

*Reunion East Community  
Development District*

*Agenda*

*April 10, 2025*

# AGENDA

# *Reunion East*

## *Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

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

April 3, 2025

Board of Supervisors  
Reunion East Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, April 10, 2025 at 1:00 PM** at the **Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

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

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

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 13, 2025 Board of Supervisors Meeting
4. Review of Current Parking Rules and Parking Maps
5. Consideration of Resolution 2025-06 Setting a Public Hearing to Amend and Restate the Parking Rules
6. Consideration of Reunion East and Reunion West Amenity Policies – Pool Operating Hours
7. Consideration of Natural Gas Supply Agreement with Gas South
8. Consideration of Proposals for Heritage Crossing Ballroom Lighting Equipment
  - A. Barbizon
  - B. Solotech
  - C. Terry's Electric
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager Updates
  - D. District Manager's Report
    - i. Action Items
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Replacement and Maintenance Plan
  - E. Security Report
10. Other Business
11. Supervisor's Requests
  - A. Discussion of Reunion Village Mailbox Locations
  - B. Discussion of Dog Waste Disposal Bags
  - C. Discussion of Paving Company Work Completion/CDD Payment
12. Next Meeting Date: May 8, 2025
13. Adjournment

Sincerely,

Tricia L. Adams  
District Manager

# MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **March 13, 2025** 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 Chairperson
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Katie O'Rourke	GMS
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 March 13, 2025 Reunion East Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 2:25 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

- Mr. John De Groot of 7776 Somersworth Drive, lived in Reunion Village and noticed many areas on Somersworth and Reunion Drive, where the developer had not installed grass and asked if there was a Landscape Plan from the builder. In addition, there were mailboxes on Reunion Drive, but no place to pull over, especially in heavy traffic areas. Ms. Adams stated that these items would be addressed under Staff Reports, but a location was provided for a mailbox kiosk, which would be discussed under the Engineer's Report. However, Mr. De Groot was correct, in that there was no way for residents to get their mail, without stopping in the vicinity of an intersection. The Association typically owned the mailbox kiosks and asked for permission from the CDD to maintain mailboxes on a CDD tract. She was in communication with District Counsel regarding this parcel and the status of a License Agreement.
  - Ms. Beverly Pappas of 7689 Heritage Crossing Way, Unit 301, requested No Smoking signs at the pool area, as eight golfers lit up cigars at the pool area. There was no current signage, but it was a no smoking community. Ms. Adams indicated that according to the District's policies, no smoking was permitted at any amenity. Ms. Pappas noted many problems with their dumpster, as vendors were using it and asked if the CDD could have a dumpster for vendors to use. Ms. Adams pointed out that residential garbage was not a CDD issue, as the CDD was responsible for the maintenance of infrastructure. However, the Association collected fees for trash disposal, as the dumpster did not belong to the CDD. Ms. Pappas was informed by Kingwood, that the dumpster was the CDD's. Ms. Adams explained that Kingwood Orlando Reunion Resort (KORR) rented a dumpster but no longer did so. Mr. Scheerer clarified that the CDD owned the dumpster enclosure. Mr. Greenstein pointed out that it was an HOA issue and the condo association needed to work with KORR or Artemis, to resolve the matter.
  - Mr. Wade Hunter of 7413 Gathering Court, noted issues with the audio.
- There being no further comments, Ms. Adams closed the public comment period.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February  
13, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 13, 2025 meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package. Ms. Davis provided corrections, which would be incorporated.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the Minutes of the February 13, 2025 Board of Supervisors Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Consideration of Speed Bump Warning  
Striping and Upgraded Sign Posts**

Ms. Adams presented a proposal from Fausnight for 11 speed warning striping locations and 11 signposts, but there were actually 12 locations and requested that the Board approve the proposal as amended, in a not-to-exceed amount of \$25,000.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the proposal for speed bump warning striping and upgraded sign posts in the amount of \$25,000 as amended, to include 12 locations was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Request for Proposals for  
Landscape Services**

Ms. Adams recalled that this item was discussed thoroughly at the workshop and was subject to finalization of the language on the criterion for pricing, to remove the formula and include the language that was discussed at the workshop.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Request for Proposal for landscape services in substantial form was approved.

Ms. Adams pointed out that there was also discussion regarding the establishment of an Evaluation Committee, which would include a Board Member from the Reunion East and West CDD, as well as staff from GMS, to evaluate and rank the proposals, based on the evaluation criteria that the Board approved. Ms. Trudy Hobbs would represent the Reunion East CDD Board.

On MOTION by Ms. Hobbs seconded by Ms. Davis with all in favor the appointment of Ms. Trudy Hobbs to the Landscape Evaluation Committee for the purpose of evaluating the submittals for landscape services was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Update on Request from Rowstar, LLC Related to Option and Access Easement Agreement for Access to Cell Tower**

Ms. Trucco recalled at a prior meeting, an agreement from the Board to grant an Option and Access Easement Agreement, to allow Rowstar to have an access easement over a portion of the CDD's tract. The CDD would have no control over Rowstar constructing a cell tower, as a cell tower was not being proposed to be built on CDD property. They continued to go through their due diligence process and there was request, to slightly change the location of the easement. A map was included in the agenda package from the Property Appraiser's website which highlighted the location of the road. They would come in through Osceola Polk Line Road, up Reunion Village Boulevard and stop at the end of the highlighted rectangle shape at Active Way and into the FDOT parcel. It would not affect the guard shack, but since they must go over the CDD property still, they proposed this alternative route, which Ms. Trucco did not object to. However, she recommended an access easement over Reunion Village Boulevard still be requested, despite it being a public roadway, as a precaution and then the access easement would include a slight portion of OS5, which was the diamond shaped parcel next to the FDOT parcel. They must go out with their surveyor and stake out this area still, to ensure that there was room for their car and equipment to get to the FDOT parcel, but wanted the Board to discuss it first before they incurred that additional cost. Staff agreed with the actual terms of the Option and Access Easement Agreement, in substantial form. There have been some calls, but Rowstar agreed to cover any attorney's fees. Ms. Trucco noted that full indemnification for damage caused by their use of CDD property was required.

On MOTION by Mr. Greenstein seconded by Ms. Davis with all in favor the request from Rowstar, LLC for the change in location, subject to District staff sign off was approved.



**B. Engineer**

Regarding Mr. De Groot's concern on the mailbox location, Ms. Adams asked if the Board wanted the District Engineer to evaluate and bring back information for Board Member to consider and review. Mr. Curley reviewed the Property Appraiser's website and felt that they could add a pull off area and include three parallel spots, by either moving the mailboxes or pouring a new pad. Mr. Dryburgh asked who put the mailboxes there in the first place. Mr. Curley confirmed that the developer put them in. Mr. Dryburgh felt that any charges to change it, should be submitted to the developer to pay for it, as the CDD should not have to incur these expenses. Ms. Wispelwey questioned how many people had mailboxes in this location. Ms. Adams did not have this information, as the mailboxes were regulated by the US Postal Service. Mr. Greenstein felt that this was a warning and that the Board needed to review the mailbox situation for Reunion Village and inform the developer that they were deficient in their planning, as a mailbox should not be placed in an intersection, where there was nowhere to stop. Ms. Davis questioned where the developer received approval to install the mailbox. Ms. Adams was informed by Mr. Curley that it was the County. There was Board consensus for the District Engineer to research this matter and consider all alternatives and for staff to look into funding sources. Because the developer may need CDD property in order to complete the project, Mr. Greenstein wanted to look at all of the mailboxes. Ms. Wispelwey requested the percentage of mailbox use. Ms. Trucco would ask developer's counsel. Ms. Davis was curious to know if there were standards that Reunion put into place for the mailboxes. Mr. Greenstein recalled that there was no infrastructure discussion on the mailboxes. Ms. Trucco believed that it may have be specified in the parcel declaration and would review it. There was no objection from the Board for Ms. Trucco to further research this matter.

Regarding the public comment on uncompleted landscape installation, Ms. Adams was working with District Counsel, looking at the completion of the landscape installation on areas that were conveyed to the District. Ms. Trucco was continuing to follow up with the developer regarding the Completion Agreement and the conveyance of several items. Mr. Dryburgh asked if a plan was provided to the CDD. Ms. Trucco would work with staff on the tracts that they were referencing, as a post-closing agreement was signed, to complete landscaping within a certain amount of time on certain tracts. Ms. Wispelwey asked if Reunion Village had their own HOA. Ms. Adams confirmed that they were part of the Master Association. Mr. Greenstein wanted to address all of these issues, as the mailbox kiosks were HOA property. Ms. Adams pointed out that

the only relationship that the District had to HOA mailboxes was to have a License Agreement, but currently, no such agreement was in place at Reunion Village. Ms. Wispelwey felt that they needed to provide a license to them, because the kiosk was dangerous. Ms. Trucco must look at the specifics of the parcel but believed that it was constructed and then the tract was conveyed to the CDD. If that was the case and if anything was wrong with the kiosk, it would be addressed through an agreement. Mr. Dryburgh pointed out any mailboxes in an intersection, should be addressed. Ms. Adams indicated that Mr. Scheerer identified two mailbox locations on District property that did not have License Agreements at Reunion Village, which were forwarded to District Counsel for further review.

**C. Field Manager Updates**

Mr. Scheerer reported that there were some A/C repairs in the guard houses and some gate repairs. The height bar at the main gate, which probably came loose during the last windstorm, was re-secured. He just received an email from the electrician on the light switches for Heritage Crossing. The new estimate was about \$37,000 and \$58,000 to convert the switches, because it was all low voltage lighting and they would have to rerun all the wires on the back panel throughout the entire wall. He was appreciative of Yellowstone cleaning up this mess at the dumpster enclosure. The pressure washing was almost complete. It also included the exterior of this building. Mr. Dryburgh asked if they pressure washed the sidewalk that they were talking about in Heritage Crossing, at last meeting. Mr. Scheerer confirmed that it was not pressure washed, but they would be back. He would get with Ms. Pappas about the sidewalks, as 98% belonged to the Condo Association, but the CDD owned a small sliver between the buildings, in order to get to the pool. He would pressure wash what the CDD owned, but not what the HOA owned, but could provide a price from their vendor, for the HOA to pay for their portion. Ms. Wispelwey felt it was a good way to do it. Mr. Greenstein pointed out in Reunion Village, opposite the hospital entrance on the Healing Way, sign posts were knocked over. Mr. Scheerer would look into it. They were preparing for budget season. The Request for Proposal (RFP) for landscape services, would take time to prepare and appreciated all of Ms. Adams's effort.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Adams presented the Check Register from February 1, 2025 through February 28, 2025 in the amount of \$292,569.26, which was included in the agenda package, along with a detailed check run.

Mr. Dryburgh MOVED to approve the February Check Register and Ms. Hobbs seconded the motion

Ms. Wispelwey pointed out that one of her checks was sent out of State. Ms. Adams explained that was properly addressed to Ms. Wispelwey, but was delivered to Olympia, Washington. According to the GMS accountant, this was the most misdirected USPS mail that they had ever seen.

On VOICE VOTE with all in favor the February Check Register was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through January 31, 2025, which were included in the agenda package. They were for informational purposes and there was nothing to bring to the Board’s attention.

**E. Security Report**

Ms. Adams provided under separate cover, the January Security Reports from Reunion Security and the Reunion West POA. No Board action was required and the report was for informational purposes. Mr. Victor Vargas, Director of Reunion Security, was present, who noted that everything was going well.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Greenstein updated the Board on a discussion that occurred at the Reunion West CDD meeting, when one of the Board Members asked if it was possible for the Reunion East and Reunion West CDDs to merge to one CDD, for the sake of efficiency and cost savings. The reason why this issue came about, was because each Board separately, would basically review the same agenda, due to financial considerations, the 57%/43% split in costs, to avoid redundancy and one CDD being secondary in the discussion. When this idea was first discussed years ago, the Reunion

West CDD Board, had not filled all of their seats by public election, as his seat was still a landowner's seat for another two years. Therefore, Mr. Greenstein wanted to discuss the concept of unification in the future, as there were pros and cons. It was feasible, but there were many steps and it was a fairly lengthy process. Ms. Davis was present years ago, when this was discussed, but it goes back to their vision and mission, which they needed to define, as it was advantageous to have multiple seats versus just five. Ms. Wispelwey wondered over many years, if they could merge, as it would provide them with more voices in the community. Ms. Davis felt that there were things they could do administratively, to rid themselves of the redundancy, like having a joint workshop every month or every other month or whenever there were issues that both Boards were discussing, so that 10 Board Members would discuss the issue at the same time. Mr. Dryburgh felt that having two Boards provided for a stronger approach to managing two distinctly different areas. They may have similar issues, but the west side was larger and had more short-term rental properties than the east side and having two Boards provided for a better dispersion of people.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

**A. Discussion of "No Parking" Sign Installation Along Excitement Drive**

Ms. Adams reported that Ms. Davis wanted to consider the process for installing additional No Parking Zones on Excitement Drive and was aware that the No Parking Rules were adopted by a public hearing and amended and restated by a public hearing. Therefore, if the Board wanted for staff to take action on this item, a resolution would be provided to the Board next month, to set the public hearing, which would be held 60 days later, to allow adequate time for the public hearing notice. The CDD was required to run two notices, 28 and 29 days. Ms. Davis noted two areas on Excitement Drive where there were safety issues. Coming off of old Lake Wilson Road and turning onto Excitement Drive, on the right-hand side in front of the terraces, there was multiple parking, but people were constantly going back and forth, waiting for someone to leave. The other place was along the long stretch of Excitement Drive before Gathering Drive and the new speed hump, where people were continuing to park and unloading. There were parking spaces behind all of the homes in the Terraces, but they were parking in front of their houses, where contractors were parking. Ms. Wispelwey agreed, but as people were coming into the community, construction vehicles were permanently or semi-permanently parked on the left-hand side.

Mr. Greenstein was frustrated by the fact that this subject should be discussed at a public hearing, as it did not allow for administrative discretion and doing things on a temporary basis.

Ms. Trucco pointed out that there was discretion under the current rules and questioned the nature of the request. Ms. Adams stated the request was for additional tow away zones at two locations on Excitement Drive. Ms. Davis clarified that it was a safety issue and wanted additional No Parking signs, as there was only parking on one side and people were parking on both sides, blocking a two-lane road. Ms. Trucco indicated that she must look at the Parking and Towing Rules, to determine if there was a provision to enforce it. However, if there was a violation of the rule that was adopted, no additional signage was necessary. Mr. Dryburgh pointed out that part of the problem was that there were many violations from people building their garages out without a permit and parking their cars on the street, instead of their garage. Mr. Greenstein indicated that there was not much more that they could do, because there was already No Parking permitted on one side of the street and questioned the width of the roadway on Excitement Drive from Gathering Drive to Radiant Street, as it was already tight when cars were going down the street. Ms. Wispelwey suggested allowing 10-minute parking or including striping. Mr. Greenstein proposed that it be evaluated and doing something on a temporary basis, such as alternate side of the street parking, until the public hearing was held, as there needed to be flexibility. Discussion ensued and there was Board consensus for staff to review the existing parking rules, to see if there was a provision for issuing parking warnings for violations and if not, a resolution would be provided at the next meeting to set a public hearing.

**B. Discussion of Changing Pool Operating Hours**

Ms. Adams received a request from Ms. Davis to change the pool operating hours. However, in order to change or modify the current Facility Use and Amenity Recreational Policies, which provide guidelines for opening and closing hours for the amenities, it must be at a duly noticed Board of Supervisors meeting. Therefore, if the Board Members wanted to change their operating hours, it could be included on next month's agenda. Ms. Davis proposed changing the current pool operating hours to 7:00 a.m. or earlier, as people were wanting to go swimming before work. Ms. Adams clarified that the State of Florida required a pool permit for public pools, which defined the hours of operation from either dawn to dusk or nighttime, based on lighting conditions. Mr. Scheerer confirmed that the all CDD pools were permitted for night swimming through the Health Department and the current hours in the amenity policy were 8:00 a.m. to 11:00 p.m. Ms. Davis questioned whether lights were on at pool. Mr. Scheerer confirmed that the lights in the

water were on, with the exception of the Homestead pool, as they were waiting for a contractor and the lights were set to go off at 11:00 p.m. The lights at the Seven Eagles pool were on all night. Ms. Adams would include this item on next month's agenda and provide a copy of the Amenity Policies.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date: April 10, 2025**

The next meeting was scheduled for April 10, 2025.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Hobbs seconded by Ms. Davis with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION 4

**REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**  
**CHAPTER V**  
**PARKING AND TOWING RULES**

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04  
Revised as of November 11, 2021 by Resolution 2022-03  
Revised March 14, 2024 by Resolution 2024-03

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules"
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District right-of-way, including but not limited to the roads, streets, thoroughfares, verge areas (space between sidewalk and roadway), swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised March 14, 2024**"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking and Mailbox and Playground Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised March 14, 2024**, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:



(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate at a public Board of Supervisors meeting.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale and verge area (space between the sidewalk and roadway).

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini-motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk

within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes. Parking in the parking spaces located in front of the playground and/or mailbox kiosks, is restricted unless the individual is parked in such parking spaces during their use of the playground and/or mail kiosk. Parking for mailbox kiosks is restricted to no more than fifteen (15) minutes and parking for playground use is restricted to no more than sixty (60) minutes. Any cars parked in the mail kiosk and/or playground parking spaces for extended periods of time, including overnight, shall be subject to towing at owner's expense.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Areas. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.
- (f) Shall not park within fifteen (15') feet on either side of a fire hydrant.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, and shall immediately be removed. Abandoned and/or broken down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of five (5) days is considered abandoned and subject to being towed at the owner's expense.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any

District parking lots or Parking Areas to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

#### 5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lots or Parking Areas, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

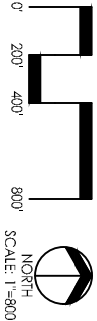
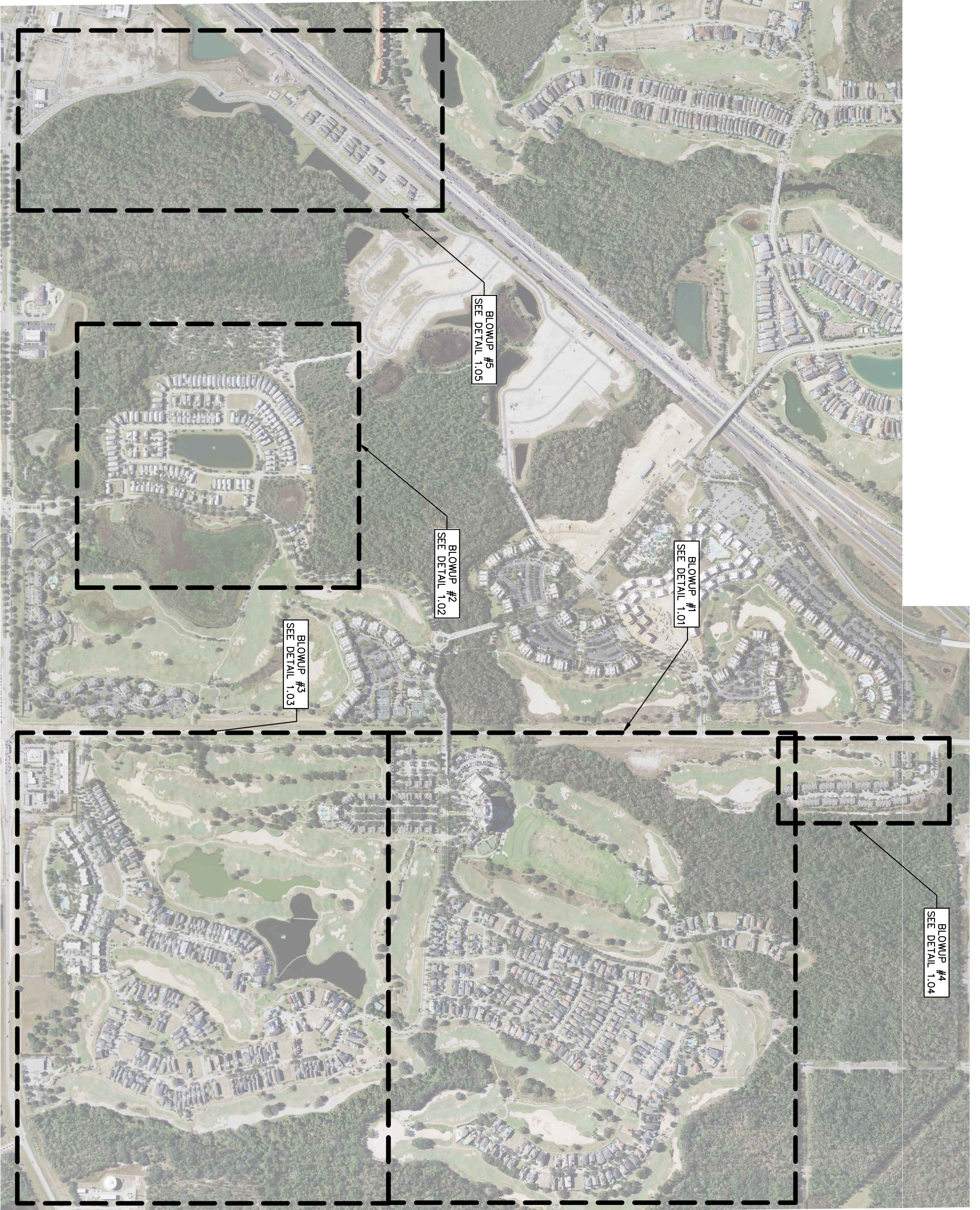
Effective : March 14, 2024

Statutory authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

**Appendix 5.0**

**District Parking and Towing Maps – Revised March 14, 2024**

[ATTACHED ON FOLLOWING PAGE(S)]



SHEET NO. <b>1.00</b>	<b>REUNION EAST CDD</b> <small>REUNION CDD OSCEOLA COUNTY, FLORIDA</small>	Civil Engineer <b>STEVEN N. BOYD, P.E.</b>  License No. 43225	 6816 Hanging Moss Road Orlando, Florida 32807 Office: (407)494-2693 Certificate of Auth. 29791																		
	<b>AREAS OF NO PARKING OVERALL</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">Rev.</th> <th style="width:10%;">Date</th> <th style="width:45%;">Description</th> <th style="width:10%;">Chk By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Rev.	Date	Description	Chk By														
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**LEGEND**  
 — AREAS OF NO PARKING



**REUNION EAST CDD**

REUNION CDD  
 OSCEOLA COUNTY, FLORIDA

**NO PARKING DETAIL 1 OF 5**

Rev.	Date	Description	Chk By

Civil Engineer  
**STEVEN N. BOYD, P.E.**  
 License No. 43225

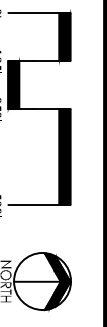
**BOYD CIVIL ENGINEERING**  
 6816 Hanging Moss Road  
 Orlando, Florida 32807  
 Office: (407)494-2693  
 Certificate of Auth. 29791

SHEET NO.  
**1.01**

Date: 3/27/2024  
 Scale: AS SHOWN  
 Project No: 1003.001  
 Drawn by: CDB  
 Designed by: CDB  
 Checked by: SNB



**LEGEND**  
 — AREAS OF NO PARKING



**REUNION EAST CDD**

REUNION CDD  
 OSCEOLA COUNTY, FLORIDA

**NO PARKING DETAIL 2 OF 5**

Rev.	Date	Description	Chk By

Civil Engineer  
**STEVEN N. BOYD, P.E.**  
 License No. 43225

**BOYD CIVIL ENGINEERING**  
 6816 Hanging Moss Road  
 Orlando, Florida 32807  
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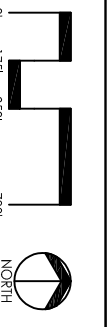
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Date: 3/27/2024  
 Scale: AS SHOWN  
 Project No: 1003.001  
 Drawn by: CDB  
 Designed by: CDB  
 Checked by: SNB





**LEGEND**  
 AREAS OF NO PARKING



**REUNION EAST CDD**

REUNION CDD  
 OSCEOLA COUNTY, FLORIDA

**NO PARKING DETAIL 3 OF 5**

Rev.	Date	Description	Chk By

Civil Engineer  
**STEVEN N. BOYD, P.E.**  
 License No. 43225

**BOYD CIVIL ENGINEERING**  
 6816 Hanging Moss Road  
 Orlando, Florida 32807  
 Office: (407)494-2693  
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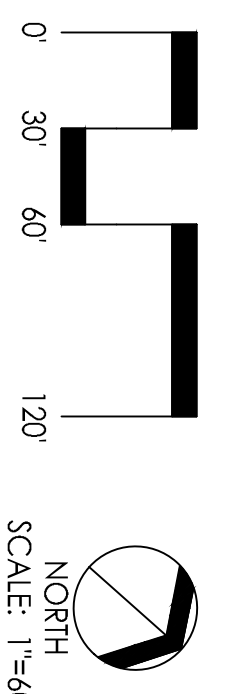
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Date: 3/27/2024  
 Scale: AS SHOWN  
 Project No: 1003.001  
 Drawn by: CDB  
 Designed by: CDB  
 Checked by: SNB



**LEGEND**

█ AREAS OF NO PARKING  
█ AREAS OF PARKING



SHEET NO.  
**1.04**

Date: 4/8/2024  
 Scale: AS SHOWN  
 Project No.: 1003.001  
 Drawn By: W/EW  
 Designed By: W/EW  
 Checked By: SMB

**REUNION EAST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA

**NO PARKING DETAIL 4 OF 5**

Rev.	Date	Description	Chk By

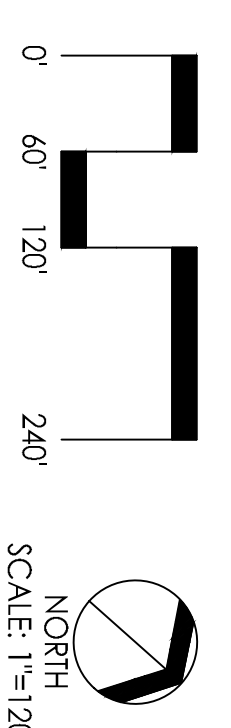
Civil Engineer  
 STEVEN N. BOYD, P.E.  
 No. 43225  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

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



**LEGEND**

- AREAS OF NO PARKING
- R7-1D NO PARKING SIGN
- R7-200 NO PARKING SIGN



SHEET NO.  
**1.05**

Date: 4/8/2024  
 Scale: AS SHOWN  
 Project No.: 1003.001  
 Drawn By: W/EW  
 Designed By: W/EW  
 Checked By: SMB

**REUNION EAST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA

**NO PARKING DETAIL 5 OF 5**

Rev.	Date	Description	Chk By

Civil Engineer  
 STEVEN N. BOYD  
 No. 43225  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

**BOYD CIVIL ENGINEERING**  
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# SECTION 5

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JUNE 12, 2025 AT 1:00 P.M AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT OF REVISED RULES FOR PARKING ON DISTRICT PROPERTY AND THE TOWING OF IMPROPERLY PARKED VEHICLES ON DISTRICT PROPERTY 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 determined to establish revised rules related to parking on District Property and the towing of improperly parked vehicles on certain areas of District property (the "Parking and Towing Rules"), the Board now desires to hold a public hearing to consider the advisability and propriety of said revised rules and policies, 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 on June 12<sup>th</sup>, 2025 at 1:00 p.m., at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747, for the purpose of hearing comment and objection to the proposed Parking and Towing Rules, and the adoption of said Parking and Towing Rules. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or via email to [tadams@gmscfl.com](mailto:tadams@gmscfl.com).
2. That the Board also hereby accepts for the purposes of this Resolution, the preliminary, proposed Parking and Towing Rules, attached hereto as Exhibit "A".
3. 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, Florida.
4. That this Resolution shall become effective upon its passage.

*[SIGNATURES ON FOLLOWING PAGE.]*

**SIGNATURE PAGE TO RESOLUTION 2025-06  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 10th day of April, 2025.

REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_

Chairman

# SECTION 6

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**Reunion East Community  
Development District and  
Reunion West Community  
Development District  
Amenity Policies**

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Adopted April 8, 2021  
Amended and Restated February 9, 2023,  
May 4, 2023, and January 9, 2025

**CDD Offices & District Manager:**  
219 East Livingston Street, Orlando, FL 32801  
407.841.5524 ext. 138 [TAdams@gmscfl.com](mailto: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](http://www.reunioneastcdd.com) or [www.reunionwestcdd.com](http://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](http://www.reunioneastcdd.com) or [www.reunionwestcdd.com](http://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](mailto: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*).

## 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, Heritage Crossings Community Center, 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](http://www.reunioneastcdd.com)  
[www.reunionwestcdd.com](http://www.reunionwestcdd.com)

Tricia L. Adams, District Manager, [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com)  
Alan Scheerer, Field Operations Manager, [AScheerer@gmscfl.com](mailto: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.
  - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly noticed Board meeting.
2. All Residents and Guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of bona fide Service Animal(s) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

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

If the Service Animal is not housebroken; or

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

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

5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to Section 316.212, *Florida Statutes*.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or Access Cards should be reported immediately to the Security office. A fee will be assessed for any replacement cards.
11. Smoking and/or vaping is not permitted at any of the District facilities. This includes entrances to facilities and within parks.
12. No alcohol may be sold or served on any District Property at any time unless provided by the designated Amenity Manager as part of catering services.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth ~~herein~~.
14. Aquatic facility rules that are posted in appropriate areas must be observed.

15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes and/or vehicles, excluding golf carts and bicycles, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Children/Patrons under the age of 18 must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at anytime.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities and shall ensure that any Guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on [www.reunioneastcdd.com](http://www.reunioneastcdd.com) and [www.reunionwestcdd.com](http://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 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](mailto: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 skateboards 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 swimsuits. 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](mailto: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.
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 approved in advance by the amenity manager.
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 by the Amenity Manager.
13. All programs and services including but not limited to personal training, group exercise, and instructional programs must be approved by the Amenity Manager.
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](mailto: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 is 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 will be provided upon request. This additional policy document details rental procedures and policies for certain amenities. Please contact District Management staff at Phone: (407) 841-5524 to receive a copy of the Special Events Policy that includes rental fees, capacities, procedures, application and policies.

# SECTION 7

# NATURAL GAS SUPPLY AGREEMENT

## CONTRACT SUMMARY



This Natural Gas Supply Agreement is entered into by and between **Gas South, LLC** ("Gas South"), a natural gas supplier, and **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** ("Customer" or "you" or "your"), a consumer of natural gas and is dated as of March 31, 2025 (the Agreement"). As described herein, Gas South will sell to you and you will purchase from Gas South 100 % of your natural gas requirements for the Service Address(es) or Meter(s) specified in this Agreement (your "Service"). Your natural gas Local Distribution Company ("LDC") will continue to deliver your natural gas to your facilities.

This Contract Summary ("CS"), along with the Terms of Service ("TOS") and the Service Locations Exhibit (SLX) describe the terms and conditions of your Agreement with Gas South. Any terms used or defined in this CS shall also apply to the TOS herein. This Agreement is subject to acceptance by Gas South. As used in this Agreement, the terms "you" and "your" refer to the Customer or Applicant listed herein; the terms "us," "we," and "our" refer to Gas South; and the term "party" can refer to either you or Gas South ("parties" if both). If you have any questions about this Agreement or your Service, please contact us:

Phone: 866.426.2491 • Mon – Fri, 8 am – 5 pm EST  
Address: 788 Circle 75 Parkway SE, Suite 800, Atlanta, GA 30339

Online: [www.GasSouth.com](http://www.GasSouth.com)  
Email: [BizRelations@GasSouth.com](mailto:BizRelations@GasSouth.com)

### Customer

**Legal Name:** REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

### Service

**Address:** Please See the Service Locations Exhibit      **Gas South Agreement #:** 00126136

### Primary Contact

**Name:** ALAN SCHEERER

**Address 1:** 219 East Livingston Street

**Address 2:** Orlando, FL 32801

**Phone:** +1 (407) 841-5524

**Email:** ascheerer@gmscfl.com

- **Term:** The length of Customer's commitment to purchase natural gas will begin on June 1, 2025 and will end on May 31, 2028, as may be extended from time to time.
- The Contract Rate and charges ("Rate Plan") you are agreeing to are:  
For all quantities of natural gas delivered under this Agreement, the price shall be Platts Inside FERC Florida Gas, Zone 3 price for the respective month plus \$0.079 per Therm, plus applicable pass-through cost allocation for usage charges, fuel retention, and applicable surcharges, plus a transportation charge equivalent to the applicable pass-through cost allocation for the quantity of allocated interstate pipeline demand charges. A customer service charge of \$5 per month will be included in the billing invoice for each meter location listed on the Services Locations Exhibit.

Service start dates are subject to acceptance by Gas South and your LDC. You agree to hold Gas South harmless if your LDC fails to switch you on your desired start date, unless such delay is caused by Gas South.

- For TECO Peoples Gas customers, the Load Factor Adjusted Release Rate (NCTS Rider Adder), will be passed through to you without markup. The NCTS Rider Adder is determined by TECO and is subject to change at any time.
- Upon the expiration of any Rate Plan term, your Contract Rate will be the then-effective Month-to-Month rate plus any applicable Service Fee, unless you and Gas South agree to negotiate a new Agreement.

- You authorize Gas South to obtain your utility information from your LDC and to perform a credit review; you may be required to provide a deposit or other security prior to the initiation of service as described in the Credit section of the TOS. If applicable, required initial deposit of:
- You authorize Gas South to act as your agent to perform the necessary tasks to establish and provide your Service. If you are a new customer, by signing this Agreement, you hereby authorize Gas South to initiate your Service and become your natural gas supplier; if you are an existing customer, by signing this Agreement, you hereby authorize Gas South to renew your Service and continue as your natural gas supplier.
- If this Agreement was negotiated by an Aggregator, Broker, or Consultant (“ABC”), you authorize Gas South to provide your ABC (a) sufficient usage, payment and other relevant information to confirm the accuracy of bills and payments due and (b) to negotiate any new, renewed, or modified terms to this Agreement. This authorization may only be rescinded upon written notification to Gas South. Any such ABC is considered customer’s agent and not Gas South’s agent for any purposes relating to this Agreement and your Service.
- After execution of this Agreement, you have three days from the receipt of this Agreement by mail or email to rescind the Agreement without penalty; you will remain responsible for the cost of any volumes of gas consumed.
- You represent that you and your Authorized Representative(s) are at least eighteen years of age and are legally authorized to select or change your natural gas supplier, select or change Rate Plans and Service terms for the meters and service addresses subject to this Agreement.
- Pricing identified in this Agreement is based on prevailing market conditions at time of presentation to Customer. Gas South reserves the right to adjust the proposed price if market conditions change prior to this Agreement being executed by Customer and then accepted by Gas South. This is not an offer and pricing and other terms are valid and binding only if and when this Agreement has been executed by Customer and then accepted by Gas South.
- Gas South will signify its acceptance of this Agreement by return notification to you upon Gas South’s approval of your received executed Agreement.
- Gas South assumes no liability whatsoever under this Agreement should the applicable LDC or Transporter fail to accept terms of service hereunder.
- You have read, understood, and agree to be bound by this entire Agreement, including the TOS.

By your signature below, you (1) affirm you have the authority to legally bind the Customer described hereunder and (2) acknowledge your understanding and acceptance of the terms of this Agreement:

On Behalf Of

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT:**

Signature/Call ID: \_\_\_\_\_ Title: \_\_\_\_\_

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

**NATURAL GAS SUPPLY AGREEMENT**  
**TERMS OF SERVICE**



**REQUIREMENTS & CONTRACT VOLUME.** Gas South will provide your Service pursuant to the provisions of this Agreement. Unless mutually agreed to in writing, you shall not switch to an alternate energy source during the term of this Agreement. As your supplier, we will arrange for the delivery of your Service to you. The price at which natural gas is sold under this Agreement ("Contract Rate") will apply to all therms consumed, as reported by your LDC or estimated by us. For the purposes of securing your supply of natural gas, estimating invoices, and, if applicable, fixing your price, we will base your expected and any estimated usage under this Agreement ("Contract Volume") on the following methods:

**HISTORICAL USAGE:** Your previous 12- or 24-months usage as reported by your LDC.

**ESTIMATED USAGE:** An estimate, solely determined by us, based on similarly situated customers' usage, your service location(s) and equipment, information provided by you or your LDC, and other industry standard methods.

**DESIGNATED USAGE:** Monthly volumes established by you for each location on the SLX herein.

**TOLERANCE.** The Rate Plan specified herein is based on the listed Contract Volumes. You agree to promptly notify Gas South of any changes in Your business or circumstances that will materially impact Your expected Contract Volume for any month. If actual usage across all locations varies from the total Contract Volumes by more than 40% over any four consecutive calendar or production month period, Gas South may propose a new Rate Plan to address the variance. If you do not agree to the new Rate Plan, then Gas South may (i) require you to pay Gas South's losses (as reasonably calculated by Gas South) resulting from the variance, (ii) terminate this Agreement in accordance with the Material Breach section, or (iii) both.

After the Contract Start Date of this Agreement, you may add locations to your SLX upon Notice to Gas South and such change will become effective as of the date of the change by your LDC. Each additional location will increase your Contract Volume by the corresponding increase in expected usage, as of the effective date of such addition. Notwithstanding, Gas South reserves the right to (a) reject any additional location to the SLX and (b) to negotiate an amended Rate Plan to account for increased costs of the added location, if applicable.

You may delete locations from your SLX upon Notice to Gas South and such change will become effective as of the date of the change by your LDC. However, such deletion will not affect the Contract Volume under this Agreement after the time of deletion, and the 40% tolerance above still applies to such initial Contract Volume.

**TERM OF AGREEMENT.** This Agreement will begin on the Contract Start Date and continue, at a minimum, for as long as you receive Service under it, or until you execute a new Agreement. If you are a new customer, your Service and Rate Plan start date will be your first meter read following your confirmed enrollment by your LDC. In the event your LDC fails or is unable to switch you on the desired date, for any reason, Gas South shall not be liable for any costs or differences in price or other costs resulting from the delay. If you are a current customer, your Service will continue, and your Rate Plan start date will be the earlier of (a) the date specified in this Agreement or (b) the day following the expiration of your existing Rate Plan. This Agreement will automatically renew on a month-to-month basis unless cancelled by either party upon 30 days written notice prior to expiration of the then-effective Rate Plan term, if applicable. The

terms of the renewed Agreement will be the terms disclosed in this Agreement, except that the Contract Rate will be the then-effective Month-To-Month rate plus any applicable Service Fee, unless you and Gas South agree to continue the current Rate Plan or negotiate a new Rate Plan.

**OPTION TO CONVERT TO A FIXED PRICE.** If the Rate Plan has been established as a variable Contract Rate under the Agreement executed by you, then you may request to convert to a fixed price Rate Plan for a term of Customer's choosing by contacting Gas South's account management team at [renewals@gassouth.com](mailto:renewals@gassouth.com) or 1-866-426-2491 and executing a new Agreement that would supersede the existing Agreement.

**AGENCY AND PERFORMANCE.** For all purposes contemplated hereunder and the applicable tariffs and rules, you appoint Gas South as your agent (variously referred to as a "transporter," "pooler," or "supplier") for natural gas transportation with your LDC. We will deliver, or cause to be delivered, your natural gas requirements to the applicable LDC's Delivery Points. Unless otherwise indicated, the Delivery Point(s) shall be those pipeline delivery points as determined by Gas South and your LDC, as applicable. We have no obligations or liabilities for delivery to you after we deliver natural gas to the LDC's Delivery Point. The LDC is solely responsible for the delivery of natural gas from the Delivery Point to each of your Location(s).

**LDC INTERRUPTION.** If you receive a curtailment notice or similar order from your LDC, you agree to notify Gas South immediately at [Industrial.Accounts@GasSouth.com](mailto:Industrial.Accounts@GasSouth.com). You will be responsible for complying with any curtailment notice or similar orders issued by the LDC and will not hold Gas South responsible for any charges levied due to your non-compliance with such orders.

**TITLE AND TAXES.** Title to the gas sold hereunder shall pass from Gas South to you at the Delivery Point(s). Gas South warrants that we will have good and merchantable title to all gas sold and delivered to you at the time title is passed to you at the Delivery Point(s). Except as provided herein, each party shall indemnify and hold harmless the other from all taxes, royalties, fees, or other charges incurred with respect to natural gas to which it has title. Gas South shall pay all applicable taxes related to procurement and transportation of natural gas prior to its delivery at the Delivery Point(s); you shall be responsible for any taxes imposed simultaneously with transfer of title, whether imposed retroactively, currently, or prospectively. If any accounts under this Agreement are tax-exempt, you understand and agree that such tax exemption will only be applied beginning on the billing cycle after you have provided the necessary exemption certificates to Gas South.

**CREDIT.** You authorize us to review your creditworthiness, including (a) polling consumer credit and financial reporting agencies, credit assessment services, and any references you provide; (b) reviewing your payment history with us; and (c) requesting a payment reference letter from previous suppliers. If you do not meet our credit requirements, we may present you with several options, including (i) your payment of a deposit; (ii) your producing a third-party payment guarantee, letter of credit, or similar security acceptable to Gas South; (iii) your pre-payment for Service; or (iv) our refusing to provide you Service. Any such security is due on demand. We may require security (A) as a precondition to providing Service, (B) after your default, or (C) after a material and adverse change in your financial condition, as determined solely by us. This Agreement allows us to obtain LDC

information including historical and future usage, meter readings, types of service, and payment information. By signing this Agreement, you authorize the release of the above information to us for the duration of this Agreement.

**BILLING AND INVOICING.** We will provide you with a monthly invoice for your Service. Each invoice will be based on usage and other information received from your LDC and may also include (a) all applicable taxes, (b) charges applicable to your Service pursuant to the applicable laws and LDC tariffs, (c) adjustments related to previous billing disputes or errors and (d) applicable turn-on, connection, or similar charges. If usage information is not available for a billing period, we may send you an estimated invoice. Your invoice is due within Net 20 days from the invoice date ("Payment Due Date"); however, you must pay all charges incurred on your account(s) even if you do not receive an invoice. You will pay invoices via wire transfer, ACH, or mailing payment to Gas South's billing address as provided on the invoice.

**OTHER FEES.** You are responsible for paying any fees and costs charged by your LDC or Gas South, including:

**LATE PAYMENT FEE:** Your invoice will be considered late if payment in full is not received by us on or before the Payment Due Date. We are not responsible for postal or other delays which may result in a late payment. Each late payment may incur a late fee equal to the greater of \$10.00 or the maximum rate allowable by law.

**RETURNED PAYMENT FEE:** If a payment is returned, you will be subject to collection costs (see COSTS) and returned check service charges as allowed by law.

**SERVICE CONNECTION FEES:** If applicable, Gas South will pass through to you any LDC connection fees on your first invoice.

**LDC CHARGES:** As described in your LDC tariff or PSC orders; will be passed through without markup.

**EARLY TERMINATION FEES:** We may charge you early termination fees if your Service is terminated during the term of this Agreement (see EARLY TERMINATION FEES).

**INTEREST:** We reserve the right to charge interest at 2% per month or the maximum amount allowed by law, whichever is less, on any balances left outstanding after your Service ends.

**BILLING INQUIRIES.** You may, in good faith, dispute the accuracy or validity of an invoice within 60 days of the date of such invoice. If you send us written notice within 14 days of the date of the statement, stating the amount of and good faith reason(s) for the dispute, then you may withhold payment for the disputed portion during our investigation so long as you pay the undisputed portion; otherwise, you must pay the statement in full by the applicable due date. After 60 days, you waive your right to dispute such invoices. If we determine that you were properly billed for some or all of the disputed portion, you shall make payment for that amount (with applicable interest) within 15 days of our determination.

**CONDITIONAL PAYMENTS.** Any form of payment sent to us for less than the full balance due which is marked "paid in full" or contains similar notation, or is tendered as full satisfaction of the balance, may be treated as (a) a partial payment on your account or (b) improper payment and refused, in our sole discretion. We reserve all rights concerning these payments.

**TERMINATION AND DISCONTINUATION OF SERVICE.** You may terminate this Agreement by sending us a written notice of cancellation at least 30 days prior to the desired cancellation date; provided however, termination of gas delivery to you by Gas South will be effective when your LDC provides your final meter reading, which may take up to 8 weeks. If Service to any meter is terminated prior to the expiration of this Agreement, such termination will be deemed an early termination, and a material breach, regardless of whether notice has been provided. In the event of non-payment of past-due amounts, including deposits, Gas South may, in its sole

discretion, (a) return your Service to your LDC supply or (b) request that your LDC disconnect your Service. In the event of discontinuation for non-payment, Gas South will provide you with at least 10 days prior written notice. Service to a meter will be deemed terminated if (i) Service to the meter is disconnected or switched to another supplier for a period of 30 or more days, regardless of the reason, or (ii) the meter ceases to use natural gas for a period greater than 30 days. You will remain responsible for all Service through your final meter reading.

**MATERIAL BREACH.** The following events will each be deemed a material breach of this Agreement: (a) non-payment by you; (b) failure to pay a deposit assessed under this Agreement; (c) reduction of your requirements to zero for a period greater than thirty (30) days for any reason, other than pursuant to your LDC service; (d) your early termination of this Agreement; (e) your insolvency, bankruptcy, or appointment of a receiver; or (f) refusal to pay losses or agree to a new Rate Plan as described in the Tolerance section. Once a material breach has occurred, Gas South may, in its sole discretion, (i) convert your price to Gas South's Month-To-Month rate; (ii) terminate your Service; (iii) terminate this Agreement, and/or (iv) provide you an opportunity to cure the breach, subject to conditions determined solely by Gas South.

**EARLY TERMINATION FEES.** If you are receiving Service under a Fixed Contract Rate and you take any action that causes your Service to terminate prior to the end date of your Agreement, you agree that Gas South's damages resulting from this early termination of your Service would be difficult if not impossible to determine; therefore you agree to pay Liquidated Damages equal to the sum of Termination Costs and Termination Damages ("Early Termination Fees") as follows:

**TERMINATION COSTS:** Termination Costs compensate Gas South for the costs (as opposed to losses – see "Termination Damages") of operational expenses, fees, and other transaction costs and expenses incurred to wind down, liquidate, or enter into new hedges related to the purchases and commitments made by Gas South to secure your Contract Volume and provide your Service, including basis swaps and other transportation costs which may be difficult, if not impossible, to determine on an individual customer or premise basis. You agree that Termination Costs for each terminated meter shall be equal to (i) if 12 or fewer months remain in Rate Plan term, one average monthly invoice, (ii) otherwise, for every year or partial year remaining in the Rate Plan term, one prorated average monthly invoice.

**TERMINATION DAMAGES:** Termination damages compensate Gas South for any losses, if applicable, of reselling the natural gas purchased or hedged to secure Your Contract Volume and provide Your Service. Gas South shall determine, in good faith and in a commercially reasonable manner, the amount owed by You for any Termination Damages as calculated by taking the positive difference, if any, of the Contract Value minus the Market Value.

The "Contract Value" means the Contract Volume remaining to be delivered under the remaining term of the Agreement as of the termination date, multiplied by the Contract Rate, and "Market Value" means the Contract Volume remaining to be delivered under the remaining term of the Agreement, as of the termination date, multiplied by the market price for similar transaction(s) to that of the Agreement as determined by Gas South in a commercially reasonable manner. To ascertain the Market Value, Gas South shall utilize the most applicable Gas Daily index price or NYMEX Gas Futures settlement price as it corresponds to the then current Contract Rate hereunder, in addition to quotations from leading dealers in energy swap contracts or gas trading markets, similar sales and any other bona fide third-party offers, all adjusted for the length of the term, as of the termination date, and differences in transportation costs.



Neither party shall be required to enter into a replacement transaction(s) in order to determine the Market Value. Any extension of the term of the Agreement to which parties are not bound as of the date of termination shall not be considered in determining Contract Values and Market Values.

Such Early Termination Fees shall be due and payable within ten (10) days from the invoice date for such fees. Gas South reserves the right to include such fees on your next scheduled invoice. Applicable Interest on any unpaid portion of the Early Termination Fees shall accrue from the date due until the date payment is received.

**COSTS.** If you fail to pay any amounts due and Gas South incurs any costs related to our attempts to collect these amounts (Costs), then you agree to pay Gas South all reasonable fees and expenses that we incur in the collection process, which may include but are not limited to reasonable attorney's fees and costs (including in-house legal fees), court costs, and any third-party collection fees. Evidence of any Costs claimed under this section will be provided upon request.

**SEVERABILITY.** Any provision or article rendered unenforceable by a court of law or regulatory agency with applicable jurisdiction, or deemed unlawful because of a statutory change, will be stricken and the remainder of this Agreement will remain in full force and effect.

**LIMITATION OF LIABILITY.** Gas South's liability in connection with this Agreement shall in no event exceed the difference between the reasonable price of replacing any undelivered natural gas and its price under this Agreement. Notwithstanding the foregoing, Gas South shall not be liable for any losses, special, incidental, indirect, consequential, or punitive damages arising from: (a) the LDC's service, including, without limitation, operations and maintenance of the system, interruption of service, termination of service, or deterioration of service; (b) from in-home or building damages; and (c) a breach of this Agreement by either party. No affiliate of Gas South shall have any liability whatsoever for Gas South's performance, delay in performance, or nonperformance under this Agreement.

**FORCE MAJEURE.** Except for any obligation to make payments when due, neither party will be liable to the other for any delay or failure to perform caused by an occurrence of Force Majeure. Force Majeure occurrences include events outside the control of the party claiming Force Majeure, as defined by the applicable pipeline or LDC tariffs, including partial or complete loss of Gas South's supply, and actions of any pipeline, utility, or government authority which result in conditions, limitations, rules, or regulations that materially impair either party's ability to perform hereunder, and which could not have been prevented by the affected party through its own due diligence; or any similar cause beyond the control of the party failing to perform. You understand that a Force Majeure event may cause a partial or complete loss of Gas South's supply or ability to serve one or more meters, and any such event is expressly included herewith. The affected party will give to the other reasonably prompt and detailed notice of the occurrence and circumstances of any Force Majeure relied upon.

**ASSIGNMENT AND CHANGE OF OWNERSHIP.** This Agreement will extend to and be binding upon the respective successors and assigns of the parties subject to the following. Gas South reserves the right to assign this Agreement or delegate its duties. You may assign or transfer this Agreement only once (a) the assignee or transferee has agreed, in writing, to assume all rights and responsibilities hereunder and (b) upon notice from Gas South that the assignee or transferee has met Gas South's credit requirements as described in the CREDIT section and that Gas South has approved the assignment. Any purported succession or assignment without Gas South's approval may be void in Gas South's sole

discretion; such approval will not be unreasonably conditioned, withheld, or delayed.

**NO WAIVER.** Any delay or failure by Gas South to exercise any right it may have under this Agreement will not operate as a waiver of any rights to thereafter enforce any or all of the terms or conditions of your Service or to exercise rights under this Agreement. No waiver of any right under this Agreement shall be effective unless it is in writing and signed by an authorized representative of the party granting such waiver and any such waiver shall be effective only with respect to the particular event expressly referred to in such writing.

**NO WARRANTY.** Except as expressly set forth herein, Gas South makes, and you receive, no warranty, express, implied, or statutory. Gas South specifically disclaims any warranty of merchantability or fitness for a particular purpose.

**ENTIRE AGREEMENT AND AMENDMENTS.** This Agreement constitutes the entire understanding between the parties. No modification or amendment of this Agreement will be binding on either party unless in writing and signed by an authorized representative of each party.

**JURY WAIVER.** Both parties hereby irrevocably waive all rights to trial by jury.

**CHANGE IN LAW.** The Contract Rate at which the gas will be purchased by you pursuant to this Agreement may, in the sole discretion of Gas South, be increased in accordance with any increase in the tariff rates, changes resulting from federal, state, or local laws or regulatory actions that impose new or modified fees or costs that are outside Gas South's control, as well as any tax, levy, or cost associated with obtaining, transporting, delivering, and selling the natural gas pursuant to this Agreement. Proof of any such increase will be provided to you upon request.

**GOVERNING LAW.** This Agreement will be governed by and construed in accordance with the laws of the state in which your Service is being provided hereunder. You waive any and all rights to assert a defense of inconvenient forum or lack of personal jurisdiction. This Agreement is subject to valid and applicable legislation and to all present and future orders, rules, and regulations of authorities having jurisdiction, applicable pipeline tariffs on file with the Federal Energy Regulatory Commission, and LDC tariffs on file with the PSC.

**CONFIDENTIALITY.** Neither party, without the consent of the other party, will disclose the contents of this Agreement, to any third party except to its employees, officers, directors, financial advisors, attorneys, service providers, affiliates, or lenders or to comply with a lawful subpoena or litigation discovery request, applicable law, order, or regulation. Gas South collects and uses relevant information about our customers from Customer and from third parties, including credit reporting agencies. Gas South may disclose such information to affiliates and/or contractors for the purposes of developing or offering new or enhanced products or services, or administering and/or collecting customer accounts. Gas South may also disclose such information to parties in connection with proposed business transactions, to credit agencies, or to duly authorized agencies investigating potential hazardous or illegal activity. The terms of any transaction hereunder will be kept confidential for one year from the expiration of the transaction.

**VERBAL RECORDINGS.** You agree that Gas South may record all telephone conversations with you, your agents, representatives, or contractors without any special or further notice. Gas South will not use such recordings for the purpose of amending this Agreement or making other agreements except with Your express consent.

**NATURAL GAS SUPPLY AGREEMENT**  
 BETWEEN GAS SOUTH AND REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT  
 DATED MARCH 31, 2025  
SERVICE LOCATIONS EXHIBIT



Location Name	Service Address	Billing Address	Billing Contact Email	LDC	LDC #	Proposed Start Date	Meter Action	Type
REUNION EAST COMM DEVELOPMT DIST	1364 SEVEN EAGLES CT KISSIMMEE, FL 34747	219 East Livingston Street, Orlando, FL 32801	ascheerer@gmscfl.com	People's Gas Service	211022021771	June 1, 2025	None Required	Annual
HERITAGE CROSSING POOL A	7693 HERITAGE CROSSING WAY POOL WAY # A REUNION, FL 34747	219 East Livingston Street, Orlando, FL 32801	ascheerer@gmscfl.com	People's Gas Service	211010319849	June 1, 2025	None Required	Annual
HERITAGE CROSSING POOL B	7621 HERITAGE CROSSING WAY POOL WAY # B REUNION, FL 34747	219 East Livingston Street, Orlando, FL 32801	ascheerer@gmscfl.com	People's Gas Service	211010400144	June 1, 2025	None Required	Annual
CARRIAGE POINT POOL	7585 ASSEMBLY LN REUNION, FL 34747	219 East Livingston Street, Orlando, FL 32801	ascheerer@gmscfl.com	People's Gas Service	211010400342	June 1, 2025	None Required	Annual
HOMESTEAD POOL	7475 GATHERING DR REUNION, FL 34747	219 East Livingston Street, Orlando, FL 32801	ascheerer@gmscfl.com	People's Gas Service	211010400532	June 1, 2025	None Required	Annual

# SECTION 8

# SECTION A



Systems, Products and Services  
For Entertainment and Architecture

**Barbizon Lighting**  
Southeast Region

1016 McClelland Court  
Charlotte, NC 28206  
(704) 372-2122

3980 Dekalb Technology  
Parkway, Suite 770  
Atlanta, GA 30340  
(404) 6891-5124

4203 SW 34th Street  
Orlando, FL 32811  
(407) 999-2647

Atlanta

Boston

Charlotte

Chicago

Dallas

Denver

New York City

Orlando

Washington, D.C.

United Kingdom

**Alan Scheerer**  
Field Operations Manager  
GMS Central Florida  
219 E. Livingston St  
Orlando Florida 32801

Reference: Site Visit with Alan Scheerer and Barbizon Representative Jeremy Gates on October 30  
Quote No.: A240046

Dear Mr. Scheerer,

I am pleased to provide you with this proposal to update the Architectural Controls and Dimming for the Heritage Crossing Ballrooms at Reunion Resort in Kissimmee, FL.

Your pricing for the equipment detailed on the attached bill of materials is as follows:

**Section 1.1 – Architectural Lighting Control System Updates \$25,000.00**

**Section 1.2 – Optional Dimming Rack Upgrades \$11,500.00**

----- OR -----

**Section 1.3 – Dimming Rack Tune Up (Short Term) \$1,000.00**

**\*\*\*Low Voltage Wire and Low Voltage Wire Installation NOT Included\*\*\***

**\*\*\*Electrical Work/ Electrical Contractor NOT Included. Pricing Upon Request\*\*\***

**Terms and Conditions**

- **Duties, taxes, fees, if applicable are not included in this quote.**
- **Freight is allowed to the job site.**
- **Does not include pricing for OCIP or CCIP or Certified Payroll Services.**
- This quote is based on Barbizon's interpretation of the project. Orders will only be accepted limited to the bill of materials and/or scope of work detailed.
- **All demolition, mounting, and electrical installation work including but not limited to terminations, junction boxes, wire, conduit, back boxes, pulling of wire, permits are excluded and must be performed by a licensed electrical contractor contracted by others.**
- Structural Engineering Not Included for existing or new lighting positions. To be provided by others. Barbizon presumes existing structure sufficient to handle new loads.
- Production requires 6 to 8 weeks for delivery of equipment after receipt of written approval and release.
- Standard manufacturer's warranty applies unless otherwise noted.
- With approved credit from Barbizon, payment terms will be determined.
- This quotation is valid for 30 days and must be verified for purchase outside of this time frame.
- Ceiling penetrations, ceiling work, escutcheons, patching, or painting of penetrations for rigging, fixture supports, or cabling are excluded from this proposal. Cut-in and finish work and/or millwork or cabinet modifications or additions are not included. Concrete coring, cutting, directional boring not included.
- **All work spaces must be reasonably free and clear of obstructions prior to our crew's scheduled arrival.**
- Emergency lighting and/or emergency power transfer has not been included
- No bonding, job permits, or fees have been included.
- Barbizon's standard insurance applies, certificates available upon request.



Systems, Products and Services  
For Entertainment and Architecture

**Barbizon Lighting**  
Southeast Region

1016 McClelland Court  
Charlotte, NC 28206  
(704) 372-2122

3980 Dekalb Technology  
Parkway, Suite 770  
Atlanta, GA 30340  
(404) 6891-5124

4203 SW 34th Street  
Orlando, FL 32811  
(407) 999-2647

- A service charge of 1-1/2% per month (18% per annum), or the maximum allowed by law will be added to all past due invoices.
- Pricing reflects a 3% discount for payment by cash or check within stated terms. If these pricing terms are not met, this discount will be forfeited by the customer.
- Equipment stored beyond 30 days will incur a 1% per day surcharge.
- Cancellation fees will be incurred once equipment and/or services have been released.
- This quotation and any accompanying documents are the intellectual property of Barbizon Lighting Company and may not be redistributed without permission.

This is a budget estimate only, not a contract for service. This estimate is for the sale of the completion of the job described above. It is based upon our evaluation and does not include material price increases or additional labor and materials, which may be required.

Again, thank you for the opportunity to provide you with this proposal. Please feel free to contact me if you would like any further information.

Regards,  
**Joshua Fisher**  
Systems Integrator – Barbizon Southeast

*Attachments: Bill of Materials (1 page)*

Atlanta

Boston

Charlotte

Chicago

Dallas

Denver

New York City

Orlando

Washington, D.C.

United Kingdom

Item	Qty	Description
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**Section I - Lighting System Updates**

1.1	1	<b>ERN2-W-120</b> - ERn2 Enclosure Wall-mount 100-120V
	1	<b>P-ACP3</b> - Paradigm Architectural Control Processor for use in DRd Racks and ERn Units. Includes front network connector, front USB, and front SD card reader, backlit number keypad, selector wheel, and backlit display. Supports 1,024 channels of DMX and a max of 128 stations.
	1	<b>ERN-NET</b> - ERn 5 port Ethernet Switch Module (includes 5 - N4036 Patch cables) - Cannot be used with ERn-RPS or in an ERn Rack Mount
	1	<b>P-SPM-E</b> - Paradigm Station Power Module - supports 63 stations and (1) 500m wire segment
	<b><u>Control Stations</u></b>	
	6	<b>UH10002-11</b> - White 1-gang faceplate assembly to include the following: 1 - "On" Select Switch 1 - "Off" Select Switch <b>*** Standard Color TBD ***</b>
	5	<b>UH40707-51</b> - White 4-gang faceplate assembly to include the following: 1 - "Master" Slider Assembly 6 - "Zone X" Slider Assemblies 4 - "Preset X" Select Switches 1 - "Off" Select Switch 1 - "Manual" Select Switch 1 - "Record" Select Switch <b>*** Standard Color TBD ***</b>
	1	<b>P-TS7-E-4</b> - Paradigm 7" Touchscreen Station to include: - 7" Black Touchscreen Assembly - Mounting Collar - Ethernet termination kit
	1	<b>P-LCD-SBB</b> - Paradigm surface mount touchscreen back box
	<b><u>Technical Services</u></b>	
2	<b>Start Up</b> - The services of an Barbizon Technician to startup system and instruct user personnel are included.	
1	<b>Drawings/Cut Sheets</b> - Barbizon to provide basic cut sheet and submittal drawings	
1	<b>Project Management</b> - Barbizon to Coordinate Material Delivery, Installation, and Project Completion	
1.2	<b><u>Optional Dimming Rack Upgrades</u></b>	
	1	<b>CEM3</b> - CEM3 Control Module for use in Sensor3 Dimmer Racks. Includes: front network connector, front USB reader, backlit number keypad, selector wheel, and backlit display. Supports 2- DMX IN, 1-additional Network, Panic Input, and RTO or BP connection
	1	<b>PWRPKG SR24+</b> - Power Package upgrade kit for SR24+ racks with CEM+ processor: Hardware to consist of: CEM3 backplane, rack fan, door foam, air filters Services to consist of: rack cleaning, installation of hardware, CEM3 programming, CEM3 training
	1	<b>PWRPKG 3YR</b> - 3-year warranty for Power Package upgrade - <b>***Re-Warrants Entire Rack***</b>
	<b>*** Existing Modules to Be Reused. Modules Found Non-Functional Can be Repaired at an Additional Cost***</b>	
<b><u>Technical Services</u></b>		
1	<b>Rack Upgrades</b> - The services of an Barbizon Technician to startup system and instruct user personnel are included.	
1	<b>Project Management</b> - Barbizon to Coordinate Material Delivery, Installation, and Project Completion	
1.3	<b><u>Dimming Rack Maintenance ONLY</u></b>	
	<b><u>Technical Services</u></b>	
1	<b>Rack Maintenance</b> - The services of an Barbizon Technician to clean and test dimmer racks for functionality - Dimming Rack Tune Up	

# SECTION B





**Bill to:**  
 Reunion Resort Kissimmee  
 7715 Heritage Crossing Way  
 Kissimmee, Florida 34747

**Ship to:**  
 Reunion Resort Kissimmee  
 7715 Heritage Crossing Way  
 Kissimmee, Florida 34747

**Prepared by:** Mike Tomlinson  
**Date:** July 18, 2024  
**Price valid until:** August 11, 2024  
**Contract number:**

## BALLROOMS

### SCOPE

This project includes replacement of existing Electronic Theatre Controls controllers with current versions. The new power control system will utilize a CEM3 controller, and the architectural control system will transition to a P-ACP3 controller. This will allow the use of the existing fader/pushbutton wiring. Both new controllers use ethernet interconnectivity for system communication to provide reliable control. The existing fader/pushbuttons stations and LCD touchscreen controller will be replaced with current versions and provide familiar functions that can be programmed to suit the needs of facility. All new components will have a 2-year warranty.

### SYSTEM A

QTY	DESCRIPTION	PRICE	PRICE EXT
1	ETC CEM3 CEM3 power control procesor	\$0.00	\$0.00
1	ETC RK SR/SR3 Sensor CEM Classic to CEM3 Upgrade Kit	\$0.00	\$0.00
1	ETC ERN4-W-120 ERn4 Wall-mount 100-120V Enclosure	\$0.00	\$0.00
1	ETC ERN-NET ERn2 Ethernet Switch 5 Ports (4 supporting PoE) 5x N4036 Patch Cables included	\$0.00	\$0.00
1	ETC ERN-BM ERn Blank Module	\$0.00	\$0.00
1	ETC P-ACP3 Paradigm Architectural Control Processor	\$0.00	\$0.00
1	ETC P-SPM-E Paradigm Station Power Module	\$0.00	\$0.00
1	ETC P-TS7-E-1 Paradigm 7" Ethernet Touchscreen - Cream	\$0.00	\$0.00
1	ETC 7184A1503 PLCD, PARADIGM SRFC MNT TOUCHSCREEN BBOX	\$0.00	\$0.00
1	ETC UH51007-11 Cream 5-gang faceplate assembly to accept 10 Faders and 7 Buttons	\$0.00	\$0.00
1	ETC UH51007 5-gang, 10-fader, 7-button electronics assembly	\$0.00	\$0.00
1	ETC UH40707-11 Cream 4-gang faceplate assembly to accept 7 Faders and 7 Buttons	\$0.00	\$0.00
1	ETC UH40707 4-gang, 7-fader, 7-button electronics assembly	\$0.00	\$0.00



**Bill to:**

Reunion Resort Kissimmee  
7715 Heritage Crossing Way  
Kissimmee, Florida 34747

**Ship to:**

Reunion Resort Kissimmee  
7715 Heritage Crossing Way  
Kissimmee, Florida 34747

Prepared by: Mike Tomlinson

Date: July 18, 2024

Price valid until: August 11, 2024

Contract number:

QTY DESCRIPTION

PRICE PRICE EXT

1 . . ETC Sensor3 and Paradigm Lighting System Upgrade

\$34,246.67 \$34,246.67



## ACCEPTANCE

### FINANCIAL

PAYMENT SCHEDULE  
To be determined

EQUIPMENT TOTAL	\$34,246.67
SHIPPING TOTAL	\$0.00
<hr/>	
LABOR TOTAL	\$5,700.00
<hr/>	
SUBTOTAL	\$39,946.67
TOTAL SALES TAX	\$2,946.50
PROJECT TOTAL	USD \$42,893.17

### TERMS

This quote is subject to credit approval by Solotech and to availability of equipment at the time of placement of the order.

Save if otherwise indicated, shipping costs and taxes are excluded from the Price. Actual shipping costs can vary greatly based upon shipment weight and service selected. If Client wishes to use its own shipping account, please provide FedEx and / or UPS Account number with billing zip code when placing an order. Where necessary, insurance will be added to protect all interested parties from liability in the event Client's order is lost or damaged in transit. Local delivery is available at an additional fee based on transportation needs or requirements. Client may also pick up its order at Solotech's warehouse if local. Furthermore, if Client has subscribed to a software license, annual fees may be applicable.

Unless otherwise agreed in writing between Solotech and Client, this quote is subject to the attached Terms and Conditions ("T&Cs") and by accepting this quote, the delivery of the equipment or the performance of the services, Client accepts to be bound by the T&Cs exclusively.

The equipment remains the property of Solotech until complete payment of the final invoice.

Due to global manufacturing and supply chain delays, Solotech is experiencing longer lead times on equipment delivery. As a result, Solotech cannot guarantee lead times on equipment delivery and will not be liable for any delays.

Contractor license: Alabama 54722 | Arizona ROC 149159 | California 1077957 and PW-LR-1000798172 | Florida EC13003836 | Louisiana 35367 | Mississippi 21930-SC | Nevada 0071293 C-2 Electrical | Tennessee 44271 | Virginia 2705156899



1717 Diplomacy Row, Orlando, FL, 32809, USA

## ACCEPTANCE

REUNION RESORT KISSIMMEE

---

SIGNED

---

DATE

---

PRINT NAME

---

TITLE

SOLOTECH ORLANDO

---

SIGNED

---

DATE

---

PRINT NAME

---

TITLE

**1. Definitions.**

"**Client**": means the person, firm, partnership, company or other legal entity buying the Equipment or Services from Solotech.

"**Equipment**": means any equipment described in the Quote.

"**Intellectual Property**": means any and all rights, titles, interests, intellectual property and intellectual property rights, whether now enacted, conferred or recognized or that may be enacted, conferred or recognized in the future, under any legislation including any and all trade secrets, patents, patent applications, trade-marks, copyrights, neighboring rights, inventions, processes, discoveries, designs, techniques, drawings, specifications, data, software, confidential information, know-how or other intellectual property right of any kind, whether registered or unregistered, and any application for any of the foregoing.

"**Price**": means the sale price of the Equipment and the fees for the Services, if any, as indicated in the Quote.

"**Quote**": means the written quotation, proposal or confirmation for the Equipment and the Services, if any, to which this Agreement applies.

"**Services**": means any installation or programming services to be rendered by Solotech as described in the Quote.

"**Solotech**": means Solotech Sales & Integration USA Inc. or one of its affiliates indicated in the Quote.

**2. General.** These terms and conditions, together with the Quote, constitute the entire agreement between the Client and Solotech with respect to the sale of the Equipment and the performance of the Services by Solotech to the Client and supersede any prior understanding or agreements, whether oral or written, concerning the subject matter hereof (the "**Agreement**"). The parties agree that any term or condition stated in any Client purchase order or in any other Client's document is void and by accepting the delivery of the Equipment or the Services from Solotech, Client agrees to the terms of, and to be bound by, this Agreement.

**3. Price and Payment.** Client agrees to pay the Price in its entirety. The Client understands and agrees that the Price may be adjusted prior to delivery and final invoicing, based on market price fluctuations or circumstances beyond the control of Solotech (such as, without limitation, foreign exchange fluctuations, currency rates, duties, significant increase in the costs of labor, materials or other costs of manufacture, or inflation). Unless otherwise provided in the Quote, Client shall pay: (i) a first installment equal to 40% of the Price (inclusive of taxes) upon acceptance of the Quote; (ii) a second installment equal to 40% of the Price (inclusive of taxes) prior to shipment of the Equipment to the Client or upon receipt of the Equipment at Solotech's facilities if Solotech stores the Equipment in accordance with Section 5; and (iii) a third installment equal to 20% of the Price (inclusive of taxes) once the Equipment is delivered or the Services are completed, if any. If permitted by applicable law, all payments made to Solotech by credit card shall be assessed a non-refundable surcharge of up to 4% of the Price. Monetary balances unpaid by Client shall bear interest at the rate of 24% annually, until paid in full by Client.

**4. Taxes.** Unless otherwise specified in the Quote, the Price excludes packaging, shipping, and transportation costs, taxes, duties or brokerage fees, or any other related charges. Solotech will invoice the amount of any sales, value added or excise taxes that it is legally required to collect from Client and Solotech will remit this amount to the appropriate governmental authorities. Neither party is responsible for the other party's income taxes and/or net or gross capital taxes.

**5. Delivery and Storage.** The Equipment will be delivered (drop ship) to the shipping address indicated in the Quote in accordance with a delivery schedule to be determined by the Equipment's manufacturer, unless agreed otherwise in writing between Solotech and the Client. The Equipment may be delivered in individual deliveries (drop ship) from each manufacturer directly to the Client. As such, several deliveries by different manufacturers at different times are to be expected. If Client does not want multiple drop shipments for a single project, Solotech can combine all the Equipment into a single delivery, at an additional cost equal to 3% of the Equipment sale price indicated on the Quote. In addition, if Client is unable to receive all or part of the delivery within 30 days from the scheduled delivery date, Client will be charged a monthly storage fee equal to 2% of the Equipment sale price indicated on the Quote during the storage period.

**6. Risk of Loss and Title.** Risk of loss and damage to the Equipment shall pass to the Client upon its delivery. Title to the Equipment shall pass to Client only upon full payment of the Price. In the event of non-payment of the Price according to the payment schedule, Solotech reserves the right, without notice, to retake possession of the Equipment delivered and Client hereby irrevocably grants Solotech access to its premises during normal business hours to retake the Equipment for which Solotech retains title. Until full payment of the Price, Client may in no event pledge, register or in any way charge by way of security, charge, lien, hypothec, privilege, retention of title, security interest or otherwise any of the Equipment, but if the Client does so, all money owing by the Client to Solotech shall forthwith become due and payable without prejudice to any other right or remedy of Solotech. Client understands and agrees that Solotech may, at any time, register and perfect any security, charge, lien, hypothec, privilege, retention of title, or any security interest of whatever nature to allow Solotech to enforce its property rights in the Equipment and Client agrees to execute any and all required documents to give effect to the foregoing.

**7. Client Obligations.** Client shall (i) provide Solotech with free, safe and unhindered access to the delivery point; (ii) unless otherwise agreed, be responsible for loading and unloading the Equipment from the delivery trucks; and (iii) furnish Solotech, at no cost, the utilities and services which are generally required for the performance of Solotech's obligations.

8. **Warranty for new Equipment only and Services**. Provided Client has not removed any serial number on the Equipment and the Equipment is in the same condition as it was at the time of the delivery, Solotech undertakes to repair or replace, in its sole discretion, any damaged or defective Equipment sold as new equipment, for a period of 90 days from the earlier of: (i) the date of delivery of the Equipment to the Client or (ii) the date of receipt of the Equipment at Solotech's facilities, if Solotech stores the Equipment in accordance with Section 5 ("**Solotech Warranty**"). Any shipping fees for the return of damaged or defective new Equipment within the Solotech Warranty shall be paid by Solotech. After the expiry of the Solotech Warranty, only the manufacturer's warranty shall apply to the Equipment. The Solotech Warranty may not be assigned by the Client. Solotech warrants the Services for a period of 90 days from their performance, unless Client has opted for a service plan provided by Solotech, in which case such service plan shall apply. For further certainty, any replacement, corrective or repair work carried by Solotech at the request of Client not under the Solotech Warranty, the manufacturer's warranty or Solotech's service plan shall be separately invoiced to Client.

9. **Warranty for used Equipment only**. Provided Client has not removed any serial number on the Equipment and the Equipment is in the same condition as it was at the time of delivery, Solotech undertakes to repair or replace, in its sole discretion, any Equipment sold as used equipment which is defective within 90 days of its delivery. Any shipping fees for the return of defective used Equipment within the 90-day warranty period shall be paid by Solotech. This warranty may not be assigned by the Client.

10. **Set-Off/Deduction**. Any deduction, compensation or set-off not previously agreed to by Solotech in writing shall be considered as a breach by Client justifying the: (i) suspension of deliveries or of the Services, (ii) collection of any amounts owed; and (iii) exercise of Solotech's rights as provided in Section 6 and by applicable law. Moreover, Solotech shall be entitled to require immediate payment of the full Price, including on future orders.

11. **Insurance**. If Services are performed by Solotech, unless otherwise indicated by Solotech in writing, Client shall maintain during the performance of the Services, at its sole expense, or shall ensure that is maintained, a commercial general liability insurance with general aggregate limit of not less than \$1,000,000. Solotech shall be named as additional insured on such policy. Client must provide the certificates of insurance attesting the above-mentioned coverages within five (5) days before performance of the Services. All above insurance policies shall contain a waiver of subrogation against Solotech. Should Client fail to secure or maintain such insurance, Solotech may secure such insurance at Client's expense.

12. **Limitation of Liability**. The warranties provided at Sections 8 and 9 shall be the sole warranties provided by Solotech. All other implied and statutory warranties and remedies are hereby expressly excluded. In no event shall either party be liable to the other for any indirect, incidental, punitive or consequential damages (including, without limitation, lost business profits, revenue or opportunities) sustained by the other party or any other individual or entity for any matter arising out of the Equipment, the Services or this Agreement. The Client acknowledges and agrees that Solotech shall have no access whatsoever to Client's IT systems or to any personal information of Client, its employees, suppliers or customers and as such, Solotech shall not be liable to the Client for any damage or inconvenience arising from the use of the Equipment or the provision of Services, including, without limitation, for any use, inability to use, interruption or delay of service, recovery of any data, breach of data or system security or any modification to the network or IT systems. Notwithstanding anything to the contrary, Solotech's liability under this Agreement shall in no event exceed the aggregate Price paid to Solotech under this Agreement.

13. **Confidential Information**. Each party may be exposed, or have access, to confidential and proprietary information belonging to or supplied by the other party, including, without limitation, specifications, drawings, analysis, research, processes, computer programs, methods, ideas, know-how, business information (including sales and marketing research, materials, plans, accounting and financial information, personnel records, customer lists, and the like) and any other information relating to the business or affairs of the other party ("**Confidential Information**"). Confidential Information does not include information which (i) has become publicly known through no violation of an obligation of non-disclosure of any person or entity, or (ii) has been approved for disclosure in writing by the disclosing party. Except as otherwise specifically provided herein, each party agrees that it shall not use, transfer, commercialize or disclose the other party's Confidential Information to any person or entity, except to its own employees or subcontractors to the extent that they have a need to know or have access to such Confidential Information in connection with the Equipment, the Services or this Agreement. Each party shall use at least the same degree of care in safeguarding the other party's Confidential Information as it uses in safeguarding its own confidential information. All of Solotech's Confidential Information shall remain the property of Solotech and shall be returned to Solotech immediately upon its request or termination of this Agreement. The provisions of this section shall survive termination or expiry of this Agreement.

14. **Force Majeure**. Neither Solotech nor Client shall be liable to the other for default or delay in performing its obligations under this Agreement (other than for an obligation to pay) caused by any occurrence beyond its control, including natural phenomena such as earthquakes, floods, fires, riots, acts of terrorism, war, freight embargoes, manufacturing or supply delays, strikes, governmental orders, pandemics or epidemics or other cause (collectively, a "**Force Majeure**"). A "Force Majeure" does not include events that were reasonably foreseeable or were caused by the party claiming the Force Majeure. If a party is delayed or prevented from performing due to Force Majeure, such party must inform the other party in writing as soon as practicable, but in all cases within 5 days of the start of the Force Majeure. The notice must detail the nature of the Force Majeure and its expected length. Both parties' rights and obligations shall be suspended for the duration of the Force Majeure and a new delivery schedule shall be agreed upon, in writing, between the parties.

15. **Suspension and Termination.** Save as provided in Section 14, neither party shall have the right to suspend its obligations contained in this Agreement without the prior written consent of the other party. Notwithstanding the foregoing, Solotech shall have the right to suspend or terminate this Agreement in the event Client fails to make any payment when due or to comply with any of its other obligations under this Agreement. Either party may terminate this Agreement immediately if the other party is or becomes insolvent, files for bankruptcy or is under similar protection from courts of law or makes an assignment for the benefit of creditors. In case of termination, Solotech or any of its representatives shall be entitled to recover the unpaid Equipment and invoice the Client for: (i) work performed up to the termination date; (ii) any Equipment ordered for the Client for which Solotech cannot receive a full refund from its distributor or manufacturer; (iii) any unpaid amounts to which Solotech is entitled; (iv) total cost for the return of Equipment to Solotech's or the manufacturer's warehouse (including, without limitation, any costs of repossessing, reconditioning and storing the Equipment, shipping, cancellation or restocking fees and transportation costs); and (v) if applicable, travel expenses incurred by Solotech's personnel. Termination of this Agreement shall not relieve or release a party from any rights or obligations which should by their nature survive to such termination, including payment obligations.

16. **Changes or Cancellation for new Equipment only and Services.** Changes to or cancellations of orders for new Equipment prior to the delivery of Equipment or performance of Services must first be authorized by Solotech, which authorization may be refused in its sole discretion, and if so authorized by Solotech, Client shall bear any and all costs, expenses or damages incurred by Solotech, including, as applicable, the elements set out in Section 15(i) to (v). Solotech also reserves the right to charge any other cancellation fee to the Client. Notwithstanding the foregoing, customized orders cannot be changed and are not cancellable.

17. **Changes or Cancellation for used Equipment only.** Client may change or cancel any order of used Equipment prior to its shipping, without any charge.

18. **Return and Exchange Policy.** After its delivery, the Equipment may not be returned to or replaced by Solotech except as provided in Sections 8 or 9 or if authorized by Solotech, in its sole discretion. If so authorized by Solotech and save as provided in Sections 8 or 9, Client shall bear any and all costs, expenses or damages incurred by Solotech, including without limitation, any costs of repossessing, reconditioning and storing the Equipment, shipping, cancellation or restocking fees and transportation costs. Client retains the risk of loss in the Equipment until receipt by Solotech or the manufacturer, as applicable.

19. **Assignment.** Client shall not delegate any duties nor assign any rights or claims under this Agreement without the written consent of Solotech, which consent Solotech may withhold in its sole discretion. Any assignment or delegation made without Solotech's consent shall be null and void. Solotech may assign or delegate any of its rights or obligations under this Agreement to any of its affiliates.

20. **Intellectual Property.** All documents and information, including drawings, calculations, manuals, plans and other materials prepared by Solotech or the Equipment manufacturer, and all concepts, products or processes developed by Solotech or the Equipment manufacturer, shall be and remain the property of Solotech or the Equipment manufacturer, as applicable. Each party shall remain the owner of its respective Intellectual Property and no provision contained herein is to be interpreted as a transfer of such Intellectual Property to the other party. Client undertakes not to use in any way Solotech's name, logo, picture, brands or trademarks without Solotech's prior written consent.

21. **Notices.** Any notice required or given pursuant to this Agreement shall be sent by email, with a copy by certified mail, or delivered by recognized delivery service at the following address: 1717 Diplomacy Row, Orlando, Florida, 32809, United States with a copy sent by email to legal@solotech.com. Any notice to Client shall be directed to the address of Client shown on the Quote.

22. **Waiver.** Failure by either party hereto to enforce any provisions of this Agreement or any rights hereunder shall in no way be considered a waiver of such provisions, rights, or in any way affect the party's right to later enforce or exercise the same or other provisions or rights it may have under this Agreement or at law.

23. **Amendments.** No modification, amendment, or waiver of any provision of this Agreement will be effective unless in writing and signed by the parties.

24. **Dispute Resolution.** Any and all disputes and claims between Solotech and Client related in any way to the Services, the Equipment or this Agreement shall first attempted to be resolved by the management representatives of Solotech and of the Client. If a dispute or claim cannot be resolved by the management representatives of Solotech or Client, only then such dispute or claim shall be submitted to the courts of Orange County, Florida. **THE PARTIES HEREBY WAIVE THEIR RIGHT TO TRIAL BY JURY FOR ALL CLAIMS BETWEEN THEMSELVES ARISING OUT OF OR RELATING TO THIS AGREEMENT OR OTHER TRANSACTIONS RELATED TO THE SERVICES CONTEMPLATED HEREUNDER.**

25. **Governing Law.** This Agreement and the acceptance of it shall, as provided herein, constitute a contract governed by the laws of Florida.

26. **Independent Contractors.** The parties are independent contractors, and neither shall be nor shall represent itself to be the agent, joint venturer, partner or employee of the other or to be related to the other. No representation shall be made, nor act done by either party which could establish any apparent relationship of agency, joint venture, partnership or employment with the other party, and neither party shall be bound in any manner whatsoever by any agreement, guarantee or representation made by the other party to any person or by any action of the other party.

27. **Client Material.** Subject to Solotech complying with Client's instructions, if any, Solotech may display during or after the sale or completion of the Services (on its website or in other marketing communications) approved photos, videos, name of the Client's project and/or description of Equipment used in the Client's project for Solotech's sole marketing and communication purposes.

Solo-USA\_S&I-T&C\_EN US (Last update: June 2024)



# SECTION C



**ELECTRICAL PROPOSAL**

PROPOSAL # DATE

SP25107 2/27/2025

600 N. Thacker Ave. Suite A  
 KISSIMMEE, FL 34741  
 (407) 572-2100/(407)932-1135fax EC0001017

**TO:** GMS  
 219 E. Livingston St  
 Orlando, FL, 32801

Attn: Alan  
 Phone: 407-398-2890  
 Email: [Asheerer@gmscfl.com](mailto:Asheerer@gmscfl.com)  
 Ref: Rewire Lighting  
 Site: 7715 Heritage Crossing Way

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

- Remove existing lights in 4 ballrooms from existing lighting control system.
- Use existing low volt switch locations to install new switches.
- All lights to be controlled by switches in each ballroom.
- Rewire lighting as needed in drop ceiling.
- Provide scissor lifts.
- Provide floor protection.
- No kitchen lighting included in this proposal.
- Reception area included in this proposal.

**Notes:**

- 1) Permit fees are not included in bid.
- 2) Not responsible for existing code violations.
- 3) Based on doing work Monday thru Friday during normal business hours.
- 4) Not responsible for drywall / paint damage. Care will be taken to avoid such a situation.
- 5) The proposal is to be signed and returned before work begins.
- 6) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:  
**Fifty-eight thousand five hundred and ninety-six dollars.** dollars \$ **\$58,596.00**

Payment to be made as follows:  
 Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance charge of 1 1/2 % per month (18% per annum) will be charged on all invoices not paid within 30days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance. Owner or agent agrees to liability for costs of collection, including attorney's fees. This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

Authorized Signature \_\_\_\_\_

Charlie Westerblade  
 Terry's Electric, Inc  
**Terry's reserves the right to withdraw this proposal at any time for any reason.**  
 Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

**Acceptance of Proposal --** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_  
 (customer)

Date of Acceptance: \_\_\_\_\_

Print \_\_\_\_\_

# SECTION 9

# SECTION D

# SECTION I

## Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Curley/Scheerer	<b>In Process</b>	<p>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. Contractor on site December 2024. Infrastructure gates and equipment installed.</p> <p>Wiring completed March 2025. Meter application and installation pending as of 04.03.2025.</p>
	Pavement Management & Traffic Calming	Curley	<b>In Process</b>	<p>Debrief on project presented 01.09.2025. Punchlist items in process.</p>

5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	<b>In Process</b>	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel	Trucco	<b>In Process</b>	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis is pending.

10/12/23	KORR petition to consider property conveyance from RE to KORR		<b>On Hold</b>	Developer funding agreement in place, request under review.
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	<b>In Process</b>	Developer funding agreement approved. Offer reviewed 09.12.2024 and BOS delegated further communication to the Chair. New offer approved 11.14.2024. Agreement pending finalization as of 01.09.2025. Alternative access approved by BOS 03.13.2025



12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	<b>In Process</b>	
3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	<b>In Process</b>	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.
3/13/25	Mailbox Parking Modification	Curley	<b>In Process</b>	Reunion Village Boulevard and Poplin Street Intersection. Determine if Parking Improvements are feasible.

3/13/25	Reunion East Rentals - Heritage Crossings Community Center	Adams	<b>In Process</b>	District Manager met with Reunion Resort rental
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<b>Reunion West Action Items</b>				
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<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
1/13/22	Monitor Residential/ Industrial/Comme rcial Development Nearby Reunion			<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Parcel <u>Numbers:</u> <a href="#">282527000000600000</a> <u>51.02 acres</u> <a href="#">332527000000500000</a> <u>52.55 acres</u> <a href="#">3325273160000A0090</a> <u>19.04 acres</u>

12/9/21	Monitor Sinclair Road Extension Project			<a href="http://www.Osceola.org/go/sinclairroad">www.Osceola.org/go/sinclairroad</a>
	Monitor Old Lake Wilson Road Improvement Project			<p>South Old Lake Wilson Road improvement (CR 532 intersection to Assembly Ct) expedited due to I-4 planned improvements. Impact to CDD property being evaluated. North Old Lake Wilson Road improvements to be facilitated by FDOT.</p>

8/10/23	Traffic Enforcement Agreement with OCSO (RE and RW)	Trucco	<b>In Process</b>	Acknowledgement Regarding Traffic Control Jurisdiction of Osceola County Sheriff's Office Approved by BOS 12.12.2024. 01.06.2025 Acknowledgement sent to OSCO. Response received.
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12/14/23	Playground Project in RWCDD Encore Neighborhood	Scheerer	<b>In Process</b>	<p>Proposal approved 11.14.2024. Legal agreement pending as of 12.06.2024. Easement agreement approved in substantial form November 2024. Board reviewed revised easement December 2024 and advised of needed changes.</p> <p><b>Legal Agreement Pending Association signature 01.27.2025.</b></p> <p>Association's legal and other comments provided to District Counsel and her feedback is under consideration at Association Meeting 04.09.2025.</p>
1/9/25	Feasibility of Additional Parking on White Marsh Way	Scheerer/Curley	<b>On Hold</b>	Preliminary site plan and budget prepared by District Engineer.

1/9/25	Identify S-Curves for center striping and bring back recommended locations to the Board	Curley	<b>In Process</b>	Excitement Dr. & Grand Traverse Parkway.
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the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. The World Health Organization (WHO) has developed a number of instruments to measure the quality of life of people with schizophrenia (2). The WHO Quality of Life Scale (WHOQOL) is a self-rated measure of quality of life that has been used in a number of studies (3). The WHOQOL is a 26-item scale that measures quality of life in a number of domains, including physical health, psychological health, social relationships, and environment (4).

The purpose of this study was to investigate the relationship between the WHOQOL and the clinical characteristics of people with schizophrenia.

## Method

### Subjects

The study was conducted in a psychiatric hospital in London. The subjects were 100 people with a diagnosis of schizophrenia.

The subjects were recruited from the hospital's outpatient clinic. The subjects were recruited from the hospital's inpatient ward.

The subjects were recruited from the hospital's day hospital. The subjects were recruited from the hospital's residential care home.

### Measures

#### WHOQOL

The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3). The WHOQOL is a 26-item scale that measures quality of life in a number of domains, including physical health, psychological health, social relationships, and environment (4).

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#### Statistical analysis

The data were analysed using SPSS 11.5 for Windows. The data were analysed using SPSS 11.5 for Windows.

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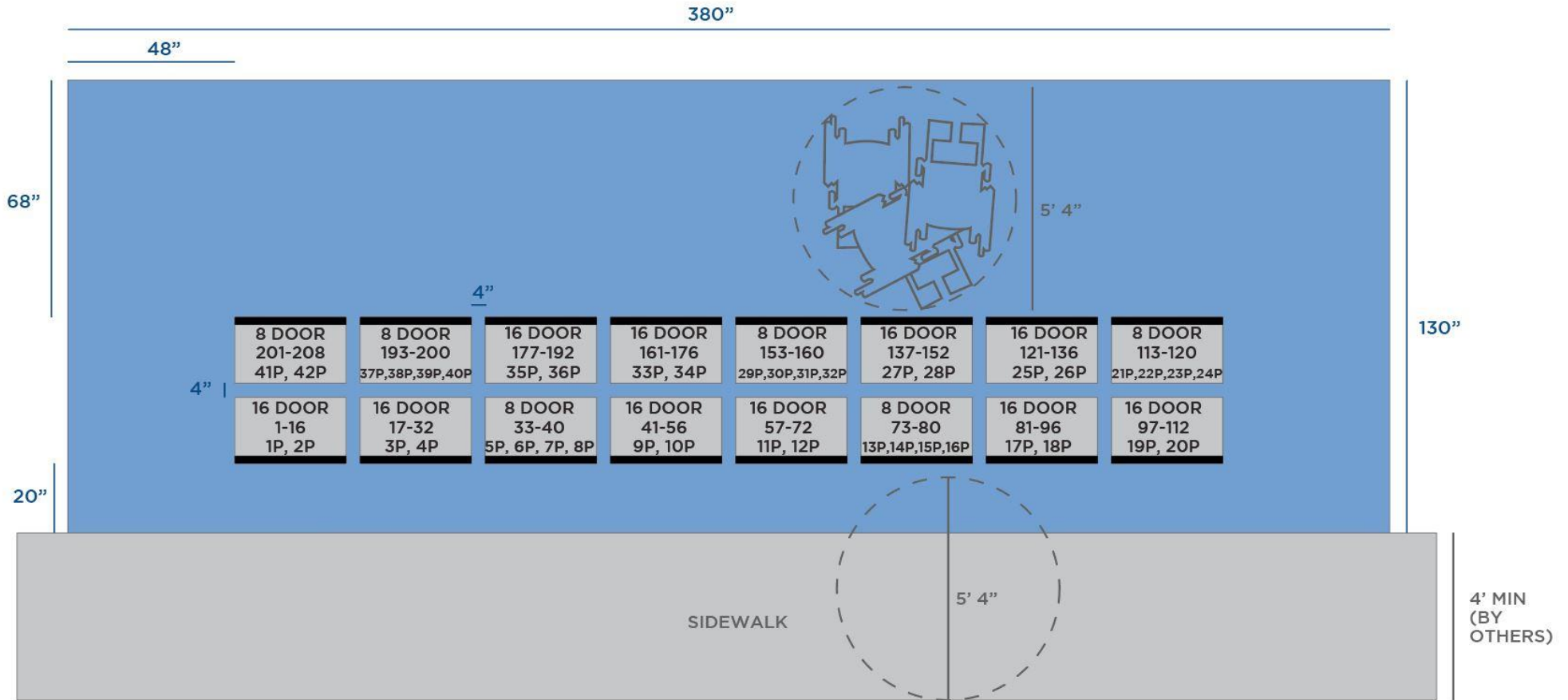
On Apr 3, 2025, at 12:13 PM, Kristen Trucco <[ltrucco@lathamluna.com](mailto:ltrucco@lathamluna.com)> wrote:

Team, highlighted below is the reply I received from the developer on the kiosks in Reunion Village. We are also reaching out to the HOA to coordinate a license agt. for its apparent use. I was planning to verbally provide this update to the Board but certainly happy to paste it into a Word document and include it in the Agenda if you prefer a hard copy of the update - please just let me know .

*Mailboxes were installed in June of 2022. A few years ago USPS went to cluster mailbox CBUs for all subdivisions (vs. delivery to individual homes). Our vendor that installed the boxes coordinated with USPS to approve the location of the CBU cluster and they were installed as approved following USPS guidelines. Before any modifications can be made, coordination with the local USPS office would be required ([2600 Michigan Ave, Kissimmee FL 34744](#)). There is not a formal agreement that I'm aware of. The way this has worked in the past, is that we coordinate with USPS, install the required # of boxes, provide our addressing to USPS for the full subdivision and they prepare a box assignment chart and hold keys to all of the boxes. Each homeowner is directed to contact the post office for box assignment and to pick-up a key.*

*I just looked back at my notes and back in 2023, there was some additional coordination about key distribution for the boxes and it was my understanding that the HOA took over key distribution for the project. Mailboxes were installed in June of 2022. I can reach out to HOA and see if I can help with the key transfer. I can update on that as I get something going.*





MEASUREMENTS FOR PAD CALCULATED USING RADIUS TURN REQUIREMENTS AS DEFINED BY USPS CLUSTER BOX DEVELOPERS GUIDE (APPENDIX D G1-2-0 E-E3), ACCESSIBLE ROUTE DEFINED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (APPENDIX A TO PART 1191 - SECTION 4.3).

wo.306118 v.10.11.21

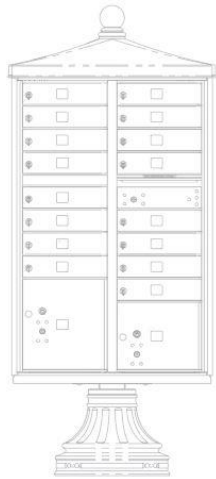
EHOAcquisitions II Borrower, LLC - Reunion Village - Phase 4A, 4B & 5

CBU Pad



D. UNER  
C. NORCROSS

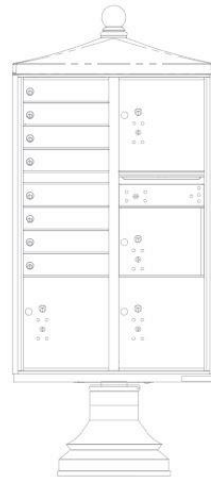
This document is the property of OnSight Industries, LLC. The information and technology embodied herein shall not be reproduced or copied in whole or in part without previous authorization in writing from OnSight Industries, LLC. 900 Central Park Drive, Sanford, FL 32771 P.407.830.8861 F.407.830.5569 on sightindustries.com



16 DOOR VITAL VOGUE - 1570-16V2

QTY: 10

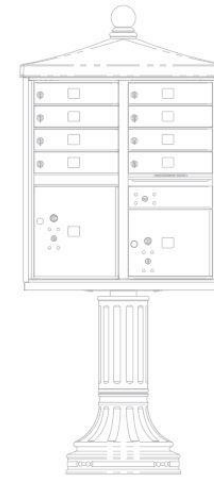
TRADITIONAL STYLE DECORATIVE TOP/BASE  
2 PARCEL LOCKER/1 MAIL SLOT  
SEQUENTIALLY NUMBERED



8 DOOR VITAL VOGUE - 1570-8T6V2

QTY: 5

TRADITIONAL STYLE DECORATIVE TOP/BASE  
4 PARCEL LOCKER/1 MAIL SLOT  
SEQUENTIALLY NUMBERED



8 DOOR VITAL VOGUE - 1570-8V2

QTY:

TRADITIONAL STYLE DECORATIVE TOP/BASE  
2 PARCEL LOCKER/1 MAIL SLOT  
SEQUENTIALLY NUMBERED



Black

wo.306118 v.10.11.21

EHOV Acquisitions II Borrower, LLC - Reunion Village - Phase 4A, 4B & 5

CBU



D. UNER  
C. NORCROSS

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Information we have received:

*“Mailboxes were installed in June of 2022. A few years ago USPS went to cluster mailbox CBUs for all subdivisions (vs. delivery to individual homes). Our vendor that installed the boxes coordinated with USPS to approve the location of the CBU cluster and they were installed as approved following USPS guidelines. Before any modifications can be made, coordination with the local USPS office would be required (2600 Michigan Ave, Kissimmee FL 34744).”*  
*“The way this has worked in the past, is that we coordinate with USPS, install the required # of boxes, provide our addressing to USPS for the full subdivision and they prepare a box assignment chart and hold keys to all of the boxes. Each homeowner is directed to contact the post office for box assignment and to pick-up a key. I just looked back at my notes and back in 2023, there was some additional coordination about key distribution for the boxes and it was my understanding that the HOA took over key distribution for the project.”*

# SECTION II

# Reunion East

## Community Development District

### Summary of Invoices

March 01, 2025 - March 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/5/25	6394-6403	\$ 60,244.54
	3/13/25	6404-6415	118,334.03
	3/20/25	6416-6424	104,085.35
	3/27/25	6425-6429	17,452.85
			\$ 300,116.77
R&M Fund			
	3/3/25	283	\$ 807,433.26
	3/27/25	284-286	\$ 217,653.47
			\$ 1,025,086.73
Payroll			
	<u>March 2025</u>		
	Diane Davis	50810	\$ 184.70
	John Dryburgh	50811	184.70
	June Wispelwey	50812	184.70
	Mark Greenstein	50813	184.70
	Trudy Hobbs	50814	184.70
			\$ 923.50
<b>TOTAL</b>			<b>\$ 1,326,127.00</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/25	00095	2/24/25	S124551	202502	320-53800-57400		BARRIER ARMS/RPLC LOOPS	*	1,578.33		
		2/24/25	S124551	202502	300-13100-10100		BARRIER ARMS/RPLC LOOPS	*	1,190.67		
ACCESS CONTROL SYSTEMS LLC										2,769.00	006394
3/05/25	00051	3/04/25	49-BID-7	202502	320-53800-46200		CP SPA-REINSPECT-02/26/25	*	28.50		
		3/04/25	49-BID-7	202502	300-13100-10100		CP SPA-REINSPECT-02/26/25	*	21.50		
		3/04/25	49-BID-7	202502	320-53800-46200		HS SPA-REINSPECT-02/26/25	*	28.50		
		3/04/25	49-BID-7	202502	300-13100-10100		HS SPA-REINSPECT-02/26/25	*	21.50		
OSCEOLA COUNTY HEALTH DEPARTMENT										100.00	006395
3/05/25	00163	3/03/25	2074	202503	320-53800-47500		PRS.WSH/TREAT-SPINE ROAD	*	1,824.00		
		3/03/25	2074	202503	300-13100-10100		PRS.WSH/TREAT-SPINE ROAD	*	1,376.00		
		3/03/25	2074	202503	320-53800-47500		PRS.WSH-GRANDE TRAVERSE	*	1,824.00		
		3/03/25	2074	202503	300-13100-10100		PRS.WSH-GRANDE TRAVERSE	*	1,376.00		
		3/03/25	2074	202503	320-53800-47500		PRS.WSH-I4 BRDGE/TRAD-SIN	*	3,819.00		
		3/03/25	2074	202503	300-13100-10100		PRS.WSH-I4 BRDGE/TRAD-SIN	*	2,881.00		
PRESSURE WASH THIS										13,100.00	006396
3/05/25	00192	3/01/25	1701	202503	320-53800-43300		POOL AMENITIES MAR25	*	1,730.52		
		3/01/25	1701	202503	300-13100-10100		POOL AMENITIES MAR25	*	1,305.48		
		3/01/25	1701	202503	320-53800-43300		POOL ATTENDANT MAR25	*	4,320.60		
		3/01/25	1701	202503	300-13100-10100		POOL ATTENDANT MAR25	*	3,259.40		
		3/01/25	1701	202503	330-53800-43300		HCCC JANITORIAL SVC MAR25	*	494.19		
		3/01/25	1701	202503	300-13100-10100		HCCC JANITORIAL SVC MAR25	*	372.81		
PG SERVICE GROUP LLC										11,483.00	006397
3/05/25	00054	3/01/25	2025MAR	202503	320-53800-34500		SECURITY SERVICES MAR25	*	6,650.00		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/25 2025MAR	202503 300-13100-10100	SECURITY SERVICES MAR25	*	5,016.66	
				REUNION RESORT & CLUB MASTER ASSOC.			11,666.66 006398
3/05/25	00175	3/01/25 101946	202503 320-53800-46200	POOL MAINTENANCE MAR25	*	4,845.00	
		3/01/25 101946	202503 300-13100-10100	POOL MAINTENANCE MAR25	*	3,655.00	
				ROBERTS POOL SERVICE AND REPAIR INC			8,500.00 006399
3/05/25	99999	3/05/25 VOID	202503 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 006400
3/05/25	99999	3/05/25 VOID	202503 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 006401
3/05/25	00060	2/17/25 314239	202502 320-53800-46200	SE-INSP/RPLC GAUGE/TORO	*	553.10	
		2/17/25 314239	202502 300-13100-10100	SE-INSP/RPLC GAUGE/TORO	*	417.25	
		2/17/25 314584	202502 320-53800-46200	SE-INST.SPA CLCK/RESET	*	217.08	
		2/17/25 314584	202502 300-13100-10100	SE-INST.SPA CLCK/RESET	*	163.77	
		2/18/25 314616	202502 320-53800-46200	SE-RPLC 2 RETURN GRATES	*	149.57	
		2/18/25 314616	202502 300-13100-10100	SE-RPLC 2 RETURN GRATES	*	112.83	
		2/18/25 314640	202502 320-53800-46200	CP-TS/DEGREASE/RESTRT HTR	*	182.39	
		2/18/25 314640	202502 300-13100-10100	CP-TS/DEGREASE/RESTRT HTR	*	137.59	
		2/18/25 314641	202502 320-53800-46200	HC B-INSTALL SPA CLOCK	*	196.37	
		2/18/25 314641	202502 300-13100-10100	HC B-INSTALL SPA CLOCK	*	148.13	
		2/18/25 314645	202502 320-53800-46200	SE-TS HEATER/RESET SWITCH	*	176.70	
		2/18/25 314645	202502 300-13100-10100	SE-TS HEATER/RESET SWITCH	*	133.30	
		2/19/25 314660	202502 320-53800-46200	CP-INST.VAC.BRKR/ANCHOR	*	316.04	
		2/19/25 314660	202502 300-13100-10100	CP-INST.VAC.BRKR/ANCHOR	*	238.41	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/25		314679	202502	320-53800-46200						*	525.54		
				SE-TREAT BIOFILM/INST.LFT									
2/24/25		314679	202502	300-13100-10100						*	396.46		
				SE-TREAT BIOFILM/INST.LFT									
2/24/25		314786	202502	320-53800-46200						*	705.80		
				SE-290GAL BLEACH/45GAL SA									
2/24/25		314786	202502	300-13100-10100						*	532.45		
				SE-290GAL BLEACH/45GAL SA									
2/24/25		314787	202502	320-53800-46200						*	535.80		
				HC A-280GAL/30GAL S.ACID									
2/24/25		314787	202502	300-13100-10100						*	404.20		
				HC A-280GAL/30GAL S.ACID									
2/24/25		314788	202502	320-53800-46200						*	496.36		
				HC B-260GAL BLEACH/DEGREAS									
2/24/25		314788	202502	300-13100-10100						*	374.44		
				HC B-260GAL BLEACH/DEGREAS									
2/24/25		314789	202502	320-53800-46200						*	662.63		
				CP-330GAL BLCH/45GAL ACID									
2/24/25		314789	202502	300-13100-10100						*	499.87		
				CP-330GAL BLCH/45GAL ACID									
2/24/25		314790	202502	320-53800-46200						*	458.85		
				HS-180GAL BLCH/45GAL ACID									
2/24/25		314790	202502	300-13100-10100						*	346.15		
				HS-180GAL BLCH/45GAL ACID									
2/24/25		314843	202502	320-53800-46200						*	187.99		
				TER-REINST.MOTOR STARTER									
2/24/25		314843	202502	300-13100-10100						*	141.81		
				TER-REINST.MOTOR STARTER									
SPIES POOL LLC											9,410.88	006402	
3/05/25	00142	2/25/25	IV001733	202501	320-53800-47700					*	1,333.80		
					STBL-INST.TEMP.COMPRESSOR								
		2/25/25	IV001733	202501	300-13100-10100					*	1,006.20		
					STBL-INST.TEMP.COMPRESSOR								
		2/27/25	IV001735	202502	320-53800-47800					*	498.75		
					STBL-COMPRESSR/SOLDER AIR								
		2/27/25	IV001735	202502	300-13100-10100					*	376.25		
					STBL-COMPRESSR/SOLDER AIR								
UNITED FIRE PROTECTION, INC.											3,215.00	006403	
3/13/25	00074	2/28/25	226406	202502	320-53800-47000					*	754.11		
					AQUATIC 12 STRMWTR FEB25								
		2/28/25	226406	202502	300-13100-10100					*	568.89		
					AQUATIC 12 STRMWTR FEB25								
APPLIED AQUATIC MANAGEMENT, INC.											1,323.00	006404	

REUE REUNION EAST TVISCARRA

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3/13/25	00129	3/07/25	5760	202502	320	53800	47700			*	219.45			
			TER-RPR	LOCKSET/ADJ	DOORS									
		3/07/25	5760	202502	300	13100	10100			*	165.55			
			TER-RPR	LOCKSET/ADJ	DOORS									
		3/09/25	5766	202502	320	53800	47700			*	1,302.45			
			SE-RPLC	FLSHVLV/TOILT	SNK									
		3/09/25	5766	202502	300	13100	10100			*	982.55			
			SE-RPLC	FLSHVLV/TOILT	SNK									
		3/09/25	5767	202502	320	53800	46200			*	1,060.20			
			RPR POOL	PAVERS/POOL	DECK									
		3/09/25	5767	202502	300	13100	10100			*	799.80			
			RPR POOL	PAVERS/POOL	DECK									
		3/09/25	5768	202503	320	53800	46200			*	498.75			
			HC-RPLC	POOL B	FURNITURE									
		3/09/25	5768	202503	300	13100	10100			*	376.25			
			HC-RPLC	POOL B	FURNITURE									
		3/09/25	5769	202503	320	53800	46200			*	219.45			
			HC-RPLC	TOILET	SEAT/SINK									
		3/09/25	5769	202503	300	13100	10100			*	165.55			
			HC-RPLC	TOILET	SEAT/SINK									
				BERRY CONSTRUCTION INC.									5,790.00	006405
3/13/25	00134	3/07/25	4314	202502	310	51300	31100			*	1,615.00			
			MTG/TOHO	EASEMENT/RD	PRMT									
				BOYD CIVIL ENGINEERING INC									1,615.00	006406
3/13/25	00113	3/07/25	27142	202410	310	51300	45000			*	75.81			
			FY25 ADD 2	ADA	POOL	LIFTS								
		3/07/25	27142	202410	300	13100	10100			*	57.19			
			FY25 ADD 2	ADA	POOL	LIFTS								
				EGIS INSURANCE ADVISORS, LLC.									133.00	006407
3/13/25	00049	3/01/25	645	202503	310	51300	34000			*	4,414.50			
			MANAGEMENT FESS	MAR25										
		3/01/25	645	202503	310	51300	35200			*	105.00			
			WEBSITE ADMIN	MAR25										
		3/01/25	645	202503	310	51300	35100			*	157.50			
			INFORMATION TECH	MAR25										
		3/01/25	645	202503	310	51300	31300			*	875.00			
			DISSEMINATION FEE	MAR25										
		3/01/25	645	202503	310	51300	51000			*	.78			
			OFFICE SUPPLIES											
		3/01/25	645	202503	310	51300	42000			*	103.22			
			POSTAGE											
		3/01/25	645	202503	310	51300	42500			*	.75			
			COPIES											

REUE REUNION EAST TVISCARRA



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3/01/25	646	3/01/25	646	202503 320-53800-12000	FIELD MANAGEMENT MAR25	*	3,838.58		
3/01/25	646A	3/01/25	646A	202501 310-51300-51000	OFFICE DEPOT-W2/1099 ENVL	*	11.38		
3/01/25	646A	3/01/25	646A	202501 310-51300-42000	USPS-MAIL 941 FORMS	*	1.85		
GOVERNMENTAL MANAGEMENT SERVICES								9,508.56	006408
3/13/25	00180	3/10/25	17294	202503 320-53800-46200	MOTOR/PUMP/SPLICE KIT/CAP	*	4,021.92		
		3/10/25	17294	202503 300-13100-10100	MOTOR/PUMP/SPLICE KIT/CAP	*	3,034.08		
LAKE FOUNTAINS & AERATION, INC.								7,056.00	006409
3/13/25	00002	2/27/25	11245574	202502 310-51300-48000	NOT.OF WRKSH 03/13&06/12	*	283.18		
ORLANDO SENTINEL COMMUNICATION								283.18	006410
3/13/25	00163	3/12/25	2076	202503 330-53800-47500	PRS.WSH/TREAT-HC CLUBHOUS	*	627.00		
		3/12/25	2076	202503 300-13100-10100	PRS.WSH/TREAT-HC CLUBHOUS	*	473.00		
		3/12/25	2076	202503 320-53800-47500	PRS.WSH/TREAT-CP COMMONS	*	912.00		
		3/12/25	2076	202503 300-13100-10100	PRS.WSH/TREAT-CP COMMONS	*	688.00		
PRESSURE WASH THIS								2,700.00	006411
3/13/25	00103	3/11/25	03112025	202503 300-20700-10000	FY25 DEBT SRVC SER2015A	*	60,324.83		
REUNION EAST CDD C/O USBANK								60,324.83	006412
3/13/25	00103	3/11/25	03112025	202503 300-20700-10800	FY25 DEBT SRVC SER2021	*	26,638.16		
REUNION EAST CDD C/O USBANK								26,638.16	006413
3/13/25	00060	2/27/25	314879	202502 320-53800-46200	HS-INSP.HEATR/DEGREASE	*	188.07		
		2/27/25	314879	202502 300-13100-10100	HS-INSP.HEATR/DEGREASE	*	141.88		
		2/28/25	314904	202502 320-53800-46200	HS-RPLC 33 FILTER/BCKFLSH	*	685.34		
		2/28/25	314904	202502 300-13100-10100	HS-RPLC 33 FILTER/BCKFLSH	*	517.01		
SPIES POOL LLC								1,532.30	006414
REUE REUNION EAST TVISCARRA									

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3/13/25	00030	3/05/25	872560	202502	320-53800-46500			RPR SCRUB VLVE/ADAPT/SFIX	*	815.10		
		3/05/25	872560	202502	300-13100-10100			RPR SCRUB VLVE/ADAPT/SFIX	*	614.90		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC											1,430.00	006415
3/20/25	00095	3/11/25	251189	202503	320-53800-57400			CLN WIRE CONNECT/RESET	*	139.65		
		3/11/25	251189	202503	300-13100-10100			CLN WIRE CONNECT/RESET	*	105.35		
ACCESS CONTROL SYSTEMS LLC											245.00	006416
3/20/25	00129	3/15/25	5774	202503	320-53800-46200			HC B-RPLC CEILING LIGHT	*	276.45		
		3/15/25	5774	202503	300-13100-10100			HC B-RPLC CEILING LIGHT	*	208.55		
		3/15/25	5775	202503	320-53800-47700			SE-RPLC BRKN GATE HINGES	*	247.95		
		3/15/25	5775	202503	300-13100-10100			SE-RPLC BRKN GATE HINGES	*	187.05		
BERRY CONSTRUCTION INC.											920.00	006417
3/20/25	00079	3/13/25	10814515	202503	330-53800-47900			MTHLY PEST CONTROL MAR25	*	48.34		
		3/13/25	10814515	202503	300-13100-10100			MTHLY PEST CONTROL MAR25	*	36.46		
HOMETEAM PEST DEFENSE											84.80	006418
3/20/25	99999	3/20/25	VOID	202503	000-00000-00000			VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	006419
3/20/25	00092	2/28/25	2536	202412	320-53800-48200			CORSERVA-GUEST NTRK CONF	*	134.66		
		2/28/25	2536	202412	300-13100-10100			CORSERVA-GUEST NTRK CONF	*	101.59		
		2/28/25	2564	202502	320-53800-41000			POOL CIRCUITS&MODEM FEB25	*	381.46		
		2/28/25	2564	202502	300-13100-10100			POOL CIRCUITS&MODEM FEB25	*	287.76		
		2/28/25	2565	202502	320-53800-41000			CENTURYLNK-CP GATE/ACCESS	*	123.07		
		2/28/25	2565	202502	300-13100-10100			CENTURYLNK-CP GATE/ACCESS	*	92.84		
		3/01/25	2562	202502	320-53800-41000			CP PHONE LINE 2365 FEB25	*	44.81		

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3/01/25		2562		202502	300	13100	10100			*	33.80		
			CP PHONE LINE 2365 FEB25										
3/01/25		2562		202502	330	53800	41000			*	44.81		
			HC PHONE LINE 4574 FEB25										
3/01/25		2562		202502	300	13100	10100			*	33.80		
			HC PHONE LINE 4574 FEB25										
3/01/25		2562		202502	320	53800	41000			*	44.81		
			HS PHONE LINE 9325 FEB25										
3/01/25		2562		202502	300	13100	10100			*	33.80		
			HS PHONE LINE 9325 FEB25										
3/01/25		2562		202502	320	53800	41000			*	44.81		
			HS PHONE LINE 9385 FEB25										
3/01/25		2562		202502	300	13100	10100			*	33.80		
			HS PHONE LINE 9385 FEB25										
3/01/25		2562		202502	330	53800	41000			*	44.81		
			HC IRRG LINE 9758 FEB25										
3/01/25		2562		202502	300	13100	10100			*	33.80		
			HC IRRG LINE 9758 FEB25										
3/01/25		2562		202502	330	53800	41000			*	44.81		
			HC IRRG LINE 9867 FEB25										
3/01/25		2562		202502	300	13100	10100			*	33.80		
			HC IRRG LINE 9867 FEB25										
3/01/25		2562		202502	330	53800	41000			*	44.81		
			HC FIRE LINE 3534 FEB25										
3/01/25		2562		202502	300	13100	10100			*	33.80		
			HC FIRE LINE 3534 FEB25										
3/01/25		2562		202502	330	53800	41000			*	44.81		
			HC FIRE LINE 9525 FEB25										
3/01/25		2562		202502	300	13100	10100			*	33.80		
			HC FIRE LINE 9525 FEB25										
3/01/25		2567		202502	320	53800	43000			*	5.59		
			DUKEENERGY#9100 8323 9862										
3/14/25		2568		202502	320	53800	43000			*	659.75		
			DUKEENERGY#9100 8324 0443										
KINGWOOD ORLANDO REUNION RESORT LLC											2,415.60	006420	
3/20/25	00119	3/11/25	138043	202502	310	51300	31500			*	3,410.18		
			TOHO ANALYSIS/GRDHS/PAINT										
		3/11/25	138044	202502	310	51300	31500			*	275.50		
			OLD LAKE WILSON PROJ/ENG										
		3/11/25	138045	202502	310	51300	31500			*	592.00		
			PHONE CONF ROWSTAR/ACCESS										
		3/11/25	138046	202502	310	51300	31500			*	4,845.00		
			DRAFT QUIET TITLE COMPLNT										
LATHAM LUNA EDEN & BEAUDINE LLP											9,122.68	006421	
REUE REUNION EAST TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/25	00060	3/18/25	22135	202503	320-53800-46200			14 CHEMICAL CONTOLLER MS	*	798.00		
		3/18/25	22135	202503	300-13100-10100			14 CHEMICAL CONTOLLER MS	*	602.00		
SPIES POOL LLC											1,400.00	006422
3/20/25	99999	3/20/25	VOID	202503	000-00000-00000			VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	006423
3/20/25	00030	3/01/25	867015	202503	320-53800-47300			LANDSCAPE MAINT MAR25	*	29,023.29		
		3/01/25	867015	202503	300-13100-10100			LANDSCAPE MAINT MAR25	*	21,894.76		
		3/01/25	867015	202503	320-53800-47300			LANDSCAPE MNT PH1-5 MAR25	*	7,235.94		
		3/01/25	867015	202503	300-13100-10100			LANDSCAPE MNT PH1-5 MAR25	*	5,458.69		
		3/01/25	867015	202503	320-53800-47300			STABLE/POND/REC CTR MAR25	*	1,456.92		
		3/01/25	867015	202503	300-13100-10100			STABLE/POND/REC CTR MAR25	*	1,099.08		
		3/01/25	867015	202503	320-53800-47300			BEDDING PLANTS MAR25	*	7,825.46		
		3/01/25	867015	202503	300-13100-10100			BEDDING PLANTS MAR25	*	5,903.41		
		3/01/25	867015	202503	320-53800-47300			BEDDING PLANT PH1-3 MAR25	*	739.75		
		3/01/25	867015	202503	300-13100-10100			BEDDING PLANT PH1-3 MAR25	*	558.05		
		3/01/25	867015	202503	320-53800-47300			PALM TRIMMING MAR25	*	5,497.60		
		3/01/25	867015	202503	300-13100-10100			PALM TRIMMING MAR25	*	4,147.32		
		3/01/25	867015	202503	320-53800-47300			W/O REMAINING PHASE MAR25	*	1,939.71-		
		3/01/25	867015	202503	300-13100-10100			W/O REMAINING PHASE MAR25	*	1,463.29-		
		3/12/25	876454	202503	320-53800-47400			PLNT RMV/CLEANUP 03/07/25	*	1,402.20		
		3/12/25	876454	202503	300-13100-10100			PLNT RMV/CLEANUP 03/07/25	*	1,057.80		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC											89,897.27	006424
3/27/25	00129	3/22/25	5780	202503	320-53800-53000			RPLC 2SECT.CONCRET-GRNFLD	*	855.00		

REUE REUNION EAST TVISCARRA

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3/22/25		5780		202503 300-13100-10100		*	645.00		
				RPLC 2SECT.CONCRET-GRNFLD					
3/22/25		5781		202501 320-53800-53200		*	1,516.20		
				RPR RESIDENT ENTR.SGN/PNT					
3/22/25		5781		202501 300-13100-10100		*	1,143.80		
				RPR RESIDENT ENTR.SGN/PNT					
3/22/25		5782		202503 320-53800-46200		*	242.25		
				SE-FURN/INST.5TOILET SEAT					
3/22/25		5782		202503 300-13100-10100		*	182.75		
				SE-FURN/INST.5TOILET SEAT					
3/22/25		5783		202503 320-53800-46200		*	133.95		
				HC-RPLC POOL FURNIT/UMBRL					
3/22/25		5783		202503 300-13100-10100		*	101.05		
				HC-RPLC POOL FURNIT/UMBRL					
3/22/25		5784		202503 320-53800-46200		*	105.45		
				SE-CHECK FURNIT/RPLC UMBR					
3/22/25		5784		202503 300-13100-10100		*	79.55		
				SE-CHECK FURNIT/RPLC UMBR					
3/22/25		5785		202503 320-53800-53000		*	1,387.95		
				RPLC SDWLK/INST.BOLLARDS					
3/22/25		5785		202503 300-13100-10100		*	1,047.05		
				RPLC SDWLK/INST.BOLLARDS					
3/22/25		5786		202503 320-53800-53000		*	997.50		
				RPLC 40 CONCRETE GRINDS					
3/22/25		5786		202503 300-13100-10100		*	752.50		
				RPLC 40 CONCRETE GRINDS					
3/23/25		5790		202502 320-53800-57400		*	656.93		
				RPLC SLIDING GLASS DOOR					
3/23/25		5790		202502 300-13100-10100		*	495.57		
				RPLC SLIDING GLASS DOOR					
BERRY CONSTRUCTION INC.								10,342.50	006426
3/27/25	00119	2/17/25	136857	202501 310-51300-31500		*	125.00		
				FDOT NOT/14 EXPD PROJ/AGD					
LATHAM LUNA EDEN & BEAUDINE LLP								125.00	006427
3/27/25	00060	3/03/25	314978	202503 320-53800-46200		*	383.04		
				HC B-DYE TEST/INST.TVALVE					
		3/03/25	314978	202503 300-13100-10100		*	288.96		
				HC B-DYE TEST/INST.TVALVE					
		3/03/25	314980	202503 320-53800-46200		*	190.67		
				TER-RPLC TORO VALVE-POOL					
		3/03/25	314980	202503 300-13100-10100		*	143.83		
				TER-RPLC TORO VALVE-POOL					
		3/03/25	315025	202503 320-53800-46200		*	152.48		
				CP-RPLC PUMP O-RING-SPA					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
3/03/25		315025	202503 300-13100-10100		*	115.02		
		CP-RPLC	PUMP O-RING-SPA					
3/06/25		315129	202503 320-53800-46200		*	176.70		
		SE-INSP	HEATR/BCKWSH FLTR					
3/06/25		315129	202503 300-13100-10100		*	133.30		
		SE-INSP	HEATR/BCKWSH FLTR					
3/10/25		315214	202503 320-53800-46200		*	542.58		
		HC B-RPLC	HOUSE/HI-SWITCH					
3/10/25		315214	202503 300-13100-10100		*	409.32		
		HC B-RPLC	HOUSE/HI-SWITCH					
3/14/25		315394	202503 320-53800-46200		*	534.35		
		SE-330GAL	BLEACH/DELIVERY					
3/14/25		315394	202503 300-13100-10100		*	403.10		
		SE-330GAL	BLEACH/DELIVERY					
							SPIES POOL LLC	3,473.35 006428
3/27/25	00070	3/24/25 79045	202503 320-53800-47200		*	2,001.84		
		RMV/RPLC	1-30 AMP LIGHT					
		3/24/25 79045	202503 300-13100-10100		*	1,510.16		
		RMV/RPLC	1-30 AMP LIGHT					
							TERRY'S ELECTRIC INC	3,512.00 006429
TOTAL FOR BANK A						300,116.77		
TOTAL FOR REGISTER						300,116.77		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/03/25	00043	12/12/24	APP#1 202411 320-53800-60000	REPAINT/TRAF.MNT/SPD TBLE	*	16,859.75	
		12/12/24	APP#1 202411 300-13100-10100	REPAINT/TRAF.MNT/SPD TBLE	*	12,718.75	
		12/20/24	APP#2 202412 320-53800-60000	REPAINT/SPDTABLE/TRAF.MNT	*	443,377.21	
		12/20/24	APP#2 202412 300-13100-10100	REPAINT/SPDTABLE/TRAF.MNT	*	334,477.55	
							M&M ASPHALT MAINTENANCE INC 807,433.26 000283
3/27/25	00015	2/19/25	J123700 202502 320-53800-66000	INSTALL 2 GATE SYSTM/RFID	*	70,710.04	
		2/19/25	J123700 202502 300-13100-10100	INSTALL 2 GATE SYSTM/RFID	*	53,342.67	
							ACCESS CONTROL SYSTEMS LLC 124,052.71 000284
3/27/25	00033	10/09/24	7823447 202412 320-53800-60000	6 TREADMILLS/6 BASE/ABDUC	*	40,629.46	
		10/09/24	7823447 202412 300-13100-10100	6 TREADMILLS/6 BASE/ABDUC	*	30,650.30	
							LUMOS HOLDINGS US ACQUISITION CO. 71,279.76 000285
3/27/25	00006	2/11/25	314964 202502 320-53800-64000	SE-RENO INST.CHAIRLIFT	*	12,722.97	
		2/11/25	314964 202502 300-13100-10100	SE-RENO INST.CHAIRLIFT	*	9,598.03	
							SPIES POOL, LLC 22,321.00 000286
						TOTAL FOR BANK C	1,025,086.73
						TOTAL FOR REGISTER	1,025,086.73

# SECTION III



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

***Unaudited Financial Reporting***  
***February 28, 2025***



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**Reunion East**  
**Community Development District**  
**Balance Sheet**  
**February 28, 2025**

	<i>General Fund</i>	<i>Replacement &amp; Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist	\$ 374,522	\$ 824,549	\$ -	\$ -	\$ 1,199,072
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	100,451	-	100,451
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	192,525	-	192,525
Construction	-	-	-	11	11
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	2,750,246	-	2,750,246
Prepayment	-	-	39	-	39
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	1,132,453	-	1,132,453
Construction	-	-	-	642,627	642,627
Investment - Custody	513,250	-	-	-	513,250
SBA - Operating	971,339	-	-	-	971,339
SBA - Reserve	-	3,613,612	-	-	3,613,612
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	392,829	500,189	-	-	893,018
Prepaid Expenses	745	-	-	-	745
<b>Total Assets</b>	<b>\$ 2,252,685</b>	<b>\$ 4,938,350</b>	<b>\$ 5,471,877</b>	<b>\$ 642,638</b>	<b>\$ 13,305,550</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 41,830	\$ 1,025,087	\$ -	\$ -	\$ 1,066,917
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Reunion West	98,670	187,276	-	-	285,946
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
<b>Total Liabilities</b>	<b>\$ 146,823</b>	<b>\$ 1,212,363</b>	<b>\$ 17,466,787</b>	<b>\$ -</b>	<b>\$ 18,825,973</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (9,117,246)	\$ -	\$ (9,117,246)
Assigned For Debt Service 2005	-	-	(8,056,557)	-	(8,056,557)
Assigned For Debt Service 2015A	-	-	2,930,286	-	2,930,286
Assigned For Debt Service 2021	-	-	2,248,608	-	2,248,608
Assigned For Capital Projects 2005	-	-	-	11	11
Assigned For Capital Projects 2021	-	-	-	642,627	642,627
Unassigned	2,105,862	3,725,987	-	-	5,831,849
<b>Total Fund Balances</b>	<b>\$ 2,105,862</b>	<b>\$ 3,725,987</b>	<b>\$ (11,994,909.81)</b>	<b>\$ 642,638</b>	<b>\$ (5,520,422)</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 2,252,685</b>	<b>\$ 4,938,350</b>	<b>\$ 5,471,877</b>	<b>\$ 642,638</b>	<b>\$ 13,305,550</b>

# Reunion East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 2,008,852	\$ 1,618,736	\$ 1,618,736	\$ -
Interest	24,000	10,000	29,090	19,090
Miscellaneous Revenues	-	-	847	847
Rental Income	6,000	2,500	5,120	2,620
<b>Total Revenues</b>	<b>\$ 2,038,852</b>	<b>\$ 1,631,236</b>	<b>\$ 1,653,793</b>	<b>\$ 22,557</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,800	\$ 1,200
FICA Expense	918	383	291	92
Engineering Fees	30,000	12,500	10,617	1,883
Attorney	75,000	31,250	42,557	(11,307)
Arbitrage	1,350	-	-	-
Dissemination Agent	10,500	4,375	4,375	-
Annual Audit	4,600	-	-	-
Trustee Fees	8,620	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,974	22,073	22,073	-
Information Technology	1,890	788	788	-
Website Maintenance	1,260	525	525	-
Telephone	150	63	-	63
Postage	1,500	625	526	99
Printing & Binding	500	208	175	34
Insurance	18,350	18,350	17,841	509
Legal Advertising	5,000	2,083	2,029	54
Other Current Charges	600	250	70	180
Office Supplies	250	104	15	89
Property Appraiser Fee	1,000	696	696	-
Property Taxes	400	400	218	182
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 234,912</b>	<b>\$ 107,722</b>	<b>\$ 114,644</b>	<b>\$ (6,922)</b>

# Reunion East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><i>Maintenance - Shared Expenses</i></b>				
Field Maintenance	\$ 46,063	\$ 19,193	\$ 19,193	\$ 0
Property Insurance	69,608	69,608	63,643	5,965
Telephone	8,550	3,563	7,568	(4,006)
Electric	376,200	156,750	135,278	21,472
Water & Sewer	41,262	17,193	14,009	3,183
Gas	48,450	20,188	23,097	(2,910)
Landscape - Contract	665,400	277,250	297,000	(19,750)
Landscape - Contingency	28,500	11,875	11,461	414
Pond Maintenance	14,250	5,938	4,831	1,107
Irrigation Repairs & Maintenance	19,950	8,313	3,456	4,857
Pool & Fountain Maintenance	205,428	85,595	89,839	(4,244)
Building Repairs & Maintenance	17,100	7,125	12,508	(5,383)
Contract Cleaning	59,622	24,843	30,259	(5,416)
Fitness Center Repairs & Maintenance	7,923	3,301	1,841	1,460
Gate & Gatehouse Maintenance	42,750	17,813	26,734	(8,922)
Lighting	8,550	3,563	5,788	(2,226)
Maintenance (Inspections)	1,995	831	1,411	(580)
Operating Supplies	1,425	594	-	594
Parking Violation Tags	285	119	-	119
Pest Control	-	-	-	-
Pressure Washing	28,500	11,875	12,740	(865)
Repairs & Maintenance	17,100	7,125	6,967	158
Roadways/Sidewalks/Bridge	22,800	9,500	4,808	4,692
Security	121,905	50,794	39,734	11,060
Signage	8,550	3,563	5,872	(2,310)
Hurricane Expenses	-	-	3,524	(3,524)
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,862,166</b>	<b>\$ 816,507</b>	<b>\$ 821,560</b>	<b>\$ (5,053)</b>
<b><i>Heritage Crossing Community Center</i></b>				
Telephone	\$ 3,819	\$ 1,591	\$ 224	\$ 1,367
Electric	22,800	9,500	3,401	6,099
Water & Sewer	1,140	475	615	(140)
Gas	513	214	111	103
Trash Services	22,800	9,500	-	9,500
Building Repairs & Maintenance	-	-	1,094	(1,094)
Contract Cleaning	22,800	9,500	3,410	6,090
Landscape - Contract	20,417	8,507	-	8,507
Maintenance (Inspections)	641	267	1,009	(742)
Operating Supplies	1,368	570	-	570
Pest Control	684	285	401	(116)
Repairs & Maintenance	3,420	1,425	-	1,425
<b>Total HC Community Center Shared</b>	<b>\$ 100,403</b>	<b>\$ 41,835</b>	<b>\$ 10,265</b>	<b>\$ 31,569</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
<b>Total Reserves</b>	<b>\$ 920,554</b>	<b>\$ 920,554</b>	<b>\$ 920,554</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 3,118,035</b>	<b>\$ 1,886,617</b>	<b>\$ 1,867,023</b>	<b>\$ 19,594</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (1,079,183)</b>		<b>\$ (213,230)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,079,183</b>		<b>\$ 2,319,092</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 2,105,862</b>	

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 213,351	\$ 1,265,269	\$ 78,627	\$ 61,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,618,736
Interest	6,652	5,861	5,729	5,636	5,211	-	-	-	-	-	-	-	29,090
Miscellaneous Revenues	847	-	-	-	-	-	-	-	-	-	-	-	847
Rental Income	560	2,280	570	1,710	-	-	-	-	-	-	-	-	5,120
<b>Total Revenues</b>	<b>\$ 8,059</b>	<b>\$ 221,491</b>	<b>\$ 1,271,568</b>	<b>\$ 85,973</b>	<b>\$ 66,701</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,653,793</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ 1,000	\$ 800	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Expense	-	61	77	61	92	-	-	-	-	-	-	-	291
Engineering Fees	665	3,271	1,256	3,810	1,615	-	-	-	-	-	-	-	10,617
Attorney	12,519	10,627	3,918	6,371	9,123	-	-	-	-	-	-	-	42,557
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	875	875	875	875	-	-	-	-	-	-	-	4,375
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,415	4,415	4,415	4,415	4,415	-	-	-	-	-	-	-	22,073
Information Technology	158	158	158	158	158	-	-	-	-	-	-	-	788
Website Maintenance	105	105	105	105	105	-	-	-	-	-	-	-	525
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	67	52	143	40	226	-	-	-	-	-	-	-	526
Printing & Binding	-	-	169	1	5	-	-	-	-	-	-	-	175
Insurance	17,841	-	-	-	-	-	-	-	-	-	-	-	17,841
Legal Advertising	-	-	956	790	283	-	-	-	-	-	-	-	2,029
Other Current Charges	-	-	-	35	35	-	-	-	-	-	-	-	70
Office Supplies	1	1	1	12	1	-	-	-	-	-	-	-	15
Property Appraiser Fee	-	-	-	696	-	-	-	-	-	-	-	-	696
Property Taxes	-	218	-	-	-	-	-	-	-	-	-	-	218
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 44,694</b>	<b>\$ 20,582</b>	<b>\$ 13,071</b>	<b>\$ 18,166</b>	<b>\$ 18,131</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,644</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><i>Maintenance - Shared Expenses</i></b>													
Field Maintenance	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,193
Property Insurance	63,643	-	-	-	-	-	-	-	-	-	-	-	63,643
Telephone	1,834	1,270	1,719	1,405	1,339	-	-	-	-	-	-	-	7,568
Electric	28,749	29,543	27,134	30,685	19,167	-	-	-	-	-	-	-	135,278
Water & Sewer	2,024	2,260	2,802	3,624	3,299	-	-	-	-	-	-	-	14,009
Gas	1,020	1,159	4,159	6,625	10,135	-	-	-	-	-	-	-	23,097
Landscape - Contract	44,402	98,510	65,283	44,402	44,402	-	-	-	-	-	-	-	297,000
Landscape - Contingency	559	10,050	852	-	-	-	-	-	-	-	-	-	11,461
Pond Maintenance	966	966	966	966	966	-	-	-	-	-	-	-	4,831
Irrigation Repairs & Maintenance	639	568	-	876	1,373	-	-	-	-	-	-	-	3,456
Pool & Fountain Maintenance	24,524	16,221	14,468	16,062	18,564	-	-	-	-	-	-	-	89,839
Building Repairs & Maintenance	3,704	3,172	456	1,724	3,451	-	-	-	-	-	-	-	12,508
Contract Cleaning	6,051	6,051	6,054	6,051	6,051	-	-	-	-	-	-	-	30,259
Fitness Center Repairs & Maintenance	898	-	898	45	-	-	-	-	-	-	-	-	1,841
Gate & Gatehouse Maintenance	3,370	2,812	12,052	5,018	3,482	-	-	-	-	-	-	-	26,734
Lighting	-	2,337	2,636	815	-	-	-	-	-	-	-	-	5,788
Maintenance (Inspections)	228	684	-	-	499	-	-	-	-	-	-	-	1,411
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	2,907	6,612	3,221	-	-	-	-	-	-	-	12,740
Repairs & Maintenance	1,573	-	3,058	2,336	-	-	-	-	-	-	-	-	6,967
Roadways/Sidewalks/Bridge	641	-	4,167	-	-	-	-	-	-	-	-	-	4,808
Security	7,947	7,947	7,947	7,947	7,947	-	-	-	-	-	-	-	39,734
Signage	2,933	219	105	2,615	-	-	-	-	-	-	-	-	5,872
Hurricane Expenses	3,128	396	-	-	-	-	-	-	-	-	-	-	3,524
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 202,671</b>	<b>\$ 188,004</b>	<b>\$ 161,503</b>	<b>\$ 141,646</b>	<b>\$ 127,735</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 821,560</b>
<b><i>Heritage Crossing Community Center</i></b>													
Telephone	\$ -	\$ -	\$ -	\$ -	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Electric	-	1,542	1,007	853	-	-	-	-	-	-	-	-	3,401
Water & Sewer	-	145	145	168	157	-	-	-	-	-	-	-	615
Gas	-	32	26	26	26	-	-	-	-	-	-	-	111
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	362	-	732	-	-	-	-	-	-	-	-	1,094
Contract Cleaning	494	494	1,433	494	494	-	-	-	-	-	-	-	3,410
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	781	-	-	-	-	-	-	-	-	-	-	1,009
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	128	-	-	-	-	-	-	-	401
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total HC Community Center Shared</b>	<b>\$ 771</b>	<b>\$ 3,484</b>	<b>\$ 2,660</b>	<b>\$ 2,322</b>	<b>\$ 1,029</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,265</b>
<b><i>Reserves</i></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 920,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,554
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 920,554</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 920,554</b>
<b>Total Expenditures</b>	<b>\$ 248,136</b>	<b>\$ 212,070</b>	<b>\$ 1,097,787</b>	<b>\$ 162,134</b>	<b>\$ 146,896</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,867,023</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (240,077)</b>	<b>\$ 9,422</b>	<b>\$ 173,781</b>	<b>\$ (76,161)</b>	<b>\$ (80,194)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (213,230)</b>

# Reunion East

## Community Development District Replacement & Maintenance Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Transfer In	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
Interest	150,000	62,500	66,124	3,624
<b>Total Revenues</b>	<b>\$ 1,070,554</b>	<b>\$ 983,054</b>	<b>\$ 986,678</b>	<b>\$ 3,624</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 250	\$ 204	\$ 46
Capital Outlay	1,424,850	593,688	851,302	(257,614)
<b>Total Expenditures</b>	<b>\$ 1,425,450</b>	<b>\$ 593,938</b>	<b>\$ 851,506</b>	<b>\$ (257,568)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (354,896)</b>		<b>\$ 135,173</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 3,584,823</b>		<b>\$ 3,590,815</b>	
<b>Fund Balance - Ending</b>	<b>\$ 3,229,927</b>		<b>\$ 3,725,987</b>	



# Reunion East

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

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/28/25		Thru 02/28/25		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$	1,984	\$ 1,984
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,984</b>	<b>\$ 1,984</b>
<b>Expenditures:</b>							
<b>Series 2002A-2</b>							
Debt Service Obligation	\$	-	\$	-	\$	-	\$ -
Other Debt Service Costs		-		7,652		7,652	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>7,652</b>	<b>\$</b>	<b>7,652</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>(5,667)</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>(9,111,579)</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>(9,117,246)</b>	

# Reunion East

## Community Development District

### Debt Service Fund - Series 2005

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/28/25		Thru 02/28/25		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$	3,724	\$ 3,724
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>3,724</b>	<b>\$ 3,724</b>
<b>Expenditures:</b>							
<b>Series 2005</b>							
Debt Service Obligation	\$	-	\$	-	\$	-	\$ -
Other Debt Service Costs		-		-	7,543		(7,543)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>7,543</b>	<b>\$ (7,543)</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>(3,818)</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>(8,052,739)</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>(8,056,557)</b>	

# Reunion East

## Community Development District

### Debt Service Fund - Series 2015A

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

#### For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/25	Thru 02/28/25	
<b>Revenues:</b>				
Special Assessments	\$ 2,568,595	\$ 2,065,682	\$ 2,065,682	\$ -
Interest	60,000	25,000	28,281	3,281
<b>Total Revenues</b>	<b>\$ 2,628,595</b>	<b>\$ 2,090,682</b>	<b>\$ 2,093,962</b>	<b>\$ 3,281</b>
<b>Expenditures:</b>				
<b>Series 2015A</b>				
Interest - 11/01	\$ 465,500	\$ 465,500	\$ 465,500	\$ -
Principal - 05/01	1,685,000	-	-	-
Interest - 05/01	465,500	-	-	-
<b>Total Expenditures</b>	<b>\$ 2,616,000</b>	<b>\$ 465,500</b>	<b>\$ 465,500</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 12,595</b>		<b>\$ 1,628,462</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,098,285</b>		<b>\$ 1,301,823</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,110,880</b>		<b>\$ 2,930,286</b>	

# Reunion East

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,116,155	\$ 912,161	\$ 912,161	\$ -
Interest	60,000	25,000	30,392	5,392
<b>Total Revenues</b>	<b>\$ 1,176,155</b>	<b>\$ 937,161</b>	<b>\$ 942,552</b>	<b>\$ 5,392</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 11/01	\$ 331,821	\$ 331,821	\$ 331,821	\$ -
Principal - 05/01	455,000	-	-	-
Interest - 05/01	331,821	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,118,643</b>	<b>\$ 331,821</b>	<b>\$ 331,821</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 57,513</b>		<b>\$ 610,731</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 508,034</b>		<b>\$ 1,637,877</b>	
<b>Fund Balance - Ending</b>	<b>\$ 565,547</b>		<b>\$ 2,248,608</b>	

# Reunion East

## Community Development District Capital Projects Fund - Series 2005

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/25	Thru 02/28/25	
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 11</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11</b>	

# Reunion East

## Community Development District

### Capital Projects Fund - Series 2021

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

#### For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/25	Thru 02/28/25	
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 11,564	\$ 11,564
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,564</b>	<b>\$ 11,564</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 11,564</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 631,063</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 642,627</b>	

**Reunion East**  
**Community Development District**  
**Long Term Debt Report**

**SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS**

INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$175,000	
RESERVE FUND BALANCE	\$175,000	
BONDS OUTSTANDING - 09/30/20		\$24,585,000
LESS: SPECIAL CALL 11/1/20		(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		(\$1,375,000)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
LESS: SPECIAL CALL 11/1/22		(\$10,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$1,575,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$1,600,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$18,570,000</b>

**SERIES 2021, SPECIAL ASSESSMENT BONDS**

INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$445,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$19,050,000</b>

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross Assessments	\$ 2,137,071.30	\$ 2,727,133.88	\$ 1,204,244.00	\$ 6,068,449.18
Net Assessments	\$ 2,008,847.02	\$ 2,563,505.85	\$ 1,131,989.36	\$ 5,704,342.23

**ON ROLL ASSESSMENTS**

35.22%                      44.94%                      19.84%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
11/18/24	ACH	\$38,802.91	\$739.27	\$1,839.40	\$0.00	\$36,224.24	\$12,756.77	\$16,279.01	\$7,188.46	\$36,224.24
11/22/24	ACH	\$605,450.43	\$11,624.65	\$24,217.62	\$0.00	\$569,608.16	\$200,593.80	\$255,979.36	\$113,035.01	\$569,608.17
12/10/24	ACH	\$2,278.73	\$45.31	\$13.65	\$0.00	\$2,219.77	\$781.72	\$997.55	\$440.50	\$2,219.77
12/11/24	ACH	\$3,549,200.64	\$68,144.66	\$141,967.66	\$0.00	\$3,339,088.32	\$1,175,896.77	\$1,500,571.33	\$662,620.21	\$3,339,088.31
12/20/24	ACH	\$265,919.24	\$5,133.90	\$9,223.83	\$0.00	\$251,561.51	\$88,590.16	\$113,050.62	\$49,920.73	\$251,561.51
01/09/25	ACH	\$17,401.39	\$338.16	\$495.06	\$0.00	\$16,568.17	\$5,834.66	\$7,445.66	\$3,287.84	\$16,568.16
01/09/25	ACH	\$213,343.81	\$4,138.84	\$6,400.29	\$0.00	\$202,804.68	\$71,419.90	\$91,139.51	\$40,245.26	\$202,804.67
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$3,896.78	\$3,896.78	\$1,372.29	\$1,751.20	\$773.29	\$3,896.78
02/10/25	ACH	\$1,700.11	\$33.35	\$32.65	\$0.00	\$1,634.11	\$575.47	\$734.36	\$324.28	\$1,634.11
02/10/25	ACH	\$180,375.18	\$3,530.05	\$3,872.34	\$0.00	\$172,972.79	\$60,914.28	\$77,733.20	\$34,325.32	\$172,972.80
03/11/25	ACH	\$8,454.51	\$0.00	\$169.10	\$0.00	\$8,285.41	\$2,917.80	\$3,723.43	\$1,644.19	\$8,285.42
03/11/25	ACH	\$129,909.67	\$2,570.41	\$1,389.18	\$0.00	\$125,950.08	\$44,354.71	\$56,601.40	\$24,993.97	\$125,950.08
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 5,012,836.62</b>	<b>\$ 96,298.60</b>	<b>\$ 189,620.78</b>	<b>\$ 3,896.78</b>	<b>\$ 4,730,814.02</b>	<b>\$ 1,666,008.33</b>	<b>\$ 2,126,006.63</b>	<b>\$ 938,799.06</b>	<b>\$ 4,730,814.02</b>

<b>82.93%</b>	<b>Net Percent Collected</b>
<b>\$ 973,528.21</b>	<b>Balance Remaining to Collect</b>



# SECTION IV

### Reunion East and West R&M

Deferred Project List	Estimated Cost	Date
Seven Eagles Fountain #2 Refurbishment/Redesign	\$ 20,000.00	Defer
Seven Eagles Fitness Center Equipment + Flooring	\$ 79,280.00	Completed
Milling, Resurfacing, Traffic Calming, Striping, Stop Bars	\$ 1,238,925.10	In process - punchlist
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
<b>FY2025 Project List</b>		
Heritage Crossing Community Center, Lighting System	\$ 45,000.00	Proposals 04.10.2025
Seven Eagles Pool and Spa Lifts	\$ 30,000.00	Completed
Signage Replacement, Radar Speed	\$ 67,531.00	In process
Encore RW Playground	\$ 140,000.00	In process
Terrace Pool Renovation/Resurfacing	\$ 75,000.00	Tentative April 14
Pool Furniture	\$ 15,000.00	Completed
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
	<b>\$ 2,199,736.10</b>	