°)

CODE COMPLIANCE

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

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

PROPERTY INFORMATION

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

ZONING DATA

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

SHEET INDEX

CONTACT INFORMATION

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

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

USA ENG PROJECT NO.: -------

DRAWN BY:	CHECKED BY:
WL	BMF

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

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

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

NOT FOR CONSTRUCTION

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

US-FL-5408
RS CHAMPIONS GATE

1460 REUNION VILLAGE BLVD.
KISSIMMEE, FL 34747

SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

T-1

TRUE NORTH

VEGETATION NOTES:

1. EXISTING VEGETATION WITHIN THE PROJECT AREA TO BE REMOVED.
2. EXISTING VEGETATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

NOTES:

1. PROPOSED BACKUP GENERATORS WILL BE DEPLOYED IN CARRIER LEASE AREAS. FUEL TANKS WILL BE LOCATED ABOVE GROUND, PROTECTED FROM ACTS OF VANDALISM, AND ENCLOSED IN A MINIMUM 6' TALL RESISTANT BLAST WALL SURROUNDING THE TANK ITSELF.
2. ALL CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.
3. COMPOUND AND EQUIPMENT MUST BE A MINIMUM OF 15' FROM OVERHEAD UTILITY LINES.

Sunshine State One Call 811
CALL FLORIDA 811 ONE CALL FOR ALL CALL 3 WORKING DAYS BEFORE YOU DIG!

1 / C-1 AERIAL SITE PLAN
SCALE: 1" = 40'
SCALE BASED ON 11"x17" ONLY

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

USA ENG PROJECT NO.: -------

DRAWN BY:	CHECKED BY:
WL	BMF

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

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

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

NOT FOR CONSTRUCTION

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

US-FL-5408
RS CHAMPIONS GATE

1460 REUNION VILLAGE BLVD.
KISSIMMEE, FL 34747

SHEET DESCRIPTION

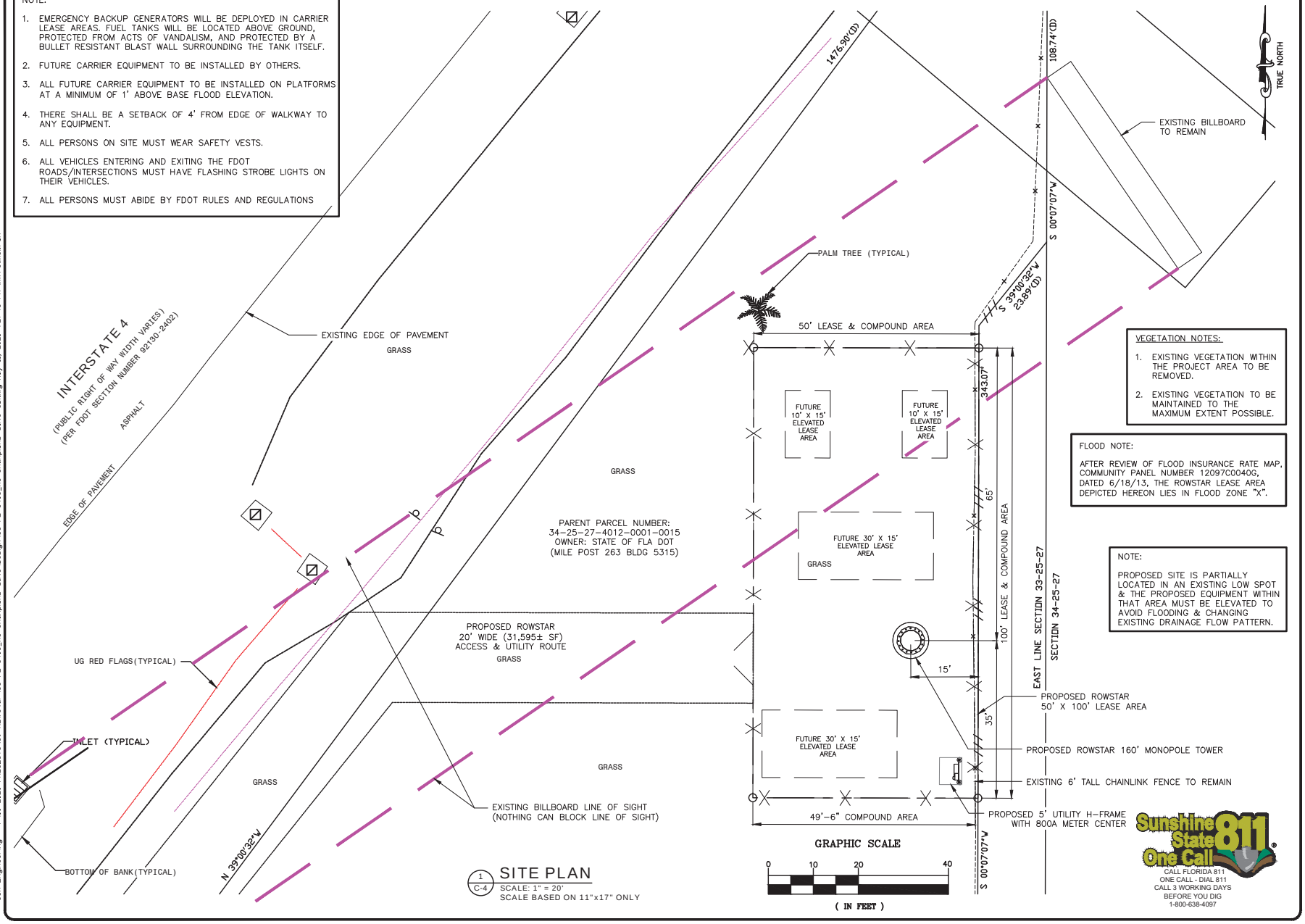
AERIAL SITE PLAN

SHEET NUMBER

C-1

NOTE:

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



1 / C-4 SITE PLAN
SCALE: 1" = 20'
SCALE BASED ON 11"x17" ONLY

VEGETATION NOTES:

1. EXISTING VEGETATION WITHIN THE PROJECT AREA TO BE REMOVED.
2. EXISTING VEGETATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

FLOOD NOTE:

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

NOTE:

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

Sunshine State One Call 811
CALL FLORIDA 811
ONE CALL - DIAL 811
CALL 3 WORKING DAYS
BEFORE YOU DIG
1-800-638-4097

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

USA ENG PROJECT NO.: -------

DRAWN BY:	CHECKED BY:
WL	BMF

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

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

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

NOT FOR CONSTRUCTION

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

US-FL-5408
RS CHAMPIONS GATE

1460 REUNION VILLAGE BLVD.
KISSIMMEE, FL 34747

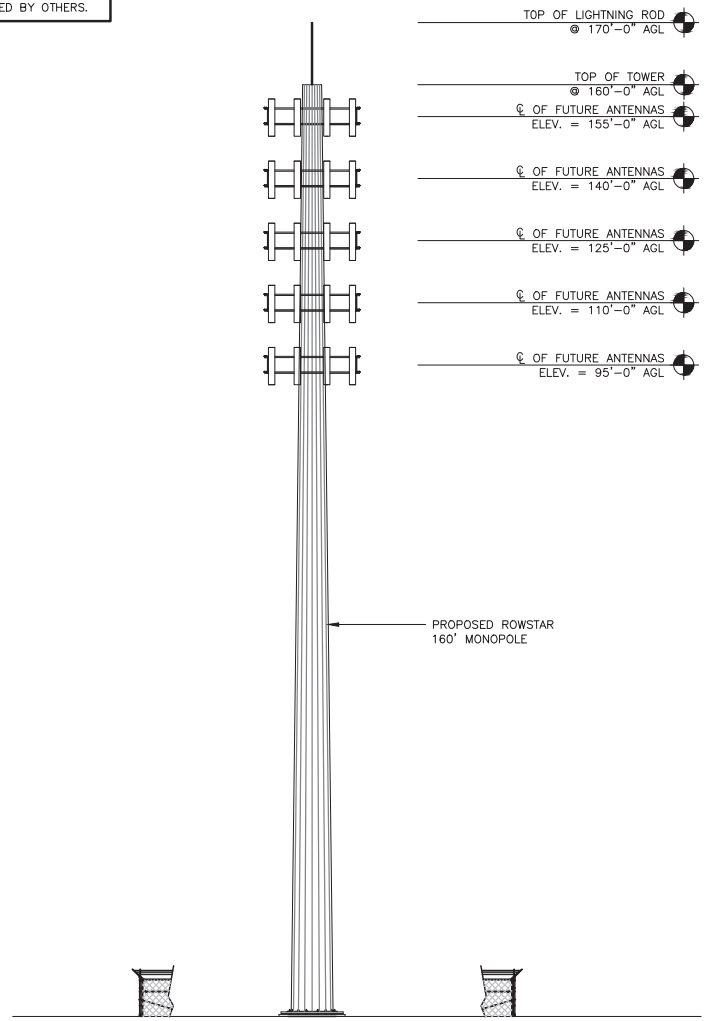
SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER

C-4

NOTE: FUTURE CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.



GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 C-6 TOWER ELEVATION

SCALE: 1" = 20'
SCALE BASED ON 11"x17" ONLY

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

USA ENG PROJECT NO.: -------

DRAWN BY:	CHECKED BY:
WL	BMF

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

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

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

NOT FOR CONSTRUCTION

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

US-FL-5408
RS CHAMPIONS GATE

1460 REUNION VILLAGE BLVD.
KISSIMMEE, FL 34747

SHEET DESCRIPTION

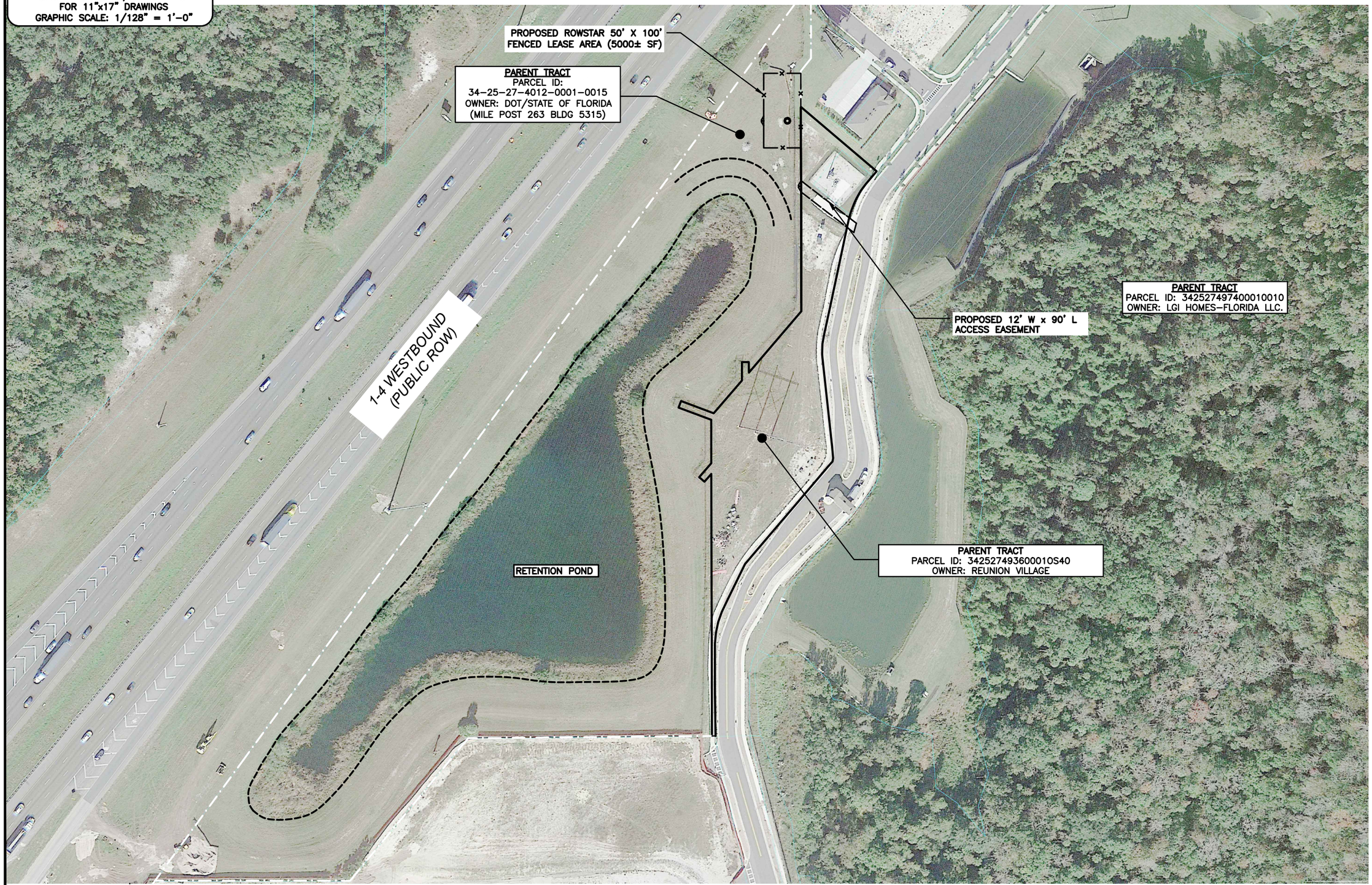
TOWER ELEVATION

SHEET NUMBER

C-6

128' 0' 64' 128'

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



OVERALL PARCEL LAYOUT

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
0	03/15/24	PROPOSED EASEMENT

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

SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
12979 N TELECOM PARKWAY
TEMPLE TERRACE, FL 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 33693

verticalbridge

ROWSTAR

PRELIMINARY DOCUMENTS FOR REVIEW ONLY

JEREMY D. SHARIT P.E. FL LICENSE 75137

RS CHAMPIONS GATE

US-FL-5408

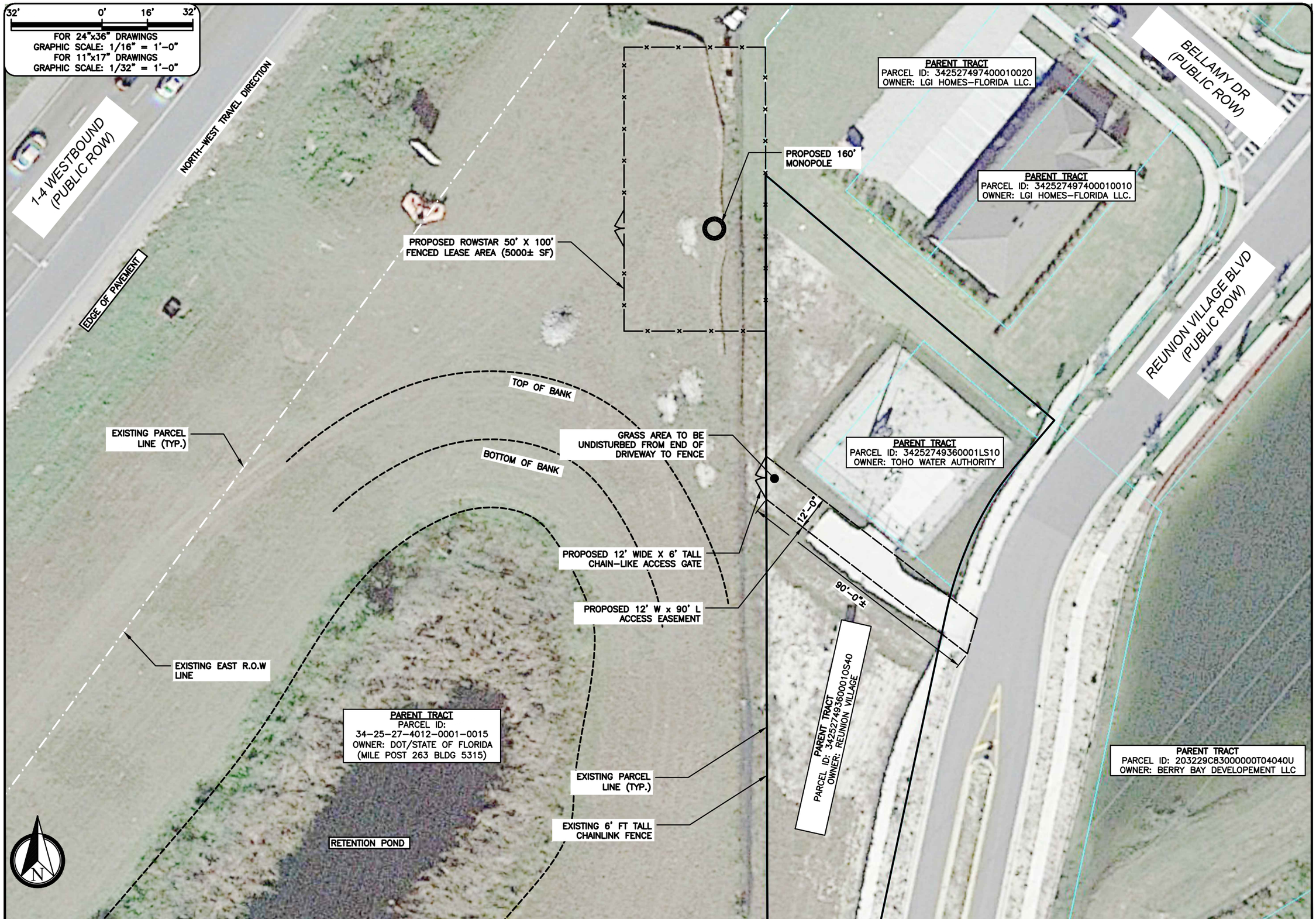
1460 REUNION VILLAGE BLVD.
KISSIMMEE, FLORIDA 34747
(OSCEOLA COUNTY)

SHEET NAME

OVERALL PARCEL LAYOUT

SHEET NUMBER

EAS-1



EASEMENT LAYOUT

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
0	03/15/24	PROPOSED EASEMENT

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

SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
12979 N TELECOM PARKWAY
TEMPLE TERRACE, FL 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 33693

verticalbridge

ROWSTAR

PRELIMINARY DOCUMENTS FOR REVIEW ONLY

JEREMY D. SHARIT P.E. FL LICENSE 75137

RS CHAMPIONS GATE

US-FL-5408

1460 REUNION VILLAGE BLVD.
KISSIMMEE, FLORIDA 34747
(OSCEOLA COUNTY)

SHEET NAME

EASEMENT LAYOUT

SHEET NUMBER

EAS-2

SECTION 9

UCCGROUP INC.
Builders of Dreamscapes®

C.O. Quotation

Project Name: Reunion Seven Eagles Fountain
Fountain Centerpiece

Date: 1-Nov-24
Attn: Alan Scheerer @ GMS
UCC Estimate No.: 002

No.	Detail No.	Item Description	Quantity	Unit	Unit Price	Total
		We are pleased to submit the following pricing for your review:				
		Description of Work: Removal of existing fountain centerpiece with supply & installation of new centerpiece with all required plumbing & connections, as requested by Alan Scheerer @ GMS.				
1.00		Demolition & off site disposal of existing precast concrete fountain centerpiece, includes protection & salvaging of existing plumbing lines.	1.00	Ls.	$ 500.00	$ 500.00
2.00		Supply & installation of new 3 tiered (+/-) 69" H precast concrete fountain centerpiece in cream color, includes all required plumbing connections **(utilizing existing lines)**, grouting & tile rework @ pedestal base.	1.00	Ls.	$ 2,850.00	$ 2,850.00
					Sub-Total:	**$ 3,350.00**
					15% OH&P:	**$ 502.50**
					Grand-Total:	**$ 3,852.50**

Qualifications:
- **Standard qualifications from UCC Group contract quote to apply for this scope of work**
- **Excludes shop drawings & engineering**
- **Quotation Valid for 30 days**
- **Lead time to procure new fountain feature is approximately 1-2 weeks**
- **Above quotation based on RFQ received from Alan Scheerer @ GMS**

DocuSigned by:
6540F1FD6DA8408...

Mark Greenstein
Reunion East CDD
Chairman

Pat DiPaolo
UCC GROUP INC.,
Orlando

Orlando ▪ 7380 Sand Lake Road, Suite 500 ▪ Orlando, FL ▪ 32819 ▪ P:407-248-0989 ▪ F:407-939-0730
Toronto ▪ Vancouver ▪ Orlando
www.uccgroup.com

SECTION 10

SECTION D

SECTION I

From: **Morgan Smith** msmith@gmscfl.com
Subject: Fwd: Reunion East potential agenda item - Consideration of Lease or Sale of The Stables Fwd: Stables
Date: October 3, 2024 at 8:28 AM
To:

Begin forwarded message:

From: Leigh Bateman <leigh@magicalvacationhomes.com>
Subject: Re: Stables
Date: September 26, 2024 at 3:48:53 PM EDT
To: Tricia Adams <tadams@gmscfl.com>

Hi Tricia,

It was great speaking to you the other day. I wanted to follow up as we are very interested in purchasing the land. We understand the restrictions, and we will make sure to comply. Having been a part of the resort as an investor and manager for over 20 years of Reunion, to have the opportunity to acquire land inside Reunion and use this space for a positive aspect of the resort, we would be prepared to pay over market price/comps.

I understand this has been a very complicated situation over the years, and this may not become an option, but it is a only a lease option we would also be interested in.

Warm regards,

Leigh Bateman
President | Magical Vacation Homes
Office: 407-552-6155 I Direct: 407-922-4975
leigh@magicalvacationhomes.com
7555 Osceola Polk Line Rd., Davenport, Florida 33896

www.magicalvacationhomes.com

On Thu, Sep 19, 2024 at 1:46 PM Tricia Adams <tadams@gmscfl.com> wrote:

> Good afternoon Anthony and Leigh,
>
> The below request has been received and is under review. I'll circle back if staff have any questions before it is presented to the Board for consideration at their next meeting.

In the meantime, please feel free to reach out if needed.

All the best,

Tricia L. Adams

District Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Office 407.841.5524 ext 138
Cell 863.241.8050

"It is not the mountain we conquer but ourselves."
—Edmund Hillary

On Sep 19, 2024, at 1:42 PM, Leigh Bateman <leigh@magicalvacationhomes.com> wrote:

Hi Anthony,

Thank you for the introduction. Tricia, we have six units at the Shops at Reunion, which is sufficient for our needs, but we currently use storage facilities off-site. We are interested in using Stables.

Feel free to contact me anytime, 407-922-4975.

Warm regards,

Leigh Bateman

President | Magical Vacation Homes

Office: 407-552-6155 I Direct: 407-922-4975

leigh@magicalvacationhomes.com

7555 Osceola Polk Line Rd., Davenport, Florida 33896

On Thu, Sep 19, 2024 at 1:39 PM Carll, Anthony <acarll@kwiresorts.com> wrote:

> Tricia , I have included Leigh Bateman's on this email. He is interested in leasing the stables. He owns magical vacation homes.
>
> **Anthony Carll**
>
> Kingwood VP of Operations
>
> **REUNION RESORT**
> o: 407.662.1089 Cell 407.506.2742
> lacarll@reunionresort.com
> 7593 Gathering Drive, Kissimmee, FL 34747
>
> ---
>
> **Facebook . Twitter . Instagram**
>
> ---

SECTION II

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Curley/Scheerer	**In Process**	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Permitting with Osceola County issued for construction. Permit for electrical work issued. Directional bore completed and pending inspection.
	Pavement Management & Traffic Calming	Curley	**In Process**	Agreement completed. Tentative start date 11.14.2024.
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 started August 7 and still in progress. Estimated completion time November. Change order for new Centerpiece approved by Chair 11.04.2024. Garden redesign for fountain #2 deferred.

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**	Appraisal circulated for Board review 09.10.2024. Topic scheduled to be discussed 11.14.2024
8/10/23	Seven Eagles Fitness Center Mats & Equipment	Scheerer	**In Process**	Flooring proposal for $7,690 received. Recommend to install in tandem with new equipment. Equipment proposal approved 07.11.2024; agreement fully executed 08.05.2024. Installation date pending confirmation but tentative November.
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 09.12.2024 and BOS delegated further communication to the Chair. New offer to be considered 11.14.2024.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	**In Process**	
7/11/24	HC & Stables Management Transition	Adams/Scheerer	**In process**	Rental Fees to be reviewed at Public Hearing.

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	Curley	**In Process**	Agreement completed. Tentative start date 11.14.2024.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	**In Process**	
12/14/23	Playground Project in RWCDD Encore Neighborhood	Scheerer	**In Process**	FY2025 Project. Proposals to be presented for BOS review 11.14.2024.

SECTION III

Reunion East

Community Development District

Summary of Invoices

September 01, 2024 - September 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	9/5/24	6187-6194	$ 112,559.65
	9/11/24	6195-6201	14,641.06
	9/19/24	6202-6212	164,463.78
	9/25/24	6213	827.13
			$ 292,491.62
R&M Fund			
	9/5/24	268	$ 28,150.00
			$ 28,150.00
Payroll			
	September 2024		
	Diane Davis	50786	$ 184.70
	John Dryburgh	50787	$ 184.70
	June Wispelwey	50788	$ 184.70
	Mark Greenstein	50789	$ 184.70
	Trudy Hobbs	50790	$ 184.70
			$ 923.50
TOTAL			**$ 321,565.12**

*** CHECK DATES 09/01/2024 - 09/30/2024 *** 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	#
9/05/24	00074	6/28/24	220840	202406	320-53800-47000		*	504.00		
			AQUATIC MGMT 12STRMWTR PD							
		6/28/24	220840	202406	300-13100-10100		*	396.00		
			AQUATIC MGMT 12STRMWTR PD							
						APPLIED AQUATIC MANAGEMENT, INC.			900.00	006187
9/05/24	00095	8/27/24	S117999	202408	320-53800-57400		*	137.20		
			SV CALL-BARR.ARMS WORKING							
		8/27/24	S117999	202408	300-13100-10100		*	107.80		
			SV CALL-BARR.ARMS WORKING							
						ACCESS CONTROL SYSTEMS, LLC			245.00	006188
9/05/24	00129	9/01/24	5628	202408	320-53800-46200		*	215.60		
			HC-RPR SHWR VLV/RPLC HNDL							
		9/01/24	5628	202408	300-13100-10100		*	169.40		
			HC-RPR SHWR VLV/RPLC HNDL							
						BERRY CONSTRUCTION INC.			385.00	006189
9/05/24	00187	8/28/24	156540	202408	320-53800-46500		*	1,209.04		
			WTHRTRK REACTIV/CONTROLLR							
		8/28/24	156540	202408	300-13100-10100		*	949.96		
			WTHRTRK REACTIV/CONTROLLR							
						HYDROPOINT DATA SYSTEMS INC			2,159.00	006190
9/05/24	00054	9/01/24	2024SEP	202409	320-53800-34500		*	6,533.33		
			SECURITY SERVICES SEP24							
		9/01/24	2024SEP	202409	300-13100-10100		*	5,133.33		
			SECURITY SERVICES SEP24							
						REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	006191
9/05/24	00175	9/01/24	101575	202409	320-53800-46200		*	4,760.00		
			POOL MAINTENANCE SEP24							
		9/01/24	101575	202409	300-13100-10100		*	3,740.00		
			POOL MAINTENANCE SEP24							
						ROBERTS POOL SERVICE AND REPAIR INC			8,500.00	006192
9/05/24	00060	8/19/24	309605	202408	320-53800-46200		*	544.57		
			HC B-170GAL BLCH/45GAL SA							
		8/19/24	309605	202408	300-13100-10100		*	427.88		
			HC B-170GAL BLCH/45GAL SA							
		8/19/24	309606	202408	320-53800-46200		*	369.60		
			HC A-160GAL BLCH/100LB BC							
		8/19/24	309606	202408	300-13100-10100		*	290.40		
			HC A-160GAL BLCH/100LB BC							
		8/19/24	309607	202408	320-53800-46200		*	492.80		
			SE-240GAL BLCH/100LB S.BC							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/19/24	309607	202408	300-13100-10100			*	387.20		
			SE-240GAL BLCH/100LB S.BC								
		8/19/24	309608	202408	320-53800-46200			*	464.80		
			HS-160GAL BLCH/30GAL ACID								
		8/19/24	309608	202408	300-13100-10100			*	365.20		
			HS-160GAL BLCH/30GAL ACID								
							SPIES POOL LLC			3,342.45	006193
9/05/24	00030	8/28/24	756555	202408	320-53800-46500			*	504.86		
			RPR RAINBRD SCRUB/SLPFIX								
		8/28/24	756555	202408	300-13100-10100			*	396.68		
			RPR RAINBRD SCRUB/SLPFIX								
		9/01/24	757676	202409	320-53800-47300			*	27,683.60		
			LANDSCAPE MAINT SEP24								
		9/01/24	757676	202409	300-13100-10100			*	21,751.40		
			LANDSCAPE MAINT SEP24								
		9/01/24	757676	202409	320-53800-47300			*	5,051.76		
			LANDSCPAE MNT PH1-5 SEP24								
		9/01/24	757676	202409	300-13100-10100			*	3,969.24		
			LANDSCPAE MNT PH1-5 SEP24								
		9/01/24	757676	202409	320-53800-47300			*	7,464.24		
			BEDDING PLANTS SEP24								
		9/01/24	757676	202409	300-13100-10100			*	5,864.76		
			BEDDING PLANTS SEP24								
		9/01/24	757676	202409	320-53800-47300			*	705.60		
			BEDDING PLANT PH1-3 SEP24								
		9/01/24	757676	202409	300-13100-10100			*	554.40		
			BEDDING PLANT PH1-3 SEP24								
		9/01/24	757676	202409	320-53800-47300			*	6,392.40		
			PALM TRIMMING SEP24								
		9/01/24	757676	202409	300-13100-10100			*	5,022.60		
			PALM TRIMMING SEP24								
							YELLOWSTONE LANDSCAPE			85,361.54	006194
9/11/24	00074	8/31/24	222391	202408	320-53800-47000			*	740.88		
			AQUATIC 12 STRMWTR-AUG24								
		8/31/24	222391	202408	300-13100-10100			*	582.12		
			AQUATIC 12 STRMWTR-AUG24								
							APPLIED AQUATIC MANAGEMENT, INC.			1,323.00	006195
9/11/24	00189	9/06/24	7474-09-	202409	310-51300-31400			*	450.00		
			ARBITRAGE SERIES 2015A								
		9/06/24	7475-09-	202409	310-51300-31400			*	450.00		
			ARBITRAGE SERIES 2021								
							AMERICAN MUNICIPAL TAX-EXEMPT			900.00	006196

*** CHECK DATES 09/01/2024 - 09/30/2024 *** 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	#
9/11/24	00134	9/05/24	4104	202408	310-51300-31100			*	1,896.12		
			MTG/BRD QUEST/SPINE RD GT								
							BOYD CIVIL ENGINEERING			1,896.12	006197
9/11/24	00106	9/04/24	332-5953	202409	320-53800-53200			*	1,175.93		
			12 NO TRESSPASS SIGN/POST								
		9/04/24	332-5953	202409	300-13100-10100			*	923.95		
			12 NO TRESSPASS SIGN/POST								
							FASTSIGNS SOUTH ORLANDO			2,099.88	006198
9/11/24	00176	8/29/24	28887	202408	320-53800-48200			*	168.00		
			PREVENTATIVE MAINT AUG24								
		8/29/24	28887	202408	300-13100-10100			*	132.00		
			PREVENTATIVE MAINT AUG24								
		9/10/24	28898	202409	320-53800-48200			*	1,088.08		
			RPR ADJ.PULL/PWR MOD/SEAT								
		9/10/24	28898	202409	300-13100-10100			*	854.92		
			RPR ADJ.PULL/PWR MOD/SEAT								
							FITNESS SERVICES OF FLORIDA INC			2,243.00	006199
9/11/24	00060	8/29/24	309888	202408	320-53800-46200			*	904.54		
			TER-ACID WSH/CRT.FLTR-SPA								
		8/29/24	309888	202408	300-13100-10100			*	710.71		
			TER-ACID WSH/CRT.FLTR-SPA								
		9/02/24	309995	202409	320-53800-46200			*	481.57		
			SE-240GAL BLCH/30GAL ACID								
		9/02/24	309995	202409	300-13100-10100			*	378.38		
			SE-240GAL BLCH/30GAL ACID								
		9/02/24	309996	202409	320-53800-46200			*	480.20		
			TER-250GAL BLCH/30GAL ACD								
		9/02/24	309996	202409	300-13100-10100			*	377.30		
			TER-250GAL BLCH/30GAL ACD								
		9/02/24	309997	202409	320-53800-46200			*	481.60		
			CP-220GAL BLCH/45GAL ACID								
		9/02/24	309997	202409	300-13100-10100			*	378.40		
			CP-220GAL BLCH/45GAL ACID								
							SPIES POOL LLC			4,192.70	006200
9/11/24	00030	9/05/24	764945	202408	320-53800-47400			*	1,112.36		
			DEAD PALM TREE REMOVAL								
		9/05/24	764945	202408	300-13100-10100			*	874.00		
			DEAD PALM TREE REMOVAL								
							YELLOWSTONE LANDSCAPE			1,986.36	006201
9/19/24	00074	7/31/24	221449	202407	320-53800-47000			*	740.88		
			AQUATIC 12 STRMWTR JUL24								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/31/24	221449	202407	300-13100-10100		*	582.12		
			AQUATIC 12 STRMWTR JUL24							
						APPLIED AQUATIC MANAGEMENT, INC.			1,323.00	006202
9/19/24	00095	7/15/24	S115641	202407	320-53800-57400		*	364.00		
			SVC CALL-APPRVL TO RESET							
		7/15/24	S115641	202407	300-13100-10100		*	286.00		
			SVC CALL-APPRVL TO RESET							
		9/11/24	15191	202409	320-53800-57400		*	33.60		
			PDK CLOUD SUB AGR - SEP24							
		9/11/24	15191	202409	300-13100-10100		*	26.40		
			PDK CLOUD SUB AGR - SEP24							
						ACCESS CONTROL SYSTEMS, LLC			710.00	006203
9/19/24	00129	9/14/24	5629	202409	320-53800-46200		*	355.60		
			TER-RPR WTR LN-POOL SHWR							
		9/14/24	5629	202409	300-13100-10100		*	279.40		
			TER-RPR WTR LN-POOL SHWR							
		9/14/24	5630	202408	320-53800-47700		*	327.60		
			SE-RPLC DRYWALL-COVE FITT							
		9/14/24	5630	202408	300-13100-10100		*	257.40		
			SE-RPLC DRYWALL-COVE FITT							
		9/14/24	5631	202408	320-53800-47700		*	1,951.60		
			TER-RPLC FACIA BOARD-BLDG							
		9/14/24	5631	202408	300-13100-10100		*	1,533.40		
			TER-RPLC FACIA BOARD-BLDG							
						BERRY CONSTRUCTION INC.			4,705.00	006204
9/19/24	00113	9/03/24	25151	202409	300-15500-10000		*	17,841.00		
			FY25 GEN.LIAB/PUBLIC OFFC							
		9/03/24	25151	202409	300-15500-10000		*	58,144.56		
			RE-FY25 PROPERTY INSURANC							
		9/03/24	25151	202409	300-13100-10100		*	43,863.44		
			RW-FY25 PROPERTY INSURANC							
						EGIS INSURANCE ADVISORS, LLC.			119,849.00	006205
9/19/24	00186	9/02/24	745556	202409	300-15500-10000		*	745.08		
			ALARM MONITOR SRVCS OCT24							
		9/02/24	745556	202409	300-13100-10100		*	562.07		
			ALARM MONITOR SRVCS OCT24							
						HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,307.15	006206
9/19/24	00176	9/11/24	28936	202409	320-53800-48200		*	168.00		
			PREVENTATIVE MAINT SEP24							
		9/11/24	28936	202409	300-13100-10100		*	132.00		
			PREVENTATIVE MAINT SEP24							
						FITNESS SERVICES OF FLORIDA INC			300.00	006207

*** CHECK DATES 09/01/2024 - 09/30/2024 ***
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	#
9/19/24	00049	9/01/24	631	202409	310-51300-34000		*	4,106.50		
			MANAGEMENT FEES SEP24							
		9/01/24	631	202409	310-51300-35200		*	100.00		
			WEBSITE ADMIN SEP24							
		9/01/24	631	202409	310-51300-35100		*	150.00		
			INFORMATION TECH SEP24							
		9/01/24	631	202409	310-51300-31300		*	833.33		
			DISSEMINATION FEE SEP24							
		9/01/24	631	202409	310-51300-51000		*	.66		
			OFFICE SUPPLIES							
		9/01/24	631	202409	310-51300-42000		*	109.23		
			POSTAGE							
		9/01/24	632	202409	320-53800-12000		*	3,591.58		
			FIELD MANAGEMENT SEP24							
		9/01/24	632A	202407	310-51300-42000		*	.82		
			USPS-MAIL 2ND QTR-941FORM							
		9/01/24	632A	202407	310-51300-42000		*	.11		
			USPS-PSTGE DIFF.MANDATED							
		9/15/24	633	202409	300-15500-10000		*	7,875.00		
			FY25 ASSESSMENT ROLL CERT							
						GOVERNMENTAL MANAGEMENT SERVICES			16,767.23	006208
9/19/24	00119	9/16/24	131221	202408	310-51300-31500		*	6,355.61		
			MTG/TRCT RW-3/VLGE 1C PLT							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			6,355.61	006209
9/19/24	99999	9/19/24	VOID	202409	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006210
9/19/24	00092	9/01/24	2019	202408	320-53800-41000		*	44.93		
			HC PHONE LINE 2365 AUG24							
		9/01/24	2019	202408	300-13100-10100		*	35.31		
			HC PHONE LINE 2365 AUG24							
		9/01/24	2019	202408	320-53800-41000		*	40.59		
			HC PHONE LINE 4674 AUG24							
		9/01/24	2019	202408	300-13100-10100		*	31.89		
			HC PHONE LINE 4674 AUG24							
		9/01/24	2019	202408	320-53800-41000		*	40.59		
			HS PHONE LINE 9325 AUG24							
		9/01/24	2019	202408	300-13100-10100		*	31.89		
			HS PHONE LINE 9325 AUG24							
		9/01/24	2028	202408	320-53800-43300		*	2,499.84		
			SE CONTRACT CLEAN AUG24							
		9/01/24	2028	202408	300-13100-10100		*	1,964.16		
			SE CONTRACT CLEAN AUG24							

*** CHECK DATES 09/01/2024 - 09/30/2024 ***
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	#
		9/01/24	2028	202408	320-53800-43300			*	753.32		
			SE CLEANING SUPPLY AUG24								
		9/01/24	2028	202408	300-13100-10100			*	591.89		
			SE CLEANING SUPPLY AUG24								
		9/01/24	2029	202408	320-53800-43300			*	1,848.00		
			POOL CLEANING AUG24								
		9/01/24	2029	202408	300-13100-10100			*	1,452.00		
			POOL CLEANING AUG24								
		9/01/24	2030	202408	320-53800-12100			*	758.33		
			MANAGEMENT FEES AUG24								
		9/01/24	2030	202408	300-13100-10100			*	595.83		
			MANAGEMENT FEES AUG24								
		9/01/24	2076	202408	320-53800-43100			*	98.78		
			TOHO METER#62644090 AUG24								
		9/01/24	2079	202408	320-53800-43000			*	860.92		
			DUKEENERGY#9100 8324 0443								
		9/01/24	2081	202408	320-53800-43000			*	98.52		
			DUKEENERGY#9100 8323 9862								
							REUNION RESORT			11,746.79	006211
9/19/24	00060	9/18/24	21325	202408	320-53800-46200			*	784.00		
			14-CHEMICAL CONTROLLER MS								
		9/18/24	21325	202408	300-13100-10100			*	616.00		
			14-CHEMICAL CONTROLLER MS								
							SPIES POOL LLC			1,400.00	006212
9/25/24	00030	8/19/24	752970	202408	320-53800-46500			*	463.19		
			RPR SCRUB.VLVE/ADPTR/S.FX								
		8/19/24	752970	202408	300-13100-10100			*	363.94		
			RPR SCRUB.VLVE/ADPTR/S.FX								
							YELLOWSTONE LANDSCAPE			827.13	006213

TOTAL FOR BANK A 292,491.62

TOTAL FOR REGISTER 292,491.62

*** CHECK DATES 09/01/2024 - 09/30/2024 ***
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	#
9/05/24	00041	8/30/24	7100 REUNION FNT REHABILITATIO	202408	320-53800-62000			*	15,764.00		
		8/30/24	7100 REUNION FNT REHABILITATIO	202408	300-13100-10100			*	12,386.00		
							UCC GROUP INC			28,150.00	000268

TOTAL FOR BANK C 28,150.00

TOTAL FOR REGISTER 28,150.00

Reunion East

Community Development District

Summary of Invoices

October 01, 2024 - October 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/9/24	6214-6225	$ 44,626.92
	10/17/24	6226-6241	160,441.59
	10/24/24	6242-6252	51,369.92
	10/30/24	6253-6255	5,225.47
			$ 261,663.90
R&M Fund			
	10/8/24	269	$ 5,650.00
	10/24/24	270	$ 17,725.00
			$ 23,375.00
TOTAL			**$ 285,038.90**

*** CHECK DATES 10/01/2024 - 10/31/2024 *** 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	#
10/09/24	00129	9/19/24	5637	202409	320-53800-46200		*	103.60		
			SE-RPLC 2 BROKEN UMBRELLA							
		9/19/24	5637	202409	300-13100-10100		*	81.40		
			SE-RPLC 2 BROKEN UMBRELLA							
						BERRY CONSTRUCTION INC.			185.00	006214
10/09/24	00134	10/04/24	4146	202409	310-51300-31100		*	3,690.00		
			MTG/KINGWOOD PERMIT/PAVIN							
						BOYD CIVIL ENGINEERING			3,690.00	006215
10/09/24	00072	9/30/24	37090	202409	320-53800-53000		*	420.00		
			RPLC DMGED/MISS.DELINEATR							
		9/30/24	37090	202409	300-13100-10100		*	330.00		
			RPLC DMGED/MISS.DELINEATR							
						FAUSNIGHT STRIPE & LINE INC			750.00	006216
10/09/24	00144	9/24/24	99861208	202409	320-53800-57400		*	167.28		
			HOSE CONDENSER/RPLC SHEAR							
		9/24/24	99861208	202409	300-13100-10100		*	131.43		
			HOSE CONDENSER/RPLC SHEAR							
						FRANK'S AIR CONDITIONING, INC.			298.71	006217
10/09/24	00163	9/30/24	2047	202409	320-53800-47500		*	336.00		
			SOFT WASH 8 MONUMENTS							
		9/30/24	2047	202409	300-13100-10100		*	264.00		
			SOFT WASH 8 MONUMENTS							
						PRESSURE WASH THIS			600.00	006218
10/09/24	00054	10/01/24	2024OCT	202410	320-53800-34500		*	6,650.00		
			SECURITY SERVICES OCT24							
		10/01/24	2024OCT	202410	300-13100-10100		*	5,016.66		
			SECURITY SERVICES OCT24							
						REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	006219
10/09/24	99999	10/09/24	VOID	202410	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006220
10/09/24	99999	10/09/24	VOID	202410	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006221
10/09/24	99999	10/09/24	VOID	202410	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006222

*** CHECK DATES 10/01/2024 - 10/31/2024 ***
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	#
10/09/24	00060	9/05/24	310148	202409	320-53800-46200			*	317.21		
			HC A-QTRLY SAFE INSP/FMTR								
		9/05/24	310148	202409	300-13100-10100			*	249.24		
			HC A-QTRLY SAFE INSP/FMTR								
		9/05/24	310149	202409	320-53800-46200			*	541.80		
			HC B-QTRLY SAFE INSP/GFCI								
		9/05/24	310149	202409	300-13100-10100			*	425.70		
			HC B-QTRLY SAFE INSP/GFCI								
		9/07/24	310150	202409	320-53800-46200			*	151.20		
			TER-QTRLY SAFETY INSPECT								
		9/07/24	310150	202409	300-13100-10100			*	118.80		
			TER-QTRLY SAFETY INSPECT								
		9/07/24	310234	202409	320-53800-46200			*	236.32		
			TER-RPLC BYPASS VALVE-SPA								
		9/07/24	310234	202409	300-13100-10100			*	185.68		
			TER-RPLC BYPASS VALVE-SPA								
		9/09/24	310147	202409	320-53800-46200			*	207.14		
			CP-QTRLY SAFETY INSP/ESCH								
		9/09/24	310147	202409	300-13100-10100			*	162.76		
			CP-QTRLY SAFETY INSP/ESCH								
		9/09/24	310155	202409	320-53800-46200			*	661.92		
			SE-ANN.PM/RPLC BYPASS/HTR								
		9/09/24	310155	202409	300-13100-10100			*	520.08		
			SE-ANN.PM/RPLC BYPASS/HTR								
		9/10/24	310189	202409	320-53800-46200			*	534.49		
			HC A-ANN.PM/RPLC UNITHERM								
		9/10/24	310189	202409	300-13100-10100			*	419.96		
			HC A-ANN.PM/RPLC UNITHERM								
		9/11/24	310053	202409	320-53800-46200			*	910.00		
			SE-SPA1 BIOFILM TRT/FLTR								
		9/11/24	310053	202409	300-13100-10100			*	715.00		
			SE-SPA1 BIOFILM TRT/FLTR								
		9/13/24	310054	202409	320-53800-46200			*	910.00		
			SE-SPA2-BIOFILM TRT/FLTR								
		9/13/24	310054	202409	300-13100-10100			*	715.00		
			SE-SPA2-BIOFILM TRT/FLTR								
		9/13/24	310392	202409	320-53800-46200			*	512.40		
			SE-INST.MOTOR/SHFTSEAL/OR								
		9/13/24	310392	202409	300-13100-10100			*	402.60		
			SE-INST.MOTOR/SHFTSEAL/OR								
		9/13/24	310394	202409	320-53800-46200			*	573.97		
			SE-300GAL BLCH/30GAL ACID								
		9/13/24	310394	202409	300-13100-10100			*	450.98		
			SE-300GAL BLCH/30GAL ACID								
		9/16/24	310423	202409	320-53800-46200			*	247.52		
			SE-TRBLSHT SPA/INST/TIMER								

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 9/16/24 310423   202409 300-13100-10100                                     *              194.48
                          SE-TRBLSHT SPA/INST/TIMER
                 9/16/24 310475   202409 320-53800-46200                                     *              324.77
                          HS-200GAL BLEACH/DELIVERY
                 9/16/24 310475   202409 300-13100-10100                                     *              255.18
                          HS-200GAL BLEACH/DELIVERY
                 9/17/24 310187   202409 320-53800-46200                                     *              476.00
                          HS-ANN.PM INSP/CLN HEATER
                 9/17/24 310187   202409 300-13100-10100                                     *              374.00
                          HS-ANN.PM INSP/CLN HEATER
                 9/17/24 310192   202409 320-53800-46200                                     *              324.80
                          TER-ANN.PM INSP/CLN HEATR
                 9/17/24 310192   202409 300-13100-10100                                     *              255.20
                          TER-ANN.PM INSP/CLN HEATR
                 9/18/24 310156   202409 320-53800-46200                                     *              661.92
                          CP-ANN.PM INSP/RPLC BYPSS
                 9/18/24 310156   202409 300-13100-10100                                     *              520.08
                          CP-ANN.PM INSP/RPLC BYPSS
                 9/18/24 310493   202409 320-53800-46200                                     *              501.20
                          CP-INST.DRAIN FRAME/GRATE
                 9/18/24 310493   202409 300-13100-10100                                     *              393.80
                          CP-INST.DRAIN FRAME/GRATE
                 9/20/24 310594   202409 320-53800-46200                                     *              559.97
                          HC B-260GAL BLCH/45GAL AC
                 9/20/24 310594   202409 300-13100-10100                                     *              439.98
                          HC B-260GAL BLCH/45GAL AC
                 9/20/24 310597   202409 320-53800-46200                                     *            1,158.64
                          TER-RPLC MOTOR/SEAL/DIFFU
                 9/20/24 310597   202409 300-13100-10100                                     *              910.36
                          TER-RPLC MOTOR/SEAL/DIFFU
                 9/20/24 310599   202409 320-53800-46200                                     *              187.32
                          HS-INST.TORO VALVE ON SPA
                 9/20/24 310599   202409 300-13100-10100                                     *              147.18
                          HS-INST.TORO VALVE ON SPA
                 9/23/24 310639   202409 320-53800-46200                                     *              449.57
                          TER-RPLC HOUSING/GSKT/PVC
                 9/23/24 310639   202409 300-13100-10100                                     *              353.23
                          TER-RPLC HOUSING/GSKT/PVC
                 9/23/24 310642   202409 320-53800-46200                                     *              587.86
                          HC A-260GAL BLCH/30GAL AC
                 9/23/24 310642   202409 300-13100-10100                                     *              461.89
                          HC A-260GAL BLCH/30GAL AC
                 9/23/24 310643   202409 320-53800-46200                                     *              555.80
                          HS-330GAL BLCH/15GAL ACID
                 9/23/24 310643   202409 300-13100-10100                                     *              436.70
                          HS-330GAL BLCH/15GAL ACID
                                                     SPIES POOL LLC                                                 20,699.70 006223
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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*** CHECK DATES 10/01/2024 - 10/31/2024 *** 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	#
10/09/24	00070	9/19/24	75572	202409	320-53800-47200		*	1,951.04		
			RPLC 9 BALLAST/BULB/LIFT							
		9/19/24	75572	202409	300-13100-10100		*	1,532.96		
			RPLC 9 BALLAST/BULB/LIFT							
						TERRY'S ELECTRIC INC			3,484.00	006224
10/09/24	00030	9/24/24	772255	202409	320-53800-47400		*	1,372.00		
			DEAD PLANT RMVL 09/10/24							
		9/24/24	772255	202409	300-13100-10100		*	1,078.00		
			DEAD PLANT RMVL 09/10/24							
		9/25/24	772721	202409	320-53800-46500		*	449.60		
			HS-RPR SCRB.VLV/SLPFX/ADT							
		9/25/24	772721	202409	300-13100-10100		*	353.25		
			HS-RPR SCRB.VLV/SLPFX/ADT							
						YELLOWSTONE LANDSCAPE			3,252.85	006225
10/17/24	00074	9/30/24	223050	202409	320-53800-47000		*	740.88		
			AQUATIC 12 STRMWTR SEP24							
		9/30/24	223050	202409	300-13100-10100		*	582.12		
			AQUATIC 12 STRMWTR SEP24							
						APPLIED AQUATIC MANAGEMENT, INC.			1,323.00	006226
10/17/24	00095	9/30/24	S119342	202409	320-53800-57400		*	267.37		
			RPLC BRACKET-POOL GT/HDWR							
		9/30/24	S119342	202409	300-13100-10100		*	210.07		
			RPLC BRACKET-POOL GT/HDWR							
		10/14/24	15413	202410	320-53800-57400		*	34.20		
			MTHLY PDK CLOUD SUB OCT24							
		10/14/24	15413	202410	300-13100-10100		*	25.80		
			MTHLY PDK CLOUD SUB OCT24							
						ACCESS CONTROL SYSTEMS, LLC			537.44	006227
10/17/24	00129	10/04/24	5647	202410	320-53800-47700		*	162.45		
			TER-REINST HANDRAIL/BRCKT							
		10/04/24	5647	202410	300-13100-10100		*	122.55		
			TER-REINST HANDRAIL/BRCKT							
		10/04/24	5648	202410	320-53800-47700		*	1,231.20		
			TER-INST.NEW TOILET PART							
		10/04/24	5648	202410	300-13100-10100		*	928.80		
			TER-INST.NEW TOILET PART							
		10/04/24	5649	202409	320-53800-57400		*	159.60		
			REINST.SLIDE DOOR/READJ.							
		10/04/24	5649	202409	300-13100-10100		*	125.40		
			REINST.SLIDE DOOR/READJ.							
						BERRY CONSTRUCTION INC.			2,730.00	006228

*** CHECK DATES 10/01/2024 - 10/31/2024 *** 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	#
10/17/24	00176	10/01/24	28995	202409	320-53800-48200		*	168.00		
			2ND PREVENT MAINT SEP24							
		10/01/24	28995	202409	300-13100-10100		*	132.00		
			2ND PREVENT MAINT SEP24							
		10/10/24	29021	202410	320-53800-48200		*	713.07		
			RPR TOUCH SCRN/BIKE SCRW							
		10/10/24	29021	202410	300-13100-10100		*	537.93		
			RPR TOUCH SCRN/BIKE SCRW							
						FITNESS SERVICES OF FLORIDA INC			1,551.00	006229
10/17/24	00049	10/01/24	634	202410	310-51300-34000		*	4,414.50		
			MANAGEMENT FEES OCT24							
		10/01/24	634	202410	310-51300-35200		*	105.00		
			WEBSITE ADMIN OCT24							
		10/01/24	634	202410	310-51300-35100		*	157.50		
			INFORMATION TECH OCT24							
		10/01/24	634	202410	310-51300-31300		*	875.00		
			DISSEMINATION FEE OCT24							
		10/01/24	634	202410	310-51300-51000		*	.75		
			OFFICE SUPPLIES							
		10/01/24	634	202410	310-51300-42000		*	65.83		
			POSTAGE							
		10/01/24	635	202410	320-53800-12000		*	3,838.58		
			FIELD MANAGEMENT OCT24							
						GOVERNMENTAL MANAGEMENT SERVICES			9,457.16	006230
10/17/24	00191	8/31/24	362868	202408	320-53800-46200		*	613.20		
			SPA LEGIONELLA TEST/ONSIT							
		8/31/24	362868	202408	300-13100-10100		*	481.80		
			SPA LEGIONELLA TEST/ONSIT							
						HOMEYER CONSULTING SERVICES INC			1,095.00	006231
10/17/24	00002	9/07/24	10118257	202409	310-51300-48000		*	275.68		
			NOT.OF FY25 MEETING DATES							
						ORLANDO SENTINEL COMMUNICATION			275.68	006232
10/17/24	00190	9/09/24	24-028	202409	320-53800-47000		*	1,204.00		
			PROP.APPRAISE-1590 REUNIO							
		9/09/24	24-028	202409	300-13100-10100		*	946.00		
			PROP.APPRAISE-1590 REUNIO							
						PINEL & CARPENTER INC			2,150.00	006233
10/17/24	00192	10/01/24	1549	202410	320-53800-43300		*	1,730.52		
			POOL AMNTY JANITOR OCT24							
		10/01/24	1549	202410	300-13100-10100		*	1,305.48		
			POOL AMNTY JANITOR OCT24							

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                10/01/24 1549     202410 320-53800-43300                                     *            4,320.60
                          SE POOL ATTENDANT OCT24
                10/01/24 1549     202410 300-13100-10100                                     *            3,259.40
                          SE POOL ATTENDANT OCT24
                10/01/24 1549     202410 320-53800-43300                                     *              494.19
                          HC CENTER JANITOR OCT24
                10/01/24 1549     202410 300-13100-10100                                     *              372.81
                          HC CENTER JANITOR OCT24
                                                     PG SERVICE GROUP LLC                                           11,483.00 006234
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/17/24 00103  10/01/24 10012024 202410 300-20700-10800                                     *           43,655.48
                          FY24 DIRECT ASMNT SER2021
                                                     REUNION EAST CDD C/O USBANK                                    43,655.48 006235
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/17/24 00175  10/01/24 101636   202410 320-53800-46200                                     *            4,845.00
                          POOL MAINTENANCE OCT24
                10/01/24 101636   202410 300-13100-10100                                     *            3,655.00
                          POOL MAINTENANCE OCT24
                10/01/24 101636   202410 320-53800-46200                                     *              684.00
                          HURRICANE HELENE CLEAN UP
                10/01/24 101636   202410 300-13100-10100                                     *              516.00
                          HURRICANE HELENE CLEAN UP
                                                     ROBERTS POOL SERVICE AND REPAIR INC                             9,700.00 006236
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/17/24 99999  10/17/24 VOID     202410 000-00000-00000                                     C                 .00
                          VOID CHECK
                                                       ******INVALID VENDOR NUMBER******                                  .00 006237
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/17/24 00060   9/05/24 310185   202409 320-53800-46200                                     *              268.21
                          HS-RPLC O-RING/PUMP CLAMP
                 9/05/24 310185   202409 300-13100-10100                                     *              210.74
                          HS-RPLC O-RING/PUMP CLAMP
                 9/25/24 310190   202409 320-53800-46200                                     *              614.32
                          HC B-ANN.PM INSP/CLN HEAT
                 9/25/24 310190   202409 300-13100-10100                                     *              482.68
                          HC B-ANN.PM INSP/CLN HEAT
                 9/26/24 310463   202409 320-53800-46200                                     *              640.08
                          HS-TREAT SPA/ACID WASH
                 9/26/24 310463   202409 300-13100-10100                                     *              502.92
                          HS-TREAT SPA/ACID WASH
                 9/30/24 310146   202409 320-53800-46200                                     *              207.90
                          HS-QTRLY SAFETY INSPECT
                 9/30/24 310146   202409 300-13100-10100                                     *              163.35
                          HS-QTRLY SAFETY INSPECT
                 9/30/24 310791   202409 320-53800-46200                                     *              307.16
                          TER-INST.LID/RPR SUCT.LK
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*** CHECK DATES 10/01/2024 - 10/31/2024 *** 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	#
		9/30/24	310791	202409	300-13100-10100			*	241.34		
			TER-INST.LID/RPR SUCT.LK								
		9/30/24	310831	202409	320-53800-46200			*	209.72		
			SE-INST.SPA 15 MIN TIMER								
		9/30/24	310831	202409	300-13100-10100			*	164.78		
			SE-INST.SPA 15 MIN TIMER								
		10/01/24	310835	202410	320-53800-46200			*	581.37		
			SE-300GAL BLCH/100LB BICB								
		10/01/24	310835	202410	300-13100-10100			*	438.58		
			SE-300GAL BLCH/100LB BICB								
							SPIES POOL LLC			5,033.15	006238
10/17/24	00117	8/23/24	7447935	202408	310-51300-32300			*	4,000.00		
			TRUSTEE FEE SER.2015A								
		8/23/24	7447935	202408	310-51300-32300			*	310.00		
			INCIDENTAL EXP SER.2015A								
		9/25/24	7484945	202409	310-51300-32300			*	4,000.00		
			TRUSTEE FEES SER.2021								
		9/25/24	7484945	202409	310-51300-32300			*	310.00		
			INCIDENTAL EXP SER.2021								
							USBANK			8,620.00	006239
10/17/24	00142	9/30/24	IV001671	202409	320-53800-47800			*	36.40		
			SE-QTRLY FIRE SPRNKLR INS								
		9/30/24	IV001671	202409	300-13100-10100			*	28.60		
			SE-QTRLY FIRE SPRNKLR INS								
							UNITED FIRE PROTECTION, INC.			65.00	006240
10/17/24	00030	10/15/24	786026	202410	320-53800-47300			*	29,023.29		
			LANDSCAPE MAINT OCT24								
		10/15/24	786026	202410	300-13100-10100			*	21,894.76		
			LANDSCAPE MAINT OCT24								
		10/15/24	786026	202410	320-53800-47300			*	5,296.23		
			LANDSCAPE MNT PH1-5 OCT24								
		10/15/24	786026	202410	300-13100-10100			*	3,995.40		
			LANDSCAPE MNT PH1-5 OCT24								
		10/15/24	786026	202410	320-53800-47300			*	1,456.92		
			TABLES/POND OCT24								
		10/15/24	786026	202410	300-13100-10100			*	1,099.08		
			TABLES/POND OCT24								
							YELLOWSTONE LANDSCAPE			62,765.68	006241
10/24/24	00129	10/20/24	5662	202410	320-53800-53100			*	644.10		
			HURRICANE-RMV POOL FURNIT								
		10/20/24	5662	202410	300-13100-10100			*	485.90		
			HURRICANE-RMV POOL FURNIT								

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...            VENDOR NAME            STATUS            AMOUNT    ....CHECK.....
  DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                     AMOUNT     #

                10/20/24 5663     202410 320-53800-53100                                   *            411.60
                          GH-RMV HEIGHT BAR/PLAYGRD
                10/20/24 5663     202410 300-13100-10100                                   *            323.40
                          GH-RMV HEIGHT BAR/PLAYGRD
                10/20/24 5664     202410 320-53800-53100                                   *            703.95
                          RESET POOL FURN/ACCESSORY
                10/20/24 5664     202410 300-13100-10100                                   *            531.05
                          RESET POOL FURN/ACCESSORY
                10/20/24 5665     202410 320-53800-46200                                   *            208.05
                          RPR SHWR FAUCET/RPLC UMBR
                10/20/24 5665     202410 300-13100-10100                                   *            156.95
                          RPR SHWR FAUCET/RPLC UMBR
                                                       BERRY CONSTRUCTION INC.                                      3,465.00 006242
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/24/24 00186  10/01/24 746719   202410 300-15500-10000                                   *            745.08
                          ALARM MONITOR SRVCS NOV24
                10/01/24 746719   202410 300-13100-10100                                   *            562.07
                          ALARM MONITOR SRVCS NOV24
                                                       HIDDEN EYES LLC DBA ENVERA SYSTEMS                           1,307.15 006243
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/24/24 00130  10/01/24 90615    202410 310-51300-54000                                   *            175.00
                          SPECIAL DISTRICT FEE-FY25
                                                       FLORIDACOMMERCE                                                175.00 006244
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/24/24 00144  10/15/24 10038216 202410 320-53800-47700                                   *            484.09
                          SVC CALL-RPLC FLOAT SWTCH
                10/15/24 10038216 202410 300-13100-10100                                   *            365.19
                          SVC CALL-RPLC FLOAT SWTCH
                                                       FRANK'S AIR CONDITIONING, INC.                                 849.28 006245
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/24/24 00176  10/14/24 29046    202410 320-53800-48200                                   *            185.25
                          PREVENTATIVE MAINT OCT24
                10/14/24 29046    202410 300-13100-10100                                   *            139.75
                          PREVENTATIVE MAINT OCT24
                                                       FITNESS SERVICES OF FLORIDA INC                                325.00 006246
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
10/24/24 00119  10/15/24 131755   202409 310-51300-31500                                   *          7,678.99
                          MTG/LIC.AGR/CTY PAVE AGR
                10/15/24 131756   202409 310-51300-31500                                   *          1,296.00
                          EHOF ACQUIS/AFFIDVIT/DEED
                10/15/24 131757   202409 310-51300-31500                                   *            240.00
                          REV.LAW/VERTICAL BRIDGE
                10/15/24 131758   202409 310-51300-31500                                   *          5,581.50
                          CMPLAINT ALLEGAT/TRCT OWN
                                                       LATHAM,LUNA,EDEN & BEAUDINE,LLP                             14,796.49 006247
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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*** CHECK DATES 10/01/2024 - 10/31/2024 *** 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	#
10/24/24	00092	10/01/24	2129	202409	320-53800-43300			*	2,419.20		
			SE CONTRACT CLEAN SEP24								
		10/01/24	2129	202409	300-13100-10100			*	1,900.80		
			SE CONTRACT CLEAN SEP24								
		10/01/24	2129	202409	320-53800-43300			*	753.32		
			SE CLEANING SUPPLY SEP24								
		10/01/24	2129	202409	300-13100-10100			*	591.89		
			SE CLEANING SUPPLY SEP24								
		10/01/24	2130	202409	320-53800-43300			*	1,848.00		
			POOL CLEANING SEP24								
		10/01/24	2130	202409	300-13100-10100			*	1,452.00		
			POOL CLEANING SEP24								
		10/01/24	2131	202409	320-53800-12100			*	758.33		
			MANAGEMENT FEES SEP24								
		10/01/24	2131	202409	300-13100-10100			*	595.83		
			MANAGEMENT FEES SEP24								
		10/01/24	2169	202409	320-53800-43100			*	98.78		
			TOHO METER#62644090 SEP24								
		10/01/24	2170	202409	320-53800-43000			*	78.46		
			DUKEENERGY#9100 8323 9862								
		10/01/24	2171	202409	320-53800-43000			*	662.61		
			DUKEENERGY#9100 8324 0443								
		10/01/24	2172	202409	320-53800-41000			*	57.98		
			HC PHONE LINE 2365 SEP24								
		10/01/24	2172	202409	300-13100-10100			*	45.56		
			HC PHONE LINE 2365 SEP24								
		10/01/24	2172	202409	320-53800-41000			*	40.59		
			HC PHONE LINE 4574 SEP24								
		10/01/24	2172	202409	300-13100-10100			*	31.89		
			HC PHONE LINE 4574 SEP24								
		10/01/24	2172	202409	320-53800-41000			*	40.59		
			HS PHONE LINE 9325 SEP24								
		10/01/24	2172	202409	300-13100-10100			*	31.89		
			HS PHONE LINE 9325 SEP24								
							REUNION RESORT			11,407.72	006249
10/24/24	00175	10/15/24	101683	202410	320-53800-53100			*	1,368.00		
			HURRICANE MILTON CLEANUP								
		10/15/24	101683	202410	300-13100-10100			*	1,032.00		
			HURRICANE MILTON CLEANUP								
							ROBERTS POOL SERVICE AND REPAIR INC			2,400.00	006250
10/24/24	00060	10/01/24	310860	202410	320-53800-46200			*	323.76		
			HS-INST.CRT/RPLC SKIM LID								
		10/01/24	310860	202410	300-13100-10100			*	244.24		
			HS-INST.CRT/RPLC SKIM LID								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/01/24	310877	202410	320-53800-46200		*	3,562.50		
			TER-INST.HEATER/PRV/CPVC							
		10/01/24	310877	202410	300-13100-10100		*	2,687.50		
			TER-INST.HEATER/PRV/CPVC							
		10/02/24	310878	202410	320-53800-46200		*	3,562.50		
			SE-INST.HEATER/PRV/CPVC							
		10/02/24	310878	202410	300-13100-10100		*	2,687.50		
			SE-INST.HEATER/PRV/CPVC							
		10/11/24	311160	202410	320-53800-46200		*	534.35		
			HS-330GAL.BLEACH/DELIVERY							
		10/11/24	311160	202410	300-13100-10100		*	403.10		
			HS-330GAL.BLEACH/DELIVERY							
		10/11/24	311162	202410	320-53800-46200		*	535.80		
			TER-280GAL.BLCH/30GAL ACD							
		10/11/24	311162	202410	300-13100-10100		*	404.20		
			TER-280GAL.BLCH/30GAL ACD							
		10/18/24	21462	202410	320-53800-46200		*	798.00		
			14-CHEMICAL CONTROLLER MS							
		10/18/24	21462	202410	300-13100-10100		*	602.00		
			14-CHEMICAL CONTROLLER MS							
						SPIES POOL LLC			16,345.45	006251
10/24/24	00193	9/28/24	00200068	202409	320-53800-43100		*	167.34		
			7693 HERITAGE CROSSING WY							
		9/28/24	00200068	202409	300-13100-10100		*	131.49		
			7693 HERITAGE CROSSING WY							
						TOHO WATER AUTHORITY			298.83	006252
10/30/24	00095	10/25/24	S120449	202410	320-53800-57400		*	270.36		
			INST.NEW LED FOR GATE ARM							
		10/25/24	S120449	202410	300-13100-10100		*	203.96		
			INST.NEW LED FOR GATE ARM							
		10/25/24	S120941	202410	320-53800-57400		*	111.15		
			GATE2-REMOUNT ARM/TEST							
		10/25/24	S120941	202410	300-13100-10100		*	83.85		
			GATE2-REMOUNT ARM/TEST							
						ACCESS CONTROL SYSTEMS, LLC			669.32	006253
10/30/24	00060	10/03/24	311031	202410	320-53800-46200		*	396.41		
			HC B-INST.MOTOR/SEAL/RING							
		10/03/24	311031	202410	300-13100-10100		*	299.04		
			HC B-INST.MOTOR/SEAL/RING							
		10/11/24	311164	202410	320-53800-46200		*	376.20		
			CP-240GAL BULK BLEACH							
		10/11/24	311164	202410	300-13100-10100		*	283.80		
			CP-240GAL BULK BLEACH							

*** CHECK DATES 10/01/2024 - 10/31/2024 ***
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	#
		10/14/24	311196	202410	320-53800-46200			*	165.27		
			CP-DEGREASE FLTR CARTRDGE								
		10/14/24	311196	202410	300-13100-10100			*	124.68		
			CP-DEGREASE FLTR CARTRDGE								
		10/14/24	311210	202410	320-53800-46200			*	240.54		
			TER-INSP.HEATR/RPLC SENSR								
		10/14/24	311210	202410	300-13100-10100			*	181.46		
			TER-INSP.HEATR/RPLC SENSR								
		10/17/24	311373	202410	320-53800-46200			*	265.91		
			HC B-INST.TORO VLVE/BASIN								
		10/17/24	311373	202410	300-13100-10100			*	200.59		
			HC B-INST.TORO VLVE/BASIN								
		10/21/24	311491	202410	320-53800-46200			*	642.53		
			SE-330GAL-BLEACH/SOD.BCRB								
		10/21/24	311491	202410	300-13100-10100			*	484.72		
			SE-330GAL-BLEACH/SOD.BCRB								
							SPIES POOL LLC			3,661.15	006254
10/30/24	00070	10/21/24	76228	202410	320-53800-46200			*	510.15		
			RMV/RPLC BULB/TRANSFORMER								
		10/21/24	76228	202410	300-13100-10100			*	384.85		
			RMV/RPLC BULB/TRANSFORMER								
							TERRY'S ELECTRIC INC			895.00	006255

TOTAL FOR BANK A 261,663.90

TOTAL FOR REGISTER 261,663.90

*** CHECK DATES 10/01/2024 - 10/31/2024 ***

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	#
10/08/24	00041	9/30/24	7121	202409	320-53800-62000		*	3,164.00		
			REUNION FNT REHABILITATIO							
		9/30/24	7121	202409	300-13100-10100		*	2,486.00		
			REUNION FNT REHABILITATIO							
						UCC GROUP INC			5,650.00	000269
10/24/24	00040	10/20/24	I-5477	202410	320-53800-60000		*	10,103.25		
			RMV RAIL/FIX WOOD/UNDERLY							
		10/20/24	I-5477	202410	300-13100-10100		*	7,621.75		
			RMV RAIL/FIX WOOD/UNDERLY							
						ADVANTAGE ROOFING INC			17,725.00	000270

TOTAL FOR BANK C 23,375.00

TOTAL FOR REGISTER 23,375.00

SECTION IV

Reunion East

Community Development District

Unaudited Financial Reporting

September 30, 2024

Table of Contents

Reunion East

Community Development District

Balance Sheet

September 30, 2024

	General Fund	*Replacement & Maintenance Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist	$ 164,619	$ 635,039	$ -	$ -	$ 799,658
Assessment Receivable	$ 16,662	$ -	$ 29,671	$ -	$ 46,333
Investments:					
Series 2002A-2					
Reserve	$ -	$ -	$ 3	$ -	$ 3
Revenue	$ -	$ -	$ 106,118	$ -	$ 106,118
Series 2005					
Reserve	$ -	$ -	$ 5	$ -	$ 5
Revenue	$ -	$ -	$ 196,343	$ -	$ 196,343
Construction	$ -	$ -	$ -	$ 11	$ 11
Series 2015A					
Reserve	$ -	$ -	$ 175,000	$ -	$ 175,000
Revenue	$ -	$ -	$ 1,100,084	$ -	$ 1,100,084
Prepayment	$ -	$ -	$ 39	$ -	$ 39
Series 2021					
Reserve	$ -	$ -	$ 1,116,155	$ -	$ 1,116,155
Revenue	$ -	$ -	$ 470,096	$ -	$ 470,096
Construction	$ -	$ -	$ -	$ 631,063	$ 631,063
Investment - Custody	$ 503,502	$ -	$ -	$ -	$ 503,502
SBA - Operating	$ 1,401,997	$ -	$ -	$ -	$ 1,401,997
SBA - Reserve	$ -	$ 2,926,958	$ -	$ -	$ 2,926,958
Due from General Fund	$ -	$ -	$ 48,655	$ -	$ 48,655
Due from Other	$ 10	$ -	$ -	$ -	$ 10
Due from Reunion West	$ 371,544	$ 35,094	$ -	$ -	$ 406,639
Prepaid Expenses	$ 90,028	$ -	$ -	$ -	$ 90,028
Total Assets	**$ 2,548,362**	**$ 3,597,092**	**$ 3,242,169**	**$ 631,074**	**$ 10,018,697**
Liabilities:					
Accounts Payable	$ 78,076	$ 5,650	$ -	$ -	$ 83,726
Contracts Payable	$ 1,323	$ -	$ -	$ -	$ 1,323
Due to Debt Service 2015A	$ 5,000	$ -	$ -	$ -	$ 5,000
Due to Debt Service 2021	$ 43,655	$ -	$ -	$ -	$ 43,655
Due to Reunion West	$ 98,158	$ 627	$ -	$ -	$ 98,786
Accrued Principal Payment 2002A-2	$ -	$ -	$ 5,220,000	$ -	$ 5,220,000
Accrued Interest Payment 2002A-2	$ -	$ -	$ 3,997,700	$ -	$ 3,997,700
Accrued Principal Payment 2005	$ -	$ -	$ 4,800,000	$ -	$ 4,800,000
Accrued Interest Payment 2005	$ -	$ -	$ 3,449,087	$ -	$ 3,449,087
Total Liabilities	**$ 226,213**	**$ 6,277**	**$ 17,466,787**	**$ -**	**$ 17,699,277**
Fund Balances:					
Assigned For Debt Service 2002A-2	$ -	$ -	$ (9,111,579)	$ -	$ (9,111,579)
Assigned For Debt Service 2005	$ -	$ -	$ (8,052,739)	$ -	$ (8,052,739)
Assigned For Debt Service 2015A	$ -	$ -	$ 1,301,823	$ -	$ 1,301,823
Assigned For Debt Service 2021	$ -	$ -	$ 1,637,877	$ -	$ 1,637,877
Assigned For Capital Projects 2005	$ -	$ -	$ -	$ 11	$ 11
Assigned For Capital Projects 2021	$ -	$ -	$ -	$ 631,063	$ 631,063
Unassigned	$ 2,322,150	$ 3,590,815	$ -	$ -	$ 5,912,964
Total Fund Balances	**$ 2,322,150**	**$ 3,590,815**	**$ (14,224,618.22)**	**$ 631,074**	**$ (7,680,580)**
Total Liabilities & Fund Equity	$ 2,548,362	$ 3,597,092	$ 3,242,169	$ 631,074	$ 10,018,697

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 1,967,895	$ 1,967,895	$ 2,021,353	$ 53,458
Assessments - Direct Billed	$ 37,398	$ 37,398	$ 28,631	$ (8,767)
Interest	$ 45,105	$ 45,105	$ 101,206	$ 56,101
Miscellaneous Revenues	$ -	$ -	$ 313	$ 313
Rental Income	$ 2,800	$ 2,800	$ 11,620	$ 8,820
Total Revenues	**$ 2,053,198**	**$ 2,053,198**	**$ 2,163,123**	**$ 109,926**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 11,800	$ 200
FICA Expense	$ 918	$ 918	$ 903	$ 15
Engineering Fees	$ 30,000	$ 30,000	$ 30,052	$ (52)
District Counsel	$ 45,000	$ 45,000	$ 76,454	$ (31,454)
Annual Audit	$ 7,900	$ 7,900	$ 7,900	$ -
Arbitrage	$ 1,350	$ 1,350	$ 2,250	$ (900)
Trustee Fees	$ 8,620	$ 8,620	$ 8,620	$ -
Dissemination Agent	$ 10,000	$ 10,000	$ 10,000	$ 0
Assessment Administration	$ 7,500	$ 7,500	$ 7,500	$ -
Management Fees	$ 49,278	$ 49,278	$ 49,278	$ -
Information Technology	$ 1,800	$ 1,800	$ 1,800	$ -
Website Maintenance	$ 1,200	$ 1,200	$ 1,200	$ -
Telephone	$ 150	$ 150	$ -	$ 150
Postage	$ 1,500	$ 1,500	$ 1,053	$ 447
Insurance	$ 18,550	$ 18,550	$ 16,674	$ 1,876
Printing & Binding	$ 500	$ 500	$ 26	$ 474
Legal Advertising	$ 5,000	$ 5,000	$ 3,434	$ 1,566
Other Current Charges	$ 600	$ 600	$ 175	$ 425
Office Supplies	$ 250	$ 250	$ 59	$ 191
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**	**$ 203,691**	**$ 230,489**	**$ (26,798)**

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 43,099	$ 43,099	$ 43,099	$ 0
Management Services Agreement	$ 9,100	$ 9,100	$ 9,100	$ 0
Telephone	$ 8,400	$ 8,400	$ 7,832	$ 568
Electric	$ 369,600	$ 369,600	$ 362,147	$ 7,453
Water & Sewer	$ 40,538	$ 40,538	$ 35,015	$ 5,524
Gas	$ 47,600	$ 47,600	$ 41,755	$ 5,845
Pool & Fountain Maintenance	$ 201,824	$ 201,824	$ 209,178	$ (7,354)
Pond Maintenance	$ 14,000	$ 14,000	$ 15,483	$ (1,483)
Property Insurance	$ 56,766	$ 56,766	$ 61,378	$ (4,612)
Irrigation Repairs & Maintenance	$ 14,000	$ 14,000	$ 19,015	$ (5,015)
Landscape - Contract	$ 630,053	$ 630,053	$ 611,702	$ 18,351
Landscape - Contingency	$ 28,000	$ 28,000	$ 36,132	$ (8,132)
Gate & Gatehouse Maintenance	$ 28,000	$ 28,000	$ 50,474	$ (22,474)
Roadways/Sidewalks/Bridge	$ 14,000	$ 14,000	$ 10,989	$ 3,011
Lighting	$ 5,600	$ 5,600	$ 8,427	$ (2,827)
Building Repairs & Maintenance	$ 11,200	$ 11,200	$ 29,148	$ (17,948)
Pressure Washing	$ 28,000	$ 28,000	$ 24,685	$ 3,315
Maintenance (Inspections)	$ 280	$ 280	$ 1,994	$ (1,714)
Repairs & Maintenance	$ 16,800	$ 16,800	$ 1,811	$ 14,989
Contract Cleaning	$ 58,576	$ 58,576	$ 59,198	$ (622)
Fitness Center Repairs & Maintenance	$ 7,784	$ 7,784	$ 7,958	$ (174)
Operating Supplies	$ 1,400	$ 1,400	$ -	$ 1,400
Signage	$ 5,600	$ 5,600	$ 15,741	$ (10,141)
Security	$ 119,766	$ 119,766	$ 93,688	$ 26,078
Parking Violation Tags	$ 280	$ 280	$ -	$ 280
Total Maintenance - Shared Expenses	**$ 1,760,267**	**$ 1,760,267**	**$ 1,755,948**	**$ 4,319**
Reserves				
Capital Reserve Transfer	$ 500,000	$ 500,000	$ 500,000	$ -
Total Reserves	**$ 500,000**	**$ 500,000**	**$ 500,000**	**$ -**
Total Expenditures	**$ 2,463,958**	**$ 2,463,958**	**$ 2,486,437**	**$ (22,479)**
Excess Revenues (Expenditures)	$ (410,761)		$ (323,314)	
Fund Balance - Beginning	$ 410,761		$ 2,645,464	
Fund Balance - Ending	$ 0		$ 2,322,150	

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	$ 47,738	$ 158,457	$ 350	$ 8,748	$ 16,662	$ 2,021,353
Assessments - Direct Billed	$ -	$ -	$ -	$ 19,882	$ -	$ -	$ 8,748	$ -	$ -	$ -	$ -	$ -	$ 28,631
Interest	$ 8,414	$ 8,359	$ 8,472	$ 8,536	$ 8,119	$ 8,399	$ 8,371	$ 8,501	$ 8,417	$ 8,588	$ 8,687	$ 8,342	$ 101,206
Miscellaneous Revenues	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 313	$ -	$ -	$ -	$ 313
Rental Income	$ 1,960	$ 420	$ 3,220	$ -	$ -	$ -	$ 2,380	$ 1,680	$ 840	$ -	$ 1,120	$ -	$ 11,620
Total Revenues	**$ 10,374**	**$ 225,180**	**$ 1,251,750**	**$ 92,869**	**$ 65,550**	**$ 49,217**	**$ 189,739**	**$ 57,919**	**$ 168,027**	**$ 8,939**	**$ 18,555**	**$ 25,004**	**$ 2,163,123**
Expenditures:													
Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 1,200	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 1,000	$ 11,800
FICA Expense	$ 77	$ 77	$ 77	$ 77	$ 77	$ 61	$ 92	$ 77	$ 77	$ 61	$ 77	$ 77	$ 903
Engineering Fees	$ 5,313	$ -	$ 1,150	$ 1,957	$ 2,767	$ 3,352	$ 2,005	$ 2,195	$ 2,286	$ 3,441	$ 1,896	$ 3,690	$ 30,052
District Counsel	$ 5,455	$ 3,434	$ 2,184	$ 5,591	$ 5,206	$ 6,193	$ 9,525	$ 8,343	$ -	$ 9,370	$ 6,356	$ 14,796	$ 76,454
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,900	$ -	$ -	$ -	$ 7,900
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ 1,350	$ -	$ -	$ -	$ -	$ -	$ 900	$ 2,250
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,310	$ 4,310	$ 8,620
Dissemination Agent	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 10,000
Assessment Administration	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Management Fees	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 4,107	$ 49,278
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 1,800
Website Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 1,200
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 38	$ 23	$ 69	$ 50	$ 169	$ 66	$ 267	$ 26	$ 85	$ 117	$ 34	$ 109	$ 1,053
Insurance	$ 16,674	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,674
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 4	$ -	$ -	$ -	$ 22	$ -	$ 26
Legal Advertising	$ -	$ 947	$ 499	$ -	$ 928	$ -	$ 197	$ -	$ -	$ 587	$ -	$ 276	$ 3,434
Other Current Charges	$ -	$ 105	$ -	$ -	$ -	$ 35	$ 35	$ -	$ -	$ -	$ -	$ -	$ 175
Office Supplies	$ 1	$ 1	$ 31	$ 15	$ 1	$ 1	$ 1	$ 3	$ 1	$ 3	$ 0	$ 1	$ 59
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**	**$ 18,516**	**$ 16,834**	**$ 16,538**	**$ 19,569**	**$ 18,885**	**$ 30,348**	**$ 230,489**

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	$ 3,592	$ 3,592	$ 3,592	$ 3,592	$ 3,592	$ 43,099
Management Services Agreement	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 758	$ 9,100
Telephone	$ 734	$ 471	$ 601	$ 746	$ 494	$ 633	$ 633	$ 653	$ 628	$ 798	$ 642	$ 799	$ 7,832
Electric	$ 38,594	$ 30,542	$ 29,618	$ 23,857	$ 31,706	$ 29,080	$ 29,681	$ 31,385	$ 18,370	$ 40,906	$ 28,283	$ 30,125	$ 362,147
Water & Sewer	$ 2,923	$ 3,383	$ 3,160	$ 2,830	$ 2,921	$ 3,204	$ 2,849	$ 3,044	$ 2,453	$ 3,664	$ 2,369	$ 2,213	$ 35,015
Gas	$ 706	$ 1,241	$ 2,483	$ 4,788	$ 8,873	$ 7,886	$ 6,048	$ 4,238	$ 2,054	$ 1,220	$ 1,183	$ 1,037	$ 41,755
Pool & Fountain Maintenance	$ 15,881	$ 16,956	$ 16,094	$ 14,644	$ 12,942	$ 19,140	$ 18,365	$ 23,092	$ 18,257	$ 17,095	$ 16,210	$ 20,502	$ 209,178
Pond Maintenance	$ 889	$ 889	$ 889	$ 889	$ 889	$ 889	$ 3,577	$ 889	$ 1,559	$ 1,024	$ 949	$ 2,153	$ 15,483
Property Insurance	$ 61,378	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61,378
Irrigation Repairs & Maintenance	$ 2,777	$ 448	$ 3,215	$ 500	$ 716	$ 1,240	$ 1,978	$ 2,771	$ 1,318	$ 1,061	$ 2,540	$ 450	$ 19,015
Landscape - Contract	$ 41,210	$ 90,582	$ 61,127	$ 41,210	$ 41,210	$ 54,624	$ 41,210	$ 41,210	$ 61,127	$ 41,210	$ 41,210	$ 55,772	$ 611,702
Landscape - Contingency	$ -	$ 2,223	$ 431	$ 198	$ 609	$ 23,758	$ 354	$ 2,762	$ 820	$ -	$ 2,792	$ 2,185	$ 36,132
Gate & Gatehouse Maintenance	$ 2,138	$ 5,139	$ 5,997	$ 2,524	$ 2,292	$ 3,583	$ 11,745	$ 6,573	$ 1,798	$ 2,578	$ 4,747	$ 1,360	$ 50,474
Roadways/Sidewalks/Bridge	$ 5,678	$ 1,336	$ 1,151	$ 672	$ 1,280	$ -	$ -	$ -	$ -	$ 32	$ -	$ 840	$ 10,989
Lighting	$ 876	$ 1,602	$ -	$ 319	$ 1,254	$ 504	$ 997	$ 764	$ -	$ 160	$ -	$ 1,951	$ 8,427
Building Repairs & Maintenance	$ 589	$ 4,458	$ 837	$ 2,328	$ 2,797	$ 3,133	$ 767	$ 3,600	$ 3,623	$ 1,602	$ 5,413	$ -	$ 29,148
Pressure Washing	$ -	$ 896	$ 549	$ 15,865	$ 7,039	$ -	$ -	$ -	$ -	$ -	$ -	$ 336	$ 24,685
Maintenance (Inspections)	$ -	$ 148	$ -	$ -	$ 36	$ -	$ 686	$ 168	$ 806	$ 112	$ -	$ 36	$ 1,994
Repairs & Maintenance	$ -	$ -	$ -	$ 540	$ -	$ 216	$ -	$ -	$ -	$ 820	$ 235	$ -	$ 1,811
Contract Cleaning	$ 4,214	$ 4,375	$ 5,101	$ 5,101	$ 4,940	$ 5,101	$ 5,021	$ 5,101	$ 5,021	$ 5,101	$ 5,101	$ 5,021	$ 59,198
Fitness Center Repairs & Maintenance	$ 336	$ 1,141	$ 168	$ 813	$ 336	$ 921	$ -	$ 1,058	$ 921	$ 672	$ 168	$ 1,424	$ 7,958
Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	$ 3,651	$ 6,247	$ -	$ 417	$ -	$ -	$ 328	$ 2,856	$ 591	$ 476	$ -	$ 1,176	$ 15,741
Security	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 7,807	$ 93,688
Parking Violation Tags	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Maintenance - Shared Expenses	**$ 194,733**	**$ 184,234**	**$ 143,579**	**$ 130,400**	**$ 132,492**	**$ 166,067**	**$ 136,395**	**$ 142,321**	**$ 131,502**	**$ 130,688**	**$ 124,000**	**$ 139,537**	**$ 1,755,948**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000
Total Reserves	**$ -**	**$ -**	**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**
Total Expenditures	**$ 236,155**	**$ 195,236**	**$ 653,778**	**$ 144,279**	**$ 148,740**	**$ 183,116**	**$ 154,910**	**$ 159,155**	**$ 148,041**	**$ 150,258**	**$ 142,885**	**$ 169,886**	**$ 2,486,437**
Excess Revenues (Expenditures)	$ (225,781)	$ 29,944	$ 597,972	$ (51,411)	$ (83,190)	$ (133,898)	$ 34,829	$ (101,236)	$ 19,986	$ (141,319)	$ (124,330)	$ (144,881)	$ (323,314)

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Transfer In	$ 500,000	$ 500,000	$ 500,000	$ -
Interest	$ 92,500	$ 92,500	$ 151,186	$ 58,686
Total Revenues	**$ 592,500**	**$ 592,500**	**$ 651,186**	**$ 58,686**
Expenditures:				
Contingency	$ 600	$ 600	$ 510	$ 90
Building Improvements	$ 30,800	$ 30,800	$ 29,796	$ 1,004
Fountain Improvements	$ -	$ -	$ 26,768	$ (26,768)
Gate/Gatehouse Improvements	$ -	$ -	$ 20,911	$ (20,911)
Pool Furniture	$ 10,080	$ 10,080	$ -	$ 10,080
Pool Repair & Replacements	$ 53,200	$ 53,200	$ 71,902	$ (18,702)
Lighting Improvements	$ 7,049	$ 7,049	$ -	$ 7,049
Landscape Improvements	$ 25,200	$ 25,200	$ 7,825	$ 17,375
Roadway Improvements	$ 272,973	$ 272,973	$ 119,696	$ 153,277
Signage	$ 56,000	$ 56,000	$ 66,360	$ (10,360)
Stormwater Improvements	$ -	$ -	$ 8,697	$ (8,697)
Capital Outlay	$ 91,000	$ 91,000	$ 118,732	$ (27,732)
Total Expenditures	**$ 546,902**	**$ 546,902**	**$ 471,197**	**$ 75,705**
Excess Revenues (Expenditures)	$ 45,598		$ 179,988	
Fund Balance - Beginning	$ 3,016,347		$ 3,410,826	
Fund Balance - Ending	$ 3,061,945		$ 3,590,815	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 5,194	$ 5,194
Total Revenues	**$ -**	**$ -**	**$ 5,194**	**$ 5,194**
Expenditures:				
Series 2002A-2				
Debt Service Obligation	$ -	$ -	$ 3,950	$ (3,950)
Total Expenditures	**$ -**	**$ -**	**$ 3,950**	**$ (3,950)**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 1,244	
Fund Balance - Beginning	$ -		$ (9,112,823)	
Fund Balance - Ending	$ -		$ (9,111,579)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 10,109	$ 10,109
Total Revenues	**$ -**	**$ -**	**$ 10,109**	**$ 10,109**
Expenditures:				
Series 2005				
Debt Service Obligation	$ -	$ -	$ -	$ -
Other Debt Service Costs	$ -	$ -	$ 15,712	$ (15,712)
Total Expenditures	**$ -**	**$ -**	**$ 15,712**	**$ (15,712)**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ (5,603)	
Fund Balance - Beginning	$ -		$ (8,047,136)	
Fund Balance - Ending	$ -		$ (8,052,739)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	$ 2,568,595	$ 2,568,595	$ 2,621,226	$ 52,631
Interest	$ 35,000	$ 35,000	$ 83,001	$ 48,001
Total Revenues	**$ 2,603,595**	**$ 2,603,595**	**$ 2,704,227**	**$ 100,632**
Expenditures:				
Series 2015A				
Interest - 11/01	$ 505,500	$ 505,500	$ 505,500	$ -
Principal - 05/01	$ 1,600,000	$ 1,600,000	$ 1,600,000	$ -
Interest - 05/01	$ 505,500	$ 505,500	$ 505,500	$ -
Total Expenditures	**$ 2,611,000**	**$ 2,611,000**	**$ 2,611,000**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ (7,405)		$ 93,227	
Fund Balance - Beginning	$ 1,011,038		$ 1,208,596	
Fund Balance - Ending	$ 1,003,633		$ 1,301,823	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	$ 1,116,155	$ 1,116,155	$ 1,137,313	$ 21,158
Interest	$ 29,120	$ 29,120	$ 81,737	$ 52,617
Total Revenues	**$ 1,145,275**	**$ 1,145,275**	**$ 1,219,051**	**$ 73,776**
Expenditures:				
Series 2021				
Interest - 11/01	$ 337,161	$ 337,161	$ 337,161	$ -
Principal - 05/01	$ 445,000	$ 445,000	$ 445,000	$ -
Interest - 05/01	$ 337,161	$ 337,161	$ 337,161	$ -
Total Expenditures	**$ 1,119,322**	**$ 1,119,323**	**$ 1,119,323**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 25,953		$ 99,728	
Fund Balance - Beginning	$ 408,919		$ 1,538,148	
Fund Balance - Ending	$ 434,872		$ 1,637,877	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest Income	$ -	$ -	$ 30,401	$ 30,401
Total Revenues	**$ -**	**$ -**	**$ 30,401**	**$ 30,401**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 30,401	
Fund Balance - Beginning	$ -		$ 600,663	
Fund Balance - Ending	$ -		$ 631,063	

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)
LESS: PRINCIPAL PAYMENT 05/1/24		($1,600,000)
CURRENT BONDS OUTSTANDING		**$18,570,000**

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)
LESS: PRINCIPAL PAYMENT 05/1/24		($445,000)
CURRENT BONDS OUTSTANDING		**$19,050,000**

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
06/10/24	ACH	$96,563.75	$1,931.27	$0.00	$0.00	$94,632.48	$34,031.46	$44,322.72	$16,278.30	$94,632.48
06/10/24	ACH	$1,438.60	$28.77	$0.00	$0.00	$1,409.83	$507.00	$660.32	$242.51	$1,409.83
06/18/24	ACH	$351,616.06	$0.00	$7,032.33	$0.00	$344,583.73	$123,918.19	$161,391.62	$59,273.92	$344,583.73
07/11/24	ACH	$0.00	$0.00	$0.00	$974.50	$974.50	$350.45	$456.42	$167.63	$974.50
10/31/24	ACH	$43,324.41	$0.00	$0.00	$3,008.19	$46,332.60	$16,661.99	$21,700.66	$7,969.95	$46,332.60
	TOTAL	**$ 5,882,380.98**	**$ 106,107.74**	**$ 189,085.61**	**$ 9,334.95**	**$ 5,596,522.58**	**$ 2,012,605.06**	**$ 2,621,226.05**	**$ 962,691.48**	**$ 5,596,522.59**

102.25%	**Net Percent Collected**
$ (123,237.13)	**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
8/7/24	5/1/24	Wire	$52,403.74	$52,403.74	$8,748.26	$43,655.48
			$209,614.96	$209,614.96	$34,993.04	$174,621.92

SECTION V

Reunion East and West R&M

FY2025 Preliminary Project List	Estimated Cost	Date
Deferred		
Seven Eagles Fountain #2 Refurbishment/Redesign	$ 20,000.00	December
Seven Eagles Fitness Center Equipment + Flooring	$ 79,280.00	in process
Milling, Resurfacing, Traffic Calming, Striping, Stop Bars	$ 1,238,925.10	in process
Access Control System at Reunion Village Gate	$ 20,000.00	in process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	$ 205,000.00	in process
FY2025 Preliminary Project List		
Heritage Crossing Community Center, Lighting System	$ 45,000.00	February
Seven Eagles Pool and Spa Lifts	$ 30,000.00	November
Signage Replacement, Radar Speed	$ 67,531.00	December
Encore RW Playgound	$ 140,000.00	November
Terrace Pool Renovation/Resurfacing	$ 75,000.00	February
Pool Furniture	$ 15,000.00	As needed
Reunion Village No Parking Signs Phase 4&5	$ 40,000.00	TBD
Pool Heater Replacement Allowance	$ 24,000.00	As needed
Sidewalk Replacement	$ 75,000.00	As needed
HVAC Replacement Allowance	$ 25,000.00	As needed
Contingency	$ 100,000.00	As needed
	$ 2,199,736.10	