

*Reunion East Community
Development District*

Agenda

August 14, 2025

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 7, 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, August 14, 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 July 10, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-10 Resetting Public Hearing to Amend and Restate the Parking Rules
6. Consideration of Fausnight Proposal for Centerline Striping on Excitement Drive
7. District Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals and Objectives
 - B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Review and Acceptance of Annual Engineer's Report
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Approval of Fiscal Year 2026 Meeting Schedule
 - E. Security Report
9. Other Business

10. Supervisor's Requests

A. Acceptance of Resignation of John Dryburgh, Seat #4

11. Next Meeting Date: September 11, 2025 - Joint Meeting at 9:30am

12. 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, **July 10, 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
Trudy Hobbs
John Dryburgh
June Wispelwey
Diane Davis

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
James Curley
Alan Scheerer
Garrett Huegel
Pete Whitman
Victor Vargas
Residents

District Manager
District Counsel
District Engineer
Field Manager
Yellowstone Landscape
Yellowstone Landscape
Reunion Security

The following is a summary of the discussions and actions taken at the July 10, 2025 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:04 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. Pete Whitman, Branch Manager for Yellowstone Landscape, appreciated what the Board did at the last meeting, by extending their contract for another five years, as this was the longest contract they had. They would keep fighting every day to ensure that this community was the best. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the June 12,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 10, 2025 meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package. Non-substantive corrections were received from Ms. Wispelwey and Mr. Greenstein, which would be incorporated.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Minutes of the June 12, 2025 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Review of Current Parking Rules and
Parking Maps**

Ms. Adams reported that this item had been discussed for several months and ultimately after several months of discussion, the Board scheduled a Parking Rule hearing for the August meeting and this was an interim discussion to review proposed changes. The key change was to change the parking strategy for Excitement Drive, as shown on a diagram that the District Engineer prepared for the Board's review. The other change was to include new language in the rules regarding restricting parking around speed humps, which was included in the agenda package. The language stated that speed humps were installed, there was no parking within 20 feet of any speed hump in either direction and no vehicle, trailer or object shall obstruct or impede visibility or access to speed humps. Mr. Greenstein asked if the 20 feet conformed with what they actually did, as far as the hashmarks. Ms. Adams requested clarification from Mr. Curley before this was finalized. Mr. Curley assumed that it was 30 feet, but would verify it. Ms. Davis asked if they would include this on the parking maps and if there would be signage. Ms. Adams indicated that Mr. Curley had

all the parking maps, which would identify all speed hump locations. Signage would be ordered and installed after the rules were approved by the Board.

Ms. Wispelwey asked if all speed humps needed No Parking signs, because some roads that did not have No Parking signs like Reunion Boulevard. Ms. Hobbs recalled that no one parked on Reunion Boulevard. Mr. Dryburgh reported that Amazon drivers put on their flashers and leave their truck on main roads like Reunion Boulevard, rather than pulling onto side streets, to deliver their packages. Ms. Adams indicated that the proposed verbiage restricted parking on both sides of all speed humps. Therefore, if Reunion Security finds a vehicle parked, they could cite them and provide progressive enforcement. Ms. Trucco asked if this was a proposed amendment to the rule. Ms. Adams confirmed that the Board was interested in restricting parking on both sides of the speed hump and proposed verbiage would be incorporated into the rules. Ms. Trucco had a modification, stating that the traffic engineering guidelines were in accordance with applicable regulations and laws. The Board would also review the final phases of Reunion Village, where parking would be sequestered to one side of the roadway, but the maps were not yet ready for Board review. Ms. Adams pointed out that today, the Board was reviewing the language and the map of Excitement Drive. Mr. Dryburgh believed that deliveries, could happen independent of a speed hump. Ms. Davis indicated even if there were no parking signs, people would stop for five minutes. Mr. Greenstein noted that the major arteries did not have signs, which they should acknowledge and deal with from a security standpoint. Ms. Wispelwey pointed out that it happened more on the West side more than the East side. Mr. Greenstein wanted it to be clear that the Board understood the situation and were fine with it.

Ms. Davis recalled when going on drive throughs with Mr. Scheerer and Mr. Curley, there was discussion about how close people could park close to an intersection. On Euston Drive and Excitement Drive, two cars were parked and people approaching the intersection had to go in the wrong lane to pass. In addition, it was a tight curb. Ms. Hobbs recalled that according to the State Law, there must be one car length from the stop sign, without obstruction from the other side. Mr. Curley would confirm this. Ms. Adams presented the existing Parking Rules, which were included in the agenda package. It included language that parking was accordance with State Law and the county ordinance, but specific State Laws had frequently violated issues, including the number of feet from a stop sign that parking was not permitted, which was 30 feet. Mr. Greenstein questioned whether they should be marking roadways, especially intersections. Ms. Hobbs noted that the

junction between Fairview Circle and Lakeside Loop, someone was always parking right up to the stop sign. Mr. Dryburgh pointed out in every city he lived in, yellow paint was used to tell people not to park in a certain location and if someone had a hard time with it, they could complain to the Board, but safety always comes first. Ms. Hobbs asked if the painting of a curb yellow had to be included in their documentation. Ms. Adams explained that they painting was not part of the Rules but was implementation of the Parking Rules. However, the key area of concern, were the parking conditions on Excitement Drive. Ms. Hobbs felt that it did not need to be included and they could go back and look at where the yellow curbs should be at a later time.

Ms. Adams presented maps and diagrams for the Board to consider, which were included in the agenda package. Ms. Davis met in the field with Mr. Curley and Mr. Scheerer to review the conditions on Excitement Drive and provide some suggested improvements. Mr. Curley reported that Excitement Drive was unique, as it was a main artery with homes, that included a gate at the end of it. Ms. Wispelwey was more concerned about the curb on Gathering Drive, where there were houses, as she could not vote, in good conscience, for No Parking on both sides, without solving the issue on Excitement Drive, from Sparkling Court to the pool. Mr. Scheerer did not disagree, as it was a heavily congested area of traffic. Mr. Greenstein pointed out that the houses affected by this proposal, were ones that had garages. In addition, the people that occupy the four houses on the right-hand side, were the ones parking on the street. Ms. Davis recalled that rentals block off those spaces, which was not the CDD's issue. *There was Board consensus for Mr. Curley to prepare a map prohibiting parking on Sparkling Court to Gathering Loop.*

Regarding the parking conditions on Excitement Drive, Ms. Wispelwey agreed with the section where the speed hump was, but not with the rest of it, as they were causing aggravation for no reason. It was a bogged down system, as it was a main artery all through Reunion East. Ms. Hobbs questioned why Ms. Davis proposed No Parking on both sides of the road in the front and back and not for all of Excitement Drive, if it was a main artery. Ms. Davis explained that it was main artery that went through a neighborhood where there were houses on both sides. Therefore, it could only have parking on one side. Mr. Greenstein clarified that Ms. Davis was proposing leaving from Liberty Bluff, approaching the big curve, having No Parking on either side until Gathering Drive, which made sense for public safety and continuity. Ms. Wispelwey agreed, as it was a problem. Ms. Davis appreciated that, as her concern was with safety. The residents received four parking spaces, which they could extend. This was a benefit, but it should not be to the

detriment of the community. Mr. Dryburgh felt that extending the No Parking from Gathering Drive, past the curbs, made sense, so it was contiguous. Ms. Davis further suggested having outlets in multiple places, like Euston Drive. *There was Board consensus to include this on Map 1.* Ms. Davis stated on Map 2, for Patriots Landing, she proposed No Parking from the gate all the way down, in front of homes. Mr. Dryburgh asked if there would be single-sided parking. Ms. Davis indicated that there was one-sided parking from Euston Drive to the gate, but there needed to be No Parking on the other side. Ms. Hobbs recalled that there was parking from the gate to Corolla Court. Mr. Scheerer confirmed that there was parallel parking on The Terraces side from Euston Drive to the gate. Most people park at the lift station at The Terraces and cut through the bushes.

Ms. Adams reported that following the proposed revisions, a copy of the current Parking Rules, were included in the agenda package for reference. It would make sense to provide them to the public and inform them that the Board was considering additional No Parking Zones on Sparkling Court to Gathering Loop, as a courtesy. Ms. Adams opened up the floor for audience comments, as a resident wanted to provide a comment. Mr. Christopher Martin of 1103 Watson Court, requested that the Board consider the area between Sparkling Court to Excitement Drive on Gathering Drive, where there were insets and the width of the road was shortened. In addition, the commercial drivers who double park for deliveries, was annoying, but patience was key. Drivers should follow the rules of the road and give right-of-way (ROW) to the left side without encroaching. However, in the areas where the widening of the road down Gathering Drive was shortened and then expanded, there were black vans from Leadbetters, stopping in the middle of the road, doing pickups and drop-offs. There should be a way to identify areas where drivers should not stop. Ms. Davis suggested sending a friendly letter to Leadbetters, asking them to pull their vans into driveways. Mr. Martin suggested requesting that Leadbetters pull up 10 feet into the area that parking was allowed. Mr. Greenstein felt that was a good suggestion, which they would follow up on, as it had to do with the behavior of the drivers. *There was Board consensus to send a letter to Leadbetters.* There being no further comments, Ms. Adams closed the floor to audience comments.

FIFTH ORDER OF BUSINESS

Review of Proposed Fiscal Year 2026 Budget

Ms. Adams recalled that the Board reviewed the proposed budget last month and approved it, contemplating an assessment increase for the maintenance fees for each of the units. The fees

that the Board approved in the Proposed Budget set a cap, which the Board could assess up to that amount or decrease it, but could not increase it. A multi-family home would pay a gross amount of \$835.84 per unit per year for Fiscal Year 2026 and a single-family home would pay \$1,114. Another version of the budget was included in the agenda package, as staff was asked to identify a way to reduce the proposed increase. The assessment was reduced by not making a contribution to the Repair & Maintenance (R&M) Fund. However, the Board also had the ability to reduce administrative and field expenses. Mr. Greenstein reviewed the actuals, but other than reducing it by small amounts, it would be meaningless, as he did not see any line items to tweak. However, they were contributing to the R&M Fund for hefty amounts for a number of years and were not funded for this year. Ms. Adams confirmed that the Board previously approved a proposed transfer out to the R&M Fund of \$400,000, in accordance with the Reserve Study. This year, \$920,554 was transferred into the Reserve Fund for this year. Mr. Greenstein proposed not funding the R&M Fund, as there was a balance of \$3 million.

Ms. Wispelwey agreed with Mr. Greenstein but did not understand why the Landscape Contingency increased. Ms. Adams explained that it was due to the age of the landscaping, dead shrubbery and areas needing to be re-designed. There were some areas where the plant life reached the end of its life and Mr. Scheerer reached out to the landscape provider, to obtain design proposals, which the landscape contingency budget was based on. Ms. Wispelwey agreed, as Linear Park needed attention. Mr. Scheerer confirmed that Linear Park was included in the proposed budget for landscape contingency. Ms. Wispelwey questioned the \$20,000 increase in Security. Ms. Adams explained that it was based on all of entrance gates that were staffed as part of the Master Association Agreement, the Reunion West POA Agreement, and the Carriage Point Agreement. It was increased when the Reunion Village gate was added, but to date, the CDD had not yet been billed. This was based on the anticipation to be billed in the future. Ms. Wispelwey asked if the lights were for Reunion Village. Ms. Adams believed that it was for the pool lights. Mr. Scheerer confirmed it was pool lights anticipated hiring someone to perform a Photometric Study, in order to switch the pool lights to LEDs, to provide savings. Ms. Adams would change this line item to *Pool Lights*. Mr. Dryburgh voiced concern about not contributing to the R&M Fund, as money may have to be spent in the future for The Stables, because it was in bad condition. Mr. Greenstein recalled that what they spent money on, was controllable and not for catastrophic

items, but if the fund was not at the level it was at, he would not have proposed that there be no funding of the R&M Fund.

Mr. Scheerer agreed with Mr. Greenstein as the roof was relatively new, the Board recently approved the replacement of all AC units, the wall coverings on the air walls were completed, the building was painted and the architectural lighting was scheduled to be installed on August 11th. With the exception of the carpet and kitchen and The Stables, which was not in bad shape and could use some paint, they had to do minimal work, so it was not an eyesore. Mr. Greenstein felt that the R&M Fund was in good shape. Ms. Adams confirmed that for a single-family home, the increase was \$105 per year with the revised proposed budget. Mr. Greenstein believed without underfunding anything that they were aware of, there could be a modest increase and they would still be in sound financial shape. Ms. Adams explained that the mailed notice was based on the Proposed Budget that was approved in June, which would include the assessment cap that was approved by the Board. Mr. Greenstein pointed out that they did put in the high number and at the August meeting, the Board could approve a lower number. Ms. Adams reported that the Proposed Budget included the actual spending through May and the actual numbers for the Landscape Service Agreement starting on October 1st, was also funded. *There was Board consensus for staff to provide a version of the budget that did not include the Operation & Maintenance (O&M) contributions, at the next meeting for consideration of adoption.*

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Ms. Adams stated as a Florida Special District, the CDD was required to undergo an annual independent audit of all the District's financial records. The audit for the year ending September 30, 2024, was included in the agenda package. This was the first year that it was prepared by DiBartolomeo, McBee, Hartley & Barnes, who was recently selected to provide five years of auditing services. It was required to be filed with the State of Florida Auditor General by June 30th of each calendar year and was actually filed on June 30th. As noted in the Report to Management, the financials were in accordance with government accounting standards, in compliance with the Auditor General for the State of Florida and there were no conditions that would constitute a financial emergency. However, there was a repeat finding, going back to the early developer, who defaulted on two bond series. Later it was decided to refund the bonds. The bonds were separated between the performing bonds, that were attached to property and non-performing bonds, that were

not attached to property. The non-performing bonds have been in default since that time and continued to be in default and therefore, there was a repeat finding on the audit regarding the default. The restructuring of the debt was at the request of the bondholders, which Board Members understood. Mr. Greenstein was impressed with the level of detail of this auditor and the amount that they charged, which was unbelievably low.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the Fiscal Year 2024 Audit Report was accepted.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Amenity
Management Services – Electronic Mail
and Facility Rental Management**

Ms. Adams presented a proposal from GMS for Amenity Management Services for an electronic mail messaging system and facility rental management for Seven Eagles, Linear Park and the Heritage Park Community Center (HCCC). There was a work authorization with a scope of services for the electronic mail messaging system management. The proposal was to have an electronic mail messaging system for the Reunion East CDD, to give the District the ability to unilaterally send out important messages to stakeholders such as maintenance notifications, if a road needed to be striped or an amenity was going to be closed for maintenance. In addition, the messaging through the Master Association, could be distributed through the same electronic messaging system, for weather conditions that merited special storm preparedness or amenity closures. This would be by voluntary sign up, with the electronic mail messaging system through all of the current systems that GMS utilized, such as the Facebook pages and the Associations electronic mail. The Release of Liability Forms that were collected each month, from Reunion Security, for the issuance of amenity access cards, on behalf of the District, would add a line for email addresses. In addition, Mr. Greenstein requested that she reach out to the Master Association, to see if they would be willing to export email addresses, which they may or may not do, as any members of the public could sign up for a CDD email.

Ms. Hobbs asked if this would be one-way communication, like sending out an e-blast saying, “DO NOT RESPOND.” Ms. Adams preferred to receive questions back from stakeholders. GMS had electronic mail messaging systems for numerous communities in Central Florida, which was handled by the amenity management team. They would then parse out any questions to either

the Field Services Manager or District Manager, depending on the nature of the question. Ms. Hobbs did not want staff to be inundated by questions. Ms. Adams appreciated that, but if people had questions, she would rather answer them, as it could impact future message content. The pricing was for this fiscal year, based on what they experienced with other CDDs and what they anticipated. Ms. Hobbs suggested trying it and if it was too much, they could tailor it back. Mr. Dryburgh pointed out if they did not get the response that they expected from the Master Association, each HOA had a list of everyone's email addresses. Ms. Hobbs felt that it was a good way to get it started and then they could have word of mouth. Mr. Greenstein believed that it would work. Ms. Adams recalled that the Reunion West CDD Board suggested adding a blurb in the Reunion Resort Club newsletter *Out and About* and requested that staff speak to Mr. Anthony Carll.

Ms. Adams stated that the second part of the proposal, regarding the facility rental management, was administration of the policies that the Board recently adopted, regarding the use of the HCCC, Seven Eagles and Linear Park, as well as the scheduling, reservations, facility preparation and oversight, security coordination, custodial coordination, policy compliance and enforcement, communications and customer service, as well as the reporting and documentation provided to Board Members. It did not explicitly consider the marketing of the facility, but staff that had experience with layout and designs, would be doing some soft marketing, as a supplement to this. If they did not get the type of traction that Board Members wanted to see and wanted to increase the number of inquiries and reservations, additional funding could be included in order to market the facility. Mr. Dryburgh did not recall many inquiries. Ms. Adams confirmed that this information would be tracked, but thus far, 90% of the inquiries were from Reunion Resort rentals. This would be effective on October 1st. Ms. Wispelwey pointed out this was a big facility that needed to be used. Mr. Greenstein agreed, as it was in great shape. Ms. Davis felt that once the word started to get out, the more people would inquire about it. Mr. Greenstein questioned the pricing, as for Reunion East, it was strictly for the electronic mail messaging system. Ms. Adams indicated that the total proposed annual fee for both sets of services was \$9,000; \$600 for the electronic mail messaging system and \$8,400 for the amenity management or \$700 per month.

Mr. Greenstein felt that the amount was high, but as long as there was a response and eventually an enhanced response, it was worth it, but they needed to recoup this cost and hopefully absorb other expenses. Ms. Wispelwey felt that the price was fair, based on her experience with

events planning. Ms. Adams explained there was upfront time, as clients wanted to visit and walk through the site, before making a rental decision. Ms. Wispelwey felt that this site was more problematic, as there was no full kitchen. Ms. Adams believed that this space was good for utilizing outside catering. Mr. Dryburgh pointed out that as they added more clients, their expenses would not double. Ms. Adams indicated that the donation of chairs, excited some of the clients that inquired about its use, as the current lack of chairs and tables were a deterrent. However, in October, the Board budgeted some furniture as an expense for next fiscal year, which would help with the appeal. Ms. Wispelwey asked if they could rent tables. Ms. Adams confirmed that they offered clients the option to rent their own tables or rent them through Reunion Resort, but it was an additional expense. Mr. Greenstein felt that having tables and chairs would be one less thing for them to worry about.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the proposal with GMS for electronic mail and facility rental management services in the amount of \$9,000 was approved.
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EIGHTH ORDER OF BUSINESS

**Consideration of Fausnight Proposal for
Centerline Striping on Excitement Drive**

Mr. Scheerer presented a proposal from Fausnight for centerline striping on Excitement Drive, which was included in the agenda package. There were two options: One for a double yellow line with reflective payment markers (RPMs) from Radiant Court to Titian Court or a 6-inch single yellow skip (line, gap, line, gap) line, placed in between the RPMs. However, it stopped at Titian Court and missed the last S-curve where the parallel parking was on the right-hand side. Therefore, depending on which option the Board would like to do, as discussed with the Reunion East CDD Board, they could do a single yellow line, which may lower the cost or equal out the additional distance, past the S-curve on Titian Court. Discussion ensued.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the proposal from Fausnight for single yellow line centerline striping on Excitement Drive from Radiant Court to Titian Court in a not-to-exceed amount of \$5,500 was approved.

Ms. Adams reported that there would be a legal agreement, because of the nature of this work being in the right of way and including maintenance of traffic.

NINTH ORDER OF BUSINESS

**Consideration of Revised Fiscal Year 2025
Meeting Schedule**

Ms. Adams requested that the Board review the revised meeting schedule for Fiscal Year 2025, which was included in the agenda package, as there was discussion at the joint meeting about scheduling joint meetings, starting with the September meeting. Next month, would be the public hearings, which had already been noticed and starting in October, the Board would meet jointly, with each respective Board taking actions on items that were pertinent to each CDD. However, there was discussion at the Reunion West CDD, about meetings concluding by 12:30 p.m., so people could have lunch and meeting 9:30 a.m., rather than 10:00 a.m. on September 11, 2025. Ms. Wispelwey recalled the Board wanting to try it out to see if they liked it, before making any commitments. Mr. Greenstein asked if they were discussing the meeting dates for Fiscal Year (FY) 2025. Ms. Adams confirmed that there was a revised FY 2025 meeting schedule, which included meetings on July 10, 2025 and August 14, 2025 at 1 p.m., as well as a joint meeting on September 11th. Ms. Davis was concerned about meeting at 9:30 a.m., as it conflicted with her schedule. Mr. Greenstein would try to accommodate meeting at 9:30 a.m. Ms. Wispelwey offered to go along with this once, as she had serious doubts, having had time to think about it. Ms. Davis felt that there was benefit in combining the meetings, as the Boards could learn from each other, as well as efficiencies, but preferred meeting at 10:00 a.m. Ms. Adams understood. Discussion ensued and there was Board consensus to hold the September 11, 2025 joint meeting at 9:30 a.m. for one meeting only.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Revised Fiscal Year 2025 Meeting Schedule, including a joint meeting on September 11, 2025 at 9:30 a.m., was approved.
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Ms. Adams reported that typically, GMS found that administratively it was best to bring back an annual meeting schedule, when the budget was presented, but it may make more sense to wait and present it in September, in order to get feedback from both Boards. Mr. Dryburgh asked why they would not wait to have this discussion until after it was held. Ms. Adams explained that a combined meeting would be held that day and this could be one of the last items. Mr. Greenstein voiced concern that the public notice must be posted. Ms. Adams confirmed that if a meeting schedule was approved by the Board in September, there was sufficient time to notice it, but if the

Board wanted this as a discussion item, she could add it to next month's agenda. Ms. Wispelwey preferred having the September joint meeting before having discussion on the annual meeting schedule. Mr. Dryburgh suggested discussing it in October. Ms. Adams pointed out that the meeting schedule needed to be discussed prior to October. Ms. Hobbs proposed adopting the same schedule that they had every year and then change it if necessary, but if the Board was not willing to adopt a combined schedule for next year, they would still have the old schedule. Ms. Adams confirmed that the meeting schedule could be amended at any duly noticed Board meeting. There was Board consensus for staff to present the annual meeting schedule for next fiscal year, which was the second Thursday of the month at 1:00 p.m., at the August meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco received a response on the cell tower from Rowstar, regarding the 24-hour notice, which she forwarded to the Board. She would keep the Board updated on its progress. Five minutes before this meeting started, she received a response from Bond Counsel on The Stables. Bond Counsel requested backup documentation on the total costs that were provided, which Mr. Curley reviewed and determined that the hard copies were in storage. Mr. Scheerer thankfully agreed to review some of the hard copy documents, with the assistance of Mr. Curley, to see if they could locate what Bond Counsel was asking for. She understood the frustration that the Board felt about the amount of time that it was taking Bond Counsel to provide an answer but noted Bond Counsel requested documentation that has not yet been provided. And Bond Counsel did say if the Stables spending was more than the amount provided to them, it could cause the need for remedial action. Ms. Trucco planned to follow up with Bond Counsel on what exactly they were describing but assumed if they did not have the documentation and the cost turned out to be greater than the numbers provided, the bondholders had some remedies under the contracts. Therefore, there could be certain risks for the CDD so it was worth trying to find the documentation.

Ms. Wispelwey questioned if what was in the bond that was assigned to the Stables, was more than what they could get out of the Stables. Ms. Trucco explained talked about bond requisitions and noted usually invoices were attached to those detailing the amounts spent. This was what Bond Counsel was requesting copies of; however, this was from the 2002 bond, which was the reason why it has taken some time to complete this request. The numbers that Bond Counsel provided on a spreadsheet were discussed and noted she would get clarification. Mr.

Dryburgh pointed out that the remedies that the bondholders had was they could ask for the title or ask the CDD to pay the bond down, but if there was a \$100,000 differential, contingency funds may have to be used. Mr. Greenstein was happy that Ms. Trucco was going back to Bond Counsel and hopefully by the next meeting, they would know exactly what they were dealing with. Ms. Trucco reported that the License Agreement for the mailbox was in process and had no further updates.

B. Engineer

Mr. Curley had no updates for the Board. Ms. Davis questioned the status of Reunion Village. Ms. Adams spoke to Mr. Curley and Board Members provided input about either improving the conditions at that intersection for access to the mailbox kiosk or relocating them. She also reached out to the developer to get the contact name of the person at the post office that would approve it and would have preliminary communication with them and report her findings to Mr. Curley, in order to establish a parameter on feasibility.

C. Field Manager Updates

Mr. Scheerer reported that a new air conditioner was finally installed in the main guardhouse. They were working with security after hours, to ensure that the pool umbrellas were closed as quickly as possible, before storms roll through. A lighting timer for the landscape lights was installed in Seven Eagles Linear park and a couple of lights were replaced. A heater was replaced at Heritage Crossing Pool B. New rollers were installed on the sliding gas door at the main guardhouse. All of the new pool permits for this next year, were received. They cleaned the gutters and downspouts at The Stables. The architectural lighting was discussed earlier. It was currently scheduled for Monday, August 11th. He was informed that Lennar Homes construction group was parking in Reunion Village, blocking some of the roads and impeding access. He sent email and was told they someone would get with staff immediately, to try to limit parking to one side.

D. District Manager's Report

i. Action Items

As far as the Action Items List, Mr. Scheerer reported that they had to get with the utility and the gate folks, as one meter was installed in the West. They were trying to schedule a time to

get the utility out to make the modifications to the transformer to power up the West and once they did so, the only thing that they were still waiting on, was to ensure sure that Internet was placed at both those locations. Other than that, things were going well. Mr. Dryburgh questioned the timing. Mr. Scheerer indicated that the utility companies were extremely slow in responding. He was trying to power some lights in Kissimmee by the Turnpike for the last four months. They did everything, but OUC was not responding in a timely manner, as it was not a high priority for them. They received the check for the work and he was waiting for them to come out and do the work. He apologized for the delay, but it was out of his hands. Mr. Greenstein requested that he follow it out as far as he could.

ii Approval of Check Register

Ms. Adams presented the Check Registers from June 1, 2025 through June 30, 2025 in the amount of \$505,713.81, which were included in the agenda package, along with a detailed check run. It was brought to her attention, that one invoice coded to Reunion East, needed to be recoded to Reunion West, for the road marking conditions into the golf club on the Reunion West side.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the June Check Register as discussed was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through May 31, 2025, which were included in the agenda package. No Board action was required, as this was for informational purposes and included the Combined Balance Sheet.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. It was updated each month, before it was included in the agenda package. Mr. Scheerer already mentioned the date that the lighting system, approved by the Board, was going to be installed in August. Tentatively, this facility would be closed for maintenance on August 11th. He was also expecting to receive the radar display signs, in August. There were some projects in process, that were expected to be completed before the end of the fiscal year, with the key project being the gate access and electrical work. This expense was expected to be incurred out of the R&M Fund. They

have not yet received the final bill from the vendor for paving, but Ms. Adams reached out to the District Engineer and payment would be made once the bill was received. No Board action was required.

E. Security Report

Ms. Adams provided under separate cover, the June Security Report from Reunion Security. Mr. Victor Vargas, Director of Reunion Security, was present to answer any questions.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein recalled that the refurbishment of Fountain #2, AKA the cesspool, was deferred and asked what they could do about it, short of doing a refurbishment, as the water was brown and he loved what they did with the front fountain. Ms. Davis asked if they could put a chlorine tablet in the water. Mr. Scheerer confirmed that chlorine was added this week and refilled with water, but it was well water, which was brown. He planned to drain it again and try to run a garden hose from Seven Eagles, to fill it with clean water. Mr. Greenstein asked if anyone tried to clean the bowls. Mr. Scheerer tried to clean it, but nothing happened, but when the Board approved the new fountain for next year, they would get all new centerpieces.

A. Discussion of Future Treeline Care and Potential New Tree Planting Policy

Ms. Adams received a request from Ms. Davis to add a discussion of future treeline care and potential new Tree Planting Policy. Ms. Davis had several conversations with Mr. Scheerer and an arborist, to look into root damage from the present sidewalks and roads, five, 10 or 15 years into the future. There were laws on the types of trees, because of the deforestation across Florida and close proximity with sidewalks and roads. The HOA was taking care of the trees and read over the last year, where they were supposed to keep the canopies at 12 or 14 feet high, but over time, due to Covid, some of the growth got out of control. In talking to the arborist, they could look into tree injections, which were expensive or a barrier that could be placed in the hole of the planting, to manage the growth. Mr. Dryburgh asked if the issue was with tree roots invading roads and sidewalks and providing suggestions to try to reduce that, rather than paying to replace the

sidewalk every three to five years. Ms. Davis replied affirmatively, questioning whether the Board should make an investment or if it was worthwhile to investigate and have more knowledge, as there were multiple facets to this situation.

Mr. Scheerer indicated that the trees between the sidewalk and curb, in front of a single-family home, were the responsibility of the HOA to maintain, but the CDD could look into an investment for the trees in the ROW that the CDD maintains. Ms. Davis was referring to a bio barrier, which would be installed in a trench and injections that were growth regulators, to try to keep the tree from maturing faster. Ms. Hobbs asked if the trees that the CDD maintained, were along Reunion Boulevard, in spaces where there were no homes. Mr. Scheerer confirmed that the trees between the sidewalk and curb on Reunion Boulevard in Patriots Landing, belonged to the CDD, but trees between the sidewalk and curb, abutting resident's homes, were the responsibility of the homeowner. He did a complete review of the community with Ms. Davis and Mr. Mike Provencher, an arborist who used to be with Enviro Tree. Ms. Davis wanted to come up with things that a new homeowner must do or things that they could do 10 years down the road, as no matter who owned the tree, it still affected the CDD's pocketbook, which was why she wanted to look into a potential investment. Because if they did not start now, they would not have those benefits later. Mr. Greenstein felt that there was more vacant property on the East side than the West side, where there was more opportunity for a new home to have a barrier, but on Gathering Drive, parallel to Watson 1, between Sparkling Court and Grand, there were two or three places where there was major root intrusion into the roadway, causing a buckle in the blacktop and requested that it be repaired. The things within their jurisdiction, they could control, but the biggest problem was in the residential areas.

Ms. Hobbs liked Ms. Davis' point of taking action, as eventually a tree was going to be taken down or blown down by a storm and they needed to have something already in place to replace the tree and suggested talking to the Master Association and Architectural Review Board, to get them to agree to put into their policies, on how new trees were to be planted. Ms. Adams indicated that there were usually Tree Ordinances with the county which would need to be complied with. Ms. Davis pointed out that her point was whether the Board found it beneficial to put more time into it. Mr. Greenstein agreed that it was beneficial, as it was a real issue. Ms. Wispelwey agreed that it was beneficial. *There was Board consensus for Ms. Davis to ask the Master Association and Architectural Board about their willingness to implement new guidelines*

regarding tree guards and species of trees that would be compliant with Osceola County codes and reporting back to the Board at a future meeting. Ms. Adams pointed out that the other issue was in areas where there was right-of-way, they could cut and patch and simultaneously install a tree guard to treat the trees that were encroaching a sidewalk or road. This item would be added to the Action Items List for tracking purposes.

Mr. Scheerer was informed by Fausnight, that according to the county code, they could not have a single yellow line as a centerline. It either needed to be a single skip or a double yellow line. Ms. Hobbs preferred a double yellow. Ms. Davis agreed, as a single skip meant that drivers could pass. Mr. Greenstein pointed out that this would be a joint item with the Reunion West CDD Board, as he hated to be in the position of presenting what occurred on the West side, to convince the Board to go in the same direction. It should be discussed from the ground up. Ms. Adams reminded the Board approved a not-to-exceed of \$5,500 for a single yellow line. Mr. Scheerer wanted to bring back a proposal at the next meeting, as he would seek direction from the District Engineer. *There was Board consensus for Mr. Scheerer to bring back a proposal at the next meeting.*

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date: August 14, 2025

The next meeting was scheduled for August 14, 2025.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 14, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and

the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2026”, as adopted by the Board of Supervisors on August 14, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 14th day of August, 2025.

ATTEST:

**REUNION EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: FY2025-2026 Adopted Budget

Exhibit A

Reunion East
Community Development District

Proposed Budget
FY2026



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17	Debt Service Fund Series 2015A
18	Amortization Schedule Series 2015A
19	Debt Service Fund Series 2021
20	Amortization Schedule Series 2021

Reunion East

Community Development District

Proposed Budget

FY2026

General Fund

	Adopted Budget FY2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Proposed Budget FY2026
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Revenues:

Special Assessments - Tax Collector	\$ 2,008,852	\$ 2,036,278	\$ -	\$ 2,036,278	\$ 2,325,718
Interest	24,000	50,936	15,000	65,936	47,400
Miscellaneous Income	-	847	-	847	-
Rental Income	6,000	7,571	-	7,571	6,000
Carry Forward Surplus	1,079,183	1,539,583	-	1,539,583	-

Total Revenues	\$ 3,118,035	\$ 3,635,215	\$ 15,000	\$ 3,650,215	\$ 2,379,118
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 6,800	\$ 3,000	\$ 9,800	\$ 12,000
FICA Expense	918	520	230	750	918
Engineering Fees	30,000	20,157	6,000	26,157	30,000
Attorney	75,000	51,816	23,184	75,000	100,000
Arbitrage	1,350	-	1,350	1,350	900
Dissemination	10,500	7,875	2,625	10,500	10,815
Annual Audit	4,600	4,600	-	4,600	4,750
Trustee Fees	8,620	-	8,620	8,620	8,869
Assessment Administration	7,875	7,875	-	7,875	8,111
Management Fees	52,974	39,731	13,244	52,974	52,974
Information Technology	1,890	1,418	473	1,890	1,947
Website Maintenance	1,260	945	315	1,260	1,298
Telephone	150	-	50	50	75
Postage	1,500	865	2,100	2,965	1,500
Printing & Copies	500	176	650	826	500
Insurance	18,350	17,841	-	17,841	20,571
Legal Advertising	5,000	2,901	3,500	6,401	5,000
Other Current Charges	600	70	125	195	600
Office Supplies	250	46	29	75	250
Property Appraiser Fee	1,000	696	-	696	1,000
Property Taxes	400	218	-	218	400
Dues, Licenses & Subscriptions	175	175	-	175	175

Total Administrative:	\$ 234,912	\$ 164,723	\$ 65,494	\$ 230,217	\$ 262,653
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Reunion East

Community Development District

Proposed Budget

FY2026

General Fund

	Adopted Budget FY2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Proposed Budget FY2026	
<u>Maintenance - Shared Expenses</u>						
Field Services	\$ 46,063	\$ 34,547	\$ 11,516	\$ 46,063	\$ 46,063	¹
Amenity Management	-	-	-	-	5,472	²
Property Insurance	69,608	63,643	-	63,643	68,786	³
Telephone	12,369	14,277	4,838	19,114	22,800	⁴
Electric	399,000	281,420	92,400	373,820	380,606	⁵
Water & Sewer	42,402	32,393	10,260	42,653	42,750	⁶
Gas	48,963	48,776	3,829	52,606	59,850	⁷
Trash Services	22,800	-	-	-	-	⁸
Landscape Maintenance	685,817	509,554	161,887	671,440	581,400	⁹
Landscape Contingency	28,500	17,645	15,000	32,645	71,250	¹⁰
Pond Maintenance	14,250	8,695	2,898	11,594	14,250	¹¹
Irrigation Repairs	19,950	6,714	3,000	9,714	19,950	¹²
Pool & Fountain Maintenance	205,428	180,201	48,000	228,201	219,450	¹³
Building Repairs & Maintenance	17,100	25,285	10,500	35,785	28,500	¹⁴
Contract Cleaning	82,422	59,915	19,836	79,751	80,900	¹⁵
Fitness Center Repairs & Maintenance	7,923	2,075	4,560	6,635	7,923	¹⁶
Gate & Gatehouse Repairs & Maintenance	42,750	28,454	6,000	34,454	45,600	¹⁷
Amenity/Pool Lights	8,550	12,584	2,000	14,584	11,400	¹⁸
Maintenance (Inspections)	2,636	3,100	1,613	4,714	5,700	¹⁹
Operating Supplies	2,793	-	1,397	1,397	2,850	²⁰
Parking Violation Tags	285	-	143	143	285	²¹
Pest Control	684	1,529	-	1,529	1,756	²²
Pressure Washing	28,500	25,907	-	25,907	28,500	²³
Repairs & Maintenance	20,520	9,919	8,000	17,919	20,520	²⁴
Roadways/Sidewalks/Bridge	22,800	15,216	2,850	18,066	22,800	²⁵
Security	121,905	77,985	23,840	101,825	121,905	²⁶
Signage	8,550	9,637	2,850	12,487	11,400	²⁷
Hurricane Expenses	-	3,524	-	3,524	5,700	²⁸
Total Operations & Maintenance:	\$ 1,962,569	\$ 1,472,993	\$ 437,216	\$ 1,910,209	\$ 1,928,365	

Reunion East

Community Development District

Proposed Budget

FY2026

General Fund

	Adopted Budget FY2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Proposed Budget FY2026
Reserves					
Transfer Out - R&M Fund	\$ 920,554	\$ 920,554	\$ -	\$ 920,554	\$ 188,100
Total Reserves	\$ 920,554	\$ 920,554	\$ -	\$ 920,554	\$ 188,100
Total Expenditures	\$ 3,118,035	\$ 2,558,270	\$ 502,710	\$ 3,060,980	\$ 2,379,118
Excess Revenues (Expenditures)	\$ 0	\$ 1,076,945	\$ (487,710)	\$ 589,235	\$ -

Net Assessment	\$2,325,718
Collection Cost (6%)	\$148,450
Gross Assessment	<u>\$2,474,168</u>

Notes:

(1 thru 36) is 57% of the shared costs with the remaining 43% allocated to Reunion West for FY25. For FY26, (1 thru 28) the proposed allocation will be 57% of the shared costs for Reunion East with the remaining 43% allocated to Reunion West.

Shared Costs

Operations & Maintenance Descriptions	FY2025 Budget	FY2025 Projections	Total Proposed 2026 Budget	RE CDD 57%	RW CDD 43%
1 Field Services	\$ 80,812	\$ 80,812	\$ 80,812	\$ 46,063	\$ 34,749
2 Amenity Management Services	-	-	9,600	5,472	4,128
3 Property Insurance	122,120	111,654	120,677	68,786	51,891
4 Telephone	21,700	33,545	40,000	22,800	17,200
5 Electric	700,000	655,646	667,730	380,606	287,124
6 Water & Sewer	74,390	74,816	75,000	42,750	32,250
7 Gas	85,900	100,777	105,000	59,850	45,150
8 Trash Services	40,000	-	-	-	-
9 Landscape Maintenance	1,203,189	1,177,964	1,020,000	581,400	438,600
10 Landscape Contingency	50,000	57,271	125,000	71,250	53,750
11 Pond Maintenance	25,000	20,340	25,000	14,250	10,750
12 Irrigation Repairs	35,000	17,042	35,000	19,950	15,050
13 Pool & Fountain Maintenance	360,400	400,799	385,000	219,450	165,550
14 Building Repairs & Maintenance	30,000	60,692	50,000	28,500	21,500
15 Contract Cleaning	144,600	139,914	141,930	80,900	61,030
16 Fitness Center Repairs & Maintenance	13,900	11,640	13,900	7,923	5,977
17 Gate & Gatehouse Repairs & Maintenance	75,000	60,624	80,000	45,600	34,400
18 Amenity/Pool Lights	15,000	25,586	20,000	11,400	8,600
19 Maintenance (Inspections)	4,625	9,602	10,000	5,700	4,300
20 Operating Supplies	4,900	2,450	5,000	2,850	2,150
21 Parking Violation Tags	500	250	500	285	215
22 Pest Control	1,200	2,682	3,080	1,756	1,324
23 Pressure Washing	50,000	45,450	50,000	28,500	21,500
24 Repairs & Maintenance	36,000	31,437	36,000	20,520	15,480
25 Roadways/Sidewalks/Bridge	40,000	31,694	40,000	22,800	17,200
26 Security	213,868	178,928	213,868	121,905	91,963
27 Signage	15,000	21,907	20,000	11,400	8,600
28 Hurricane Expenses	-	6,195	10,000	5,700	4,300
Total	\$ 3,443,104	\$ 3,359,720	\$ 3,383,097	\$ 1,928,365	\$ 1,454,731

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2026

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.44%	\$357,252	\$475.46
Hotel/Condo	1.00	0	0.00	0.00%	\$0	0
Multi-Family	1.50	1601	2401.50	46.15%	\$1,141,805	\$713.18
Single Family	2.00	1024	2048.00	39.36%	\$973,732	\$950.91
Golf	1.00	3	2.90	0.06%	\$1,379	\$475.46
Total		3379	5203.79	100.00%	\$2,474,168	

Fiscal Year 2025

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.00	14.43%	\$308,418	\$423.03
Hotel/Condo	1.00	304	304.00	5.84%	\$124,846	\$423.03
Multi-Family	1.50	1297	1945.50	37.39%	\$798,971	\$634.55
Single Family	2.00	1024	2048.00	39.36%	\$841,066	\$846.07
Golf	1.00	3	2.90	0.06%	\$1,191	\$423.03
Total		3379	5051.40	97.07%	\$2,137,075	

Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	751	12%	\$52.43	\$39,392
Hotel/Condo *	0	-100%	(\$423.03)	\$0
Multi-Family	1601	12%	\$78.63	\$125,891
Single Family	1024	12%	\$104.84	\$107,356
Golf	3	12%	\$52.43	\$152
Total	3379			\$272,791

*304 Units reallocated to Multi-Family for FY2026.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2026

REVENUES:

Special Assessments – Tax Collector

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

Interest

The District generates funds from invested funds.

Rental Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Attorney

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

Arbitrage

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

Dissemination

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2026

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with DiBartolomeo, McBee, Hartley and Barnes for this service.

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Copies

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

Insurance

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

Legal Advertising

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2026

Other Current Charges

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

Office Supplies

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

Property Appraiser Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Maintenance:

57% of the maintenance costs are allocated to Reunion East and 43% are allocated to Reunion West during Fiscal Year 2025. The District has proposed the split of 57% of the maintenance costs to Reunion East and 43% to Reunion West during Fiscal Year 2026. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

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

Amenity Management Services

Services include management of facility rental including calendars, reservations, collections of fees and deposits, coordination of rental support, and issuing deposit refunds. Staff will distribute marketing materials and meet with prospective renters as needed. Services also include management of electronic mail messaging system with interface on District's website including database, content creation and distribution.

Property Insurance

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2026

Telephone

This is for service for phone lines to the pool houses, guard houses, horse stables and the Heritage Crossing Community Center.

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

Kingwood Orlando Reunion
Pool Circuits & Modem
Carriage Point Phone Line 2365
Carriage Point Gate/Access
Heritage Crossing Pool Phone Line 4574
Heritage Crossing Fire Alarm Phone Line 9534
Heritage Crossing Fire Alarm Phone Line 9575
Heritage Crossing Irrigation Phone Line 9758
Heritage Crossing Irrigation Phone Line 9867
Horse Stables Phone Line 9325
Horse Stables Phone Line 9385

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2026

Electric

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

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2026

Account #	Duke Energy Service Address
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
9101 4491 5485	15781 Reunion Village Blvd HSE
9101 7172 0695	7715 Heritage Crossing Way, Clubhouse
9101 7172 3622	1590 Reunion Blvd., Horse Stables
9100 8562	
9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562	
8736	84401 Golden Bear Drive Fountain
9100 8562	
8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562	
9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562	
9480	7615 Fairfax Rd. Gate
9100 8562	
9993	7800 Tradition Blvd Irrig Meter B
9100 8568	
0095	97201 Golden Bear Dr., Monument
9100 8563	
0269	300 Sinclair Rd Irrig Meter A
9100 8563	
0508	7800 Tradition Blvd Irrig Meter A
9101 7814	
5470	78271 Whitemarsh Way

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2026

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, the Heritage Crossing Community Center and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892820	7715 Heritage Crossing Way, Clubhouse
2000680-892560	1590 Reunion Blvd, Horse Stables
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Guardhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

Gas

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

Account #	Florida Natural Gas Service Address
38660	7500 Mourning Dove Circle

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

Teco Peoples Gas Service Address

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2026

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

Landscape Contract

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

Description	Monthly	Annual
Landscape Contract		
Common Area	\$49,872	\$598,459
Reunion Village 1-3	\$6,322	\$75,866
Reunion Village 4-5	\$2,969	\$35,634
Reunion Village 4-5 (Future)	\$3,403	\$40,836
Bedding Plants/Bed Dressing/Palm Trimming		\$220,679
Bedding Dressing - Reunion Village 4-5 (Future)		\$1,438
Seven Eagles	\$1,046	\$12,558
Stables, Pond & Rec Center	\$2,556	\$30,672
Contingency		\$3,859
Total		\$1,020,000

Landscape Contingency

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

Pond Maintenance

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

Description	Monthly	Annual
Aquatic Plant Management		
11 Stormwater Pods	\$1,363	\$16,356
1 - Patriots Landing & 11 - Reunion Village		
2 Stormwater Retention Ponds	\$383	\$4,596
Encore Reunion & Grand Traverse		
Contingency		\$4,048
Total		\$25,000

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2026

Irrigation Repairs

Represents the District expense for maintenance of the irrigation system.

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of 6 pools, 6 spas, 2 kiddie pools and 3 fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$8,500	\$102,000
Pool Chemicals - Spies Pool		\$180,000
Annual Fees - Kings III of America		\$4,500
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Contingency - Misc. Repairs		\$74,950
Total		\$365,000

Building Repairs & Maintenance

Represents estimated costs for repairs and maintenance to CDD facilities.

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Amenity Centers. District has contracted with PG Service Group for this service.

Description	Monthly	Annual
Contract Cleaning Fees		
Homestead, Heritage Crossings, Carriage Point & Terraces	\$3,036	\$36,432
Seven Eagles	\$7,580	\$90,960
Heritage Crossing Community Center	\$867	\$10,404
		\$4,134
Total		\$141,930

Fitness Center Repairs & Maintenance

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

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

Gate & Gatehouse Repairs & Maintenance

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Amenity Pool/Lights

Represents costs for lighting repair scheduled during the fiscal year.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2026

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles, the Horse Stables and the Heritage Crossing Community Center.

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles and Heritage Crossing Community Center.

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center. District has contracted with HomeTeam Pest Defense for this service.

Description	Monthly	Annual
Pest Control	\$85	\$1,020
Qtrly. Termite Control		\$560
Contingency		\$1,500
Total		\$3,080

Pressure Washing

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

Repairs & Maintenance

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

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Security

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

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

Signage

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

Hurricane Expenses

Represents estimated costs for any unforeseen repairs and maintenance that is a result of weather events such as hurricanes and storms.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2026

Maintenance – Direct Expenses

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
FY2026
Replacement & Maintenance Fund

	Adopted Budget FY2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Transfer In	\$ 920,554	\$ 920,554	\$ -	\$ 920,554	\$ 188,100
Interest	150,000	120,610	37,500	158,110	150,000
Total Revenues	\$ 1,070,554	\$ 1,041,164	\$ 37,500	\$ 1,078,664	\$ 338,100
Expenditures:					
Contingency	\$ 600	\$ 392	\$ 135	\$ 527	\$ 600
Capital Outlay	1,424,850	943,098	230,952	1,174,050	372,991
Total Expenditures	\$ 1,425,450	\$ 943,489	\$ 231,087	\$ 1,174,577	\$ 373,591
Excess Revenues (Expenditures)	\$ (354,896)	\$ 97,675	\$ (193,587)	\$ (95,913)	\$ (35,491)
Fund Balance - Beginning	\$ 3,584,823	\$ 3,590,815	\$ -	\$ 3,590,815	\$ 3,494,902
Fund Balance - Ending	\$ 3,229,928	\$ 3,688,489	\$ (193,587)	\$ 3,494,902	\$ 3,459,411

Reunion East
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2015A

	Adopted Budget FY2025	Actual Thru 6/30/25	Projected Next 3 Months	Total Projected 9/30/25	Proposed Budget FY2026
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Revenues:

Special Assessments	\$ 2,568,595	\$ 2,598,511	\$ -	\$ 2,598,511	\$ 2,563,488
Interest	60,000	60,599	10,125	70,724	60,000
Carry Forward Surplus	1,098,285	1,126,823	-	1,126,823	1,180,058
Total Revenues	\$ 3,726,880	\$ 3,785,933	\$ 10,125	\$ 3,796,058	\$ 3,803,546

Expenditures:

Series 2015A

Interest - 11/01	\$ 465,500	\$ 465,500	\$ -	\$ 465,500	\$ 423,375
Principal - 05/01	1,685,000	1,685,000	-	1,685,000	1,765,000
Interest - 05/01	465,500	465,500	-	465,500	423,375
Total Expenditures	\$ 2,616,000	\$ 2,616,000	\$ -	\$ 2,616,000	\$ 2,611,750

Excess Revenues (Expenditures)	\$ 1,110,880	\$ 1,169,933	\$ 10,125	\$ 1,180,058	\$ 1,191,796
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Interest - 11/1/2026	\$379,250
Total	\$379,250
Net Assessment	\$2,563,488
Collection Cost (6%)	\$163,627
Gross Assessment	\$2,727,115

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	\$45,656	\$777
Multi-Family	1.50	1285.00	1927.50	54.90%	\$1,497,076	\$1,165
Single-Family	2.00	761.00	1522.00	43.35%	\$1,182,130	\$1,553
Golf	1.00	2.90	2.90	0.08%	\$2,252	\$777
		2,107.68	3,511.18	100.00%	\$2,727,115	

*SF unit reflects one lot payoff in FY22

Reunion East
Community Development District
 Series 2015A Special Assessment Refunding Bonds
 Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
11/01/25	\$16,935,000.00	\$0	\$423,375.00	\$423,375.00
05/01/26	\$16,935,000.00	\$1,765,000	\$423,375.00	
11/01/26	\$15,170,000.00	\$0	\$379,250.00	\$2,567,625.00
05/01/27	\$15,170,000.00	\$1,855,000	\$379,250.00	
11/01/27	\$13,315,000.00	\$0	\$332,875.00	\$2,567,125.00
05/01/28	\$13,315,000.00	\$1,955,000	\$332,875.00	
11/01/28	\$11,360,000.00	\$0	\$284,000.00	\$2,571,875.00
05/01/29	\$11,360,000.00	\$2,050,000	\$284,000.00	
11/01/29	\$9,310,000.00	\$0	\$232,750.00	\$2,566,750.00
05/01/30	\$9,310,000.00	\$2,155,000	\$232,750.00	
11/01/30	\$7,155,000.00	\$0	\$178,875.00	\$2,566,625.00
05/01/31	\$7,155,000.00	\$2,270,000	\$178,875.00	
11/01/31	\$4,885,000.00	\$0	\$122,125.00	\$2,571,000.00
05/01/32	\$4,885,000.00	\$2,385,000	\$122,125.00	
11/01/32	\$2,500,000.00	\$0	\$62,500.00	\$2,569,625.00
05/01/33	\$2,500,000.00	\$2,500,000	\$62,500.00	\$2,562,500.00
Totals		\$16,935,000	\$4,031,500.00	\$ 20,966,500.00

Reunion East
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2021

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	6/30/25	3 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 1,116,155	\$ 1,147,447	\$ 20	\$ 1,147,467	\$ 1,131,989
Interest	60,000	57,694	15,900	73,594	60,000
Carry Forward Surplus	508,034	521,722	-	521,722	624,140
Total Revenues	\$ 1,684,189	\$ 1,726,863	\$ 15,920	\$ 1,742,783	\$ 1,816,130

Expenditures:

Series 2021

Interest - 11/01	\$ 331,821	\$ 331,821	\$ -	\$ 331,821	\$ 326,361
Principal - 05/01	455,000	455,000	-	455,000	465,000
Interest - 05/01	331,821	331,821	-	331,821	326,361
Total Expenditures	\$ 1,118,643	\$ 1,118,643	\$ -	\$ 1,118,643	\$ 1,117,723
Excess Revenues (Expenditures)	\$ 565,546	\$ 608,220	\$ 15,920	\$ 624,140	\$ 698,407

Interest - 11/1/2026	<u>\$320,781</u>
Total	<u>\$320,781</u>
 Net Assessment	 \$1,131,989
Collection Cost (6%)	<u>\$72,255</u>
Gross Assessment	<u>\$1,204,244</u>

Reunion East Projected EAU Calculation 2021

Property Type	EAU	Units	Gross Per Unit	Gross Total
Multi-Family	1.50	304	\$2,111	\$641,744
Single Family	2.00	250	\$2,250	\$562,500
Total		554		\$1,204,244

Reunion East
Community Development District
Series 2021 Special Assessment Bonds (Series 2021 Project)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
11/01/25	\$18,595,000.00	\$0	\$326,361.25	\$326,361.25
05/01/26	\$18,595,000.00	\$465,000	\$326,361.25	
11/01/26	\$18,130,000.00	\$0	\$320,781.25	\$1,112,142.50
05/01/27	\$18,130,000.00	\$480,000	\$320,781.25	
11/01/27	\$17,650,000.00	\$0	\$313,941.25	\$1,114,722.50
05/01/28	\$17,650,000.00	\$495,000	\$313,941.25	
11/01/28	\$17,155,000.00	\$0	\$306,887.50	\$1,115,828.75
05/01/29	\$17,155,000.00	\$505,000	\$306,887.50	
11/01/29	\$16,650,000.00	\$0	\$299,691.25	\$1,111,578.75
05/01/30	\$16,650,000.00	\$520,000	\$299,691.25	
11/01/30	\$16,130,000.00	\$0	\$292,281.25	\$1,111,972.50
05/01/31	\$16,130,000.00	\$535,000	\$292,281.25	
11/01/31	\$15,595,000.00	\$0	\$284,657.50	\$1,111,938.75
05/01/32	\$15,595,000.00	\$555,000	\$284,657.50	
11/01/32	\$15,040,000.00	\$0	\$275,916.25	\$1,115,573.75
05/01/33	\$15,040,000.00	\$570,000	\$275,916.25	
11/01/33	\$14,470,000.00	\$0	\$266,938.75	\$1,112,855.00
05/01/34	\$14,470,000.00	\$590,000	\$266,938.75	
11/01/34	\$13,880,000.00	\$0	\$257,646.25	\$1,114,585.00
05/01/35	\$13,880,000.00	\$610,000	\$257,646.25	
11/01/35	\$13,270,000.00	\$0	\$248,038.75	\$1,115,685.00
05/01/36	\$13,270,000.00	\$630,000	\$248,038.75	
11/01/36	\$12,640,000.00	\$0	\$238,116.25	\$1,116,155.00
05/01/37	\$12,640,000.00	\$650,000	\$238,116.25	
11/01/37	\$11,990,000.00	\$0	\$227,878.75	\$1,115,995.00
05/01/38	\$11,990,000.00	\$670,000	\$227,878.75	
11/01/38	\$11,320,000.00	\$0	\$217,326.25	\$1,115,205.00
05/01/39	\$11,320,000.00	\$690,000	\$217,326.25	
11/01/39	\$10,630,000.00	\$0	\$206,458.75	\$1,113,785.00
05/01/40	\$10,630,000.00	\$710,000	\$206,458.75	
11/01/40	\$9,920,000.00	\$0	\$195,276.25	\$1,111,735.00
05/01/41	\$9,920,000.00	\$735,000	\$195,276.25	
11/01/41	\$9,185,000.00	\$0	\$183,700.00	\$1,113,976.25
05/01/42	\$9,185,000.00	\$760,000	\$183,700.00	
11/01/42	\$8,425,000.00	\$0	\$168,500.00	\$1,112,200.00
05/01/43	\$8,425,000.00	\$795,000	\$168,500.00	
11/01/43	\$7,630,000.00	\$0	\$152,600.00	\$1,116,100.00
05/01/44	\$7,630,000.00	\$825,000	\$152,600.00	
11/01/44	\$6,805,000.00	\$0	\$136,100.00	\$1,113,700.00
05/01/45	\$6,805,000.00	\$860,000	\$136,100.00	
11/01/45	\$5,945,000.00	\$0	\$118,900.00	\$1,115,000.00
05/01/46	\$5,945,000.00	\$895,000	\$118,900.00	
11/01/46	\$5,050,000.00	\$0	\$101,000.00	\$1,114,900.00
05/01/47	\$5,050,000.00	\$930,000	\$101,000.00	
11/01/47	\$4,120,000.00	\$0	\$82,400.00	\$1,113,400.00
05/01/48	\$4,120,000.00	\$970,000	\$82,400.00	
11/01/48	\$3,150,000.00	\$0	\$63,000.00	\$1,115,400.00
05/01/49	\$3,150,000.00	\$1,010,000	\$63,000.00	
11/01/49	\$2,140,000.00	\$0	\$42,800.00	\$1,115,800.00
05/01/50	\$2,140,000.00	\$1,050,000	\$42,800.00	
11/01/50	\$1,090,000.00	\$0	\$21,800.00	\$1,114,600.00
05/01/51	\$1,090,000.00	\$1,090,000	\$21,800.00	\$1,111,800.00
Totals		\$18,595,000	\$10,697,995.00	\$29,292,995.00

SECTION B

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025-2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reunion East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, *Florida Statutes*, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2026 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion East Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this 14th day of August, 2025.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

Exhibit A: FY2025-2026 Budget
Exhibit B: Assessment Roll

Exhibit B

Reunion East CDD FY 26 Assessment Roll

ParcelID	FY 26 O&M	2015A	2021	Total
27-25-27-3029-000B-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000B-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000B-103S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000B-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000B-201S	\$155,466.24	\$216,697.44		\$490,189.98
27-25-27-3029-000B-202S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000B-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000B-401S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000C-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000C-103S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000C-104S	\$835.84			\$1,470.39
27-25-27-3029-000C-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000C-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000C-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000C-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000D-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000D-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000D-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000D-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000E-103S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000E-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000E-303S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3029-000E-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-103S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-202S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-203S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-204S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-401S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000N-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000O-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000O-103S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000O-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000O-204S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000O-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000O-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-202S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-203S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-204S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-301S	\$835.84	\$0.00		\$1,470.39
27-25-27-3032-000P-303S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-401S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000P-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-203S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-204S	\$835.84	\$1,165.04		\$2,635.43

ParcelID	FY 26 O&M	2015A	2021	Total
27-25-27-3032-000Q-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-302S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-303S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-401S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3032-000Q-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-101S	\$45,971.20	\$64,077.20		\$144,948.65
27-25-27-3034-000A-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-202S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-203S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-204S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-303S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000A-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000F-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000F-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000F-202S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000F-204S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000F-303S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000F-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-302S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000G-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-201S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-202S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-203S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-204S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-303S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-401S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000H-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000I-101S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000I-102S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000I-201S	\$835.84			\$1,470.39
27-25-27-3034-000I-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000I-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3034-000I-401S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-101N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-102N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-103N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-104N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-201N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-202N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-204N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-302N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3038-000L-402N	\$835.84	\$1,165.04		\$2,635.43

[illegible]

ParcelID	FY 26 O&M	2015A	2021	Total
27-25-27-3044-000M-104S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3044-000M-202S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3044-000M-203S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3044-000M-301S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3044-000M-303S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3044-000M-304S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3044-000M-401S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3044-000M-402S	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000D-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000D-303N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000D-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000D-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000E-104N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000F-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000F-302N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000F-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000G-303N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000G-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3086-000G-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000A-104N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000A-204N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000A-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000A-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000B-102N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000B-103N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000B-104N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000B-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000B-302N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000B-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000C-102N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000C-201N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000C-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000C-303N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000C-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000C-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3087-000C-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000H-102N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000H-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000I-101N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000I-102N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000I-203N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000I-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000I-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-103N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-201N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-302N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-303N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000J-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000K-201N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000K-203N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000K-204N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000K-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000K-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000K-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3088-000K-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-102N	\$835.84	\$1,165.04		\$2,635.43

ParcelID	FY 26 O&M	2015A	2021	Total
27-25-27-3089-000P-202N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-203N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-204N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-302N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-303N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-304N	\$835.84			\$1,470.39
27-25-27-3089-000P-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000P-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-101N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-102N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-201N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-202N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-203N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-204N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-303N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000Q-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000R-103N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000R-204N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000R-301N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000R-401N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-102N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-103N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-104N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-203N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-204N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-302N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-304N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-3089-000S-402N	\$835.84	\$1,165.04		\$2,635.43
27-25-27-5736-0001-0010	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0020	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0030	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0040	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0050	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0060	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0070	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0080	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0090	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0100	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0110	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0120	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0130	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0140	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0150	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0160	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0170	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0180	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0190	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0200	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0210	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0220	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0230	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0240	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0250	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0260	\$835.84		\$2,111.00	\$3,369.87
27-25-27-5736-0001-0270	\$835.84		\$2,111.00	\$3,369.87

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ParcelID	FY 26 O&M	2015A	2021	Total
34-25-27-3473-0001-OC80	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD10	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD20	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD30	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD40	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD50	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD60	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD70	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3474-0001-OD80	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV10	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV20	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV30	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV40	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV50	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV60	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV70	\$835.84	\$1,165.04		\$2,635.43
34-25-27-3475-0001-OV80	\$835.84	\$1,165.04		\$2,635.43
34-25-27-4012-0002-0030	\$1,615.97	\$2,253.30		\$5,096.05
34-25-27-4922-0001-0020	\$7,763.33			\$13,656.98
34-25-27-4936-0001-0010	\$13,754.72			\$24,196.84
34-25-27-4936-0001-0020	\$16,444.19			\$28,928.06
34-25-27-4936-0001-0030	\$14,676.83			\$25,818.97
34-25-27-4936-0001-0040	\$7,801.22			\$13,723.64
34-25-27-4936-0001-0050	\$15,675.77			\$27,576.28
34-25-27-4936-0001-0060	\$309,819.88			\$545,024.56
34-25-27-4974-0001-0010	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-4974-0001-0020	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0530	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0540	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0550	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0560	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0570	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0580	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0590	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0600	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0610	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0620	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0630	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0640	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0650	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0660	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0670	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0680	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0690	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0700	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0710	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0720	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0730	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0740	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0750	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0760	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0770	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0780	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0790	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0800	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0810	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0820	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0830	\$1,114.46		\$2,250.00	\$4,210.53
34-25-27-5019-0001-0840	\$1,114.46		\$2,250.00	\$4,210.53

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ParcelID	FY 26 O&M	2015A	2021	Total
35-25-27-2973-0010-1030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-2973-0010-2010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-2973-0010-2020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-2973-0010-2030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3035-0011-1010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3035-0011-1020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3035-0011-2010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3035-0011-2020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-1010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-1020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-1030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-2010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-2020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-2030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-3010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-3020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3036-0020-3030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-1010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-1020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-1030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-1040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-2010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-2020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-2030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-2040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-3010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-3020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-3030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3037-0008-3040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3064-0003-1010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3064-0003-1020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3064-0003-1030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3064-0003-2010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3064-0003-2020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-3064-0003-2030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4838-0001-0010	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0020	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0030	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0040	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0050	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0060	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0070	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0080	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0090	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0100	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0110	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0120	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0130	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0140	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0150	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0160	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0170	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0180	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0190	\$1,114.46	\$1,553.39		\$3,513.92

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ParcelID	FY 26 O&M	2015A	2021	Total
35-25-27-4838-0001-0890	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0900	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0910	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-0930	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0940	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0950	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0960	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0970	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0980	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-0990	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1000	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1010	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1020	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1030	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1040	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1050	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1060	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1070	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1080	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1090	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1100	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-1120	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1130	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1140	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1150	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1160	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1170	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1180	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1190	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1200	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1210	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1220	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1230	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-1250	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1260	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1270	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1280	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1290	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1300	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1310	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1320	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1330	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-1350	\$1,114.46	\$0.00		\$1,960.53
35-25-27-4838-0001-1360	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1370	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-1390	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1400	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1410	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1420	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1430	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1440	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1450	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-1470	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1480	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1500	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-1510	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1520	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4838-0001-1540	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4838-0001-1550	\$1,114.46	\$1,553.39		\$3,513.92

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ParcelID	FY 26 O&M	2015A	2021	Total
35-25-27-4849-0001-2740	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4849-0001-2750	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2760	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2770	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2780	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2790	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2800	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2810	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2820	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2830	\$2,228.92	\$3,106.78		\$7,027.84
35-25-27-4849-0001-2850	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2860	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2870	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2880	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2890	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2900	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2910	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2920	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2930	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2940	\$2,228.92	\$1,553.39		\$5,474.45
35-25-27-4849-0001-2960	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2970	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2980	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-2990	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3000	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3010	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3020	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3040	\$2,228.92	\$1,553.39		\$5,474.45
35-25-27-4849-0001-3050	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3060	\$1,114.46			\$1,960.53
35-25-27-4849-0001-3070	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3080	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3090	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3100	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3110	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3120	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3130	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3140	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3150	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3160	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4849-0001-3170	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1800	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1810	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1820	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1830	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1840	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1850	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1860	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1870	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1880	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1890	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1900	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1910	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1920	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1930	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1940	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1950	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1960	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4853-0001-1970	\$1,114.46	\$1,553.39		\$3,513.92

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ParcelID	FY 26 O&M	2015A	2021	Total
35-25-27-4854-0001-0560	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0570	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0580	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0590	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0600	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0610	\$835.84	\$0.00		\$1,470.39
35-25-27-4854-0001-0620	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0630	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0640	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0650	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0660	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0670	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0680	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0690	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0700	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0710	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0720	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0730	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0740	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0750	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0760	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0770	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0780	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0790	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0800	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0810	\$835.84	\$0.00		\$1,470.39
35-25-27-4854-0001-0820	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0830	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0840	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0850	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0860	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0870	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0880	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0890	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0900	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0910	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0920	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0930	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4854-0001-0940	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4885-PRCL-OC30	\$3,343.36			\$5,881.56
35-25-27-4855-0001-0010	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0020	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0030	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0040	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0050	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0060	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0070	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0080	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0090	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0100	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0110	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0120	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0130	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0140	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0150	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0160	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0170	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0180	\$1,114.46	\$1,553.39		\$3,513.92
35-25-27-4855-0001-0190	\$1,114.46	\$1,553.39		\$3,513.92

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ParcelID	FY 26 O&M	2015A	2021	Total
35-25-27-4879-0001-8040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-8050	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-8060	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-8070	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-8080	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-8090	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-8100	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-9010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-9020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-9030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-9040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-9050	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-0001-9060	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4879-00CU-0010	\$10,662.60	\$14,867.90		\$33,625.17
35-25-27-4879-00CU-0020	\$806.87	\$1,125.10		\$2,544.51
35-25-27-4879-00CU-0030	\$656.97	\$916.08		\$2,071.81
35-25-27-4879-00CU-0040	\$5,631.92	\$7,853.14		\$17,760.63
35-25-27-4879-00CU-0050	\$1,382.49	\$1,927.74		\$4,359.76
35-25-27-4879-00CU-0060	\$683.16	\$952.60		\$2,154.40
35-25-27-4879-00CU-0070	\$1,102.20	\$1,536.91		\$3,475.86
35-25-27-4879-00CU-0080	\$733.31	\$1,022.53		\$2,312.55
35-25-27-4879-00CU-0090	\$3,803.65	\$5,303.80		\$11,995.06
35-25-27-4879-00CU-0100	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0110	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0120	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0130	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0140	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0150	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0160	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0170	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0180	\$190.57	\$265.73		\$600.98
35-25-27-4879-00CU-0190	\$1,670.58	\$2,329.45		\$5,268.27
35-25-27-4885-PRCL-OC20	\$3,906.74	\$5,447.55		\$12,320.15
35-25-27-4896-0001-OC10	\$61,852.16	\$86,212.96		\$195,021.82
35-25-27-4897-0007-1010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-1020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-1030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-1040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-2010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-2020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-2030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-2040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-3010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-3020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-3030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4897-0007-3040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-A010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-A020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-B030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-B040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C050	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C060	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C070	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C080	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C090	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C100	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C110	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-C120	\$835.84	\$1,165.04		\$2,635.43
35-25-27-4959-0001-D130	\$835.84	\$1,165.04		\$2,635.43

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ParcelID	FY 26 O&M	2015A	2021	Total
35-25-27-5214-0019-2020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5214-0019-2030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5214-0019-2040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5214-0019-3010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5214-0019-3020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5214-0019-3030	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5214-0019-3040	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5215-0002-1010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5215-0002-1020	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5215-0002-2010	\$835.84	\$1,165.04		\$2,635.43
35-25-27-5215-0002-2020	\$835.84	\$1,165.04		\$2,635.43
	\$2,899,694.44	\$2,727,133.88	\$1,204,244.00	\$8,968,143.62
	\$2,725,712.77	\$2,563,505.85	\$1,131,989.36	\$8,430,055.00

SECTION 5

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-06 TO RESET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR PUBLIC COMMENT ON THE ADOPTION 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, Reunion East Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, on June 12, 2025, at a duly noticed public meeting, the Board adopted Resolution 2025-06, setting a public hearing to consider and hear comment on the establishment of revised rules for parking on district property and the towing of improperly parked vehicles on district property (the “Parking and Towing Rules”) for August 14, 2025; and

WHEREAS, the Board now desired to reset the date of the public hearing.

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

SECTION 1. PUBLIC HEARING DATE RESET. Resolution 2025-06 is hereby amended to reflect that the public hearing to adopt the Parking and Towing Rules is reset to:

Date: October 9, 2025
Time: 1:00 p.m.
Location: Heritage Crossing Community Center
7715 Heritage Crossing Way,
Reunion, FL 34747

SECTION 2. RESOLUTION 2025-06 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-06 continue in full force and effect.

SECTION 3. AUTHORIZED TO PUBLISH NOTICE. The District Manager is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 14th day of August, 2025.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 6



910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PROPOSAL

TO: GMS

Attention: Alan
Ascheerer@gmscfl.com

PHONE	DATE
	07/31/25
PROPOSAL #	
25-0442	
JOB NAME/LOCATION	
Reunion- Excitement Dr Striping Excitement Dr From Raidiant Ct to 7636 Excitement Dr	
REUNION EAST	

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
REUNION EAST					
<u>Excitement Dr (Radiant Ct- 7636 Excitement Dr)</u>					
<u>OPTION # 1</u>					
	6" Double Yellow Themoplastic Striping and RPMs	1	LS	\$ 5,100.00	\$ 5,100.00
<u>OPTION # 2</u>					
	6" Single Yellow 10- 30 Skip Thermoplastic Striping and RPMs	1	LS	\$ 3,200.00	\$ 3,200.00
<u>OPTION # 3</u>					
	6" Double Yellow Themoplastic Striping and RPMs (Radiant Ct- Titian Ct) AND 6" Single Yellow 10- 30 Skip Thermoplastic Striping and RPMs (Titian Ct- 7636 Excitement Dr)	1	LS	\$ 4,800.00	\$ 4,800.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike 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.	Total:	AS ABOVE
	Authorized Signature	Terms: Net 30
	Chris Neal	Proposal Valid for 90 Days

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

Date of Acceptance	Signature
--------------------	-----------

CONTACTS: Estimating Department Phil Fausnight, President/Contracts Administrator Matt Robinson, Project Coordinator/Scheduling Cris Mercedes, Gen Admin, Insurance, Submittals	estimating@fausnight.com phil@fausnight.com matt.robinson@fausnight.com cris@fausnight.com
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option #1 6" Thermo Double Yellow and RPMS



Option #2-Thermo 6" Single Skip with RPMs



Option # 3- Both



SECTION 7

SECTION A

Reunion East Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Reunion East Community Development District

District Manager: _____

Date: _____

Print Name: _____

Reunion East Community Development District

SECTION B

Reunion East Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Reunion East Community Development District

District Manager:_____

Date:_____

Print Name:_____

Reunion East Community Development District

SECTION 8

SECTION B

SECTION I

June 27, 2025

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

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Reunion East Community Development District
Series 2002 A-2, Series 2005, Series 2015A, Series 2021

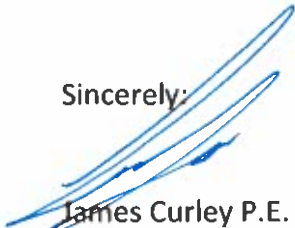
Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture, I have completed the annual review of the portions of the project within the Reunion East Community Development District constructed to date. I find these portions are being maintained in good condition in accordance with the District's maintenance agreements, policies and procedures.

I have reviewed the current Operations and Maintenance budget for fiscal year 2025 and the draft proposed budget for fiscal year 2026 and believe both are sufficient for proper maintenance of the Reunion East Community Development District.

In addition, in accordance with Section 9.21 of the Master Trust Indenture, I have reviewed the current limit of insurance coverage and believe that they are adequate.

Sincerely:



James Curley P.E.
District Engineer

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	In Process	<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. Wiring completed March 2025.</p> <p>One Meter installed at west gate as of 06.26.2025. One meter pending for east gate.</p>
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	In Process	<p>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.</p>

6/8/23	Determine Best Use of The Stables Parcel	Trucco	In Process	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. Agreement executed.
10/12/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	In Process	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
3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	In Process	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	Adams/Curley	In Process	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determining if Parking Improvements are feasible with USPS.
3/13/25	Reunion East Rentals - Heritage Crossings Community Center	Adams	In Process	District Manager met with Reunion Resort rental Director of Sales and Marketing 03.31.2025. Marketing materials pending. Consideration of agreement for Rental Management approved 07.10.2025 and is effective 10.01.2025.

7/10/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Meet with Master Association and ARB to determine feasibility of requiring tree guards and limiting tree selection for replacement trees.
7/10/25	Implement Electronic Mail Messaging	Adams	In Process	Agreement approved 07.10.2025 with services starting 10.01.2025. Soft start in process.

Reunion West Action Items

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

	Monitor Old Lake Wilson Road Improvement Project			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.
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7/10/25	Whitemarsh Way Parking Improvements	Scheerer/Curley	In Process	Whitemarsh Way Parking space painting, centerline striping, crosswalk striping, stop bar striping approved 07.10.2025 Whitemarsh Way review parking map for correctness - no parking on right side
7/10/25	Implement Electronic Mail Messaging	Adams	In Process	Agreement approved 07.10.2025 with services starting 10.01.2025. Soft start in process.

SECTION II

Reunion East

Community Development District

Summary of Invoices

July 01, 2025 - July 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	7/2/25	6536-6542	\$ 38,088.00
	7/9/25	6543-6547	14,504.00
	7/17/25	6548-6555	88,735.24
	7/23/25	6556-6562	7,566.99
	7/31/25	6563-6568	14,157.38
			<hr/>
			\$ 163,051.61
R&M Fund			
	7/2/25	293	\$ 1,709.34
	7/9/25	294	83,584.00
	7/23/25	295	18,250.00
	7/31/25	296	89,714.81
			<hr/>
			\$ 193,258.15
Payroll			
	<u>July 2025</u>		
	Diane Davis	50825	\$ 184.70
	John Dryburgh	50826	184.70
	June Wispelwey	50827	184.70
	Mark Greenstein	50828	184.70
	Trudy Hobbs	50829	184.70
			<hr/>
			\$ 923.50
TOTAL			<hr/> \$ 357,233.26

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/02/25	00144	6/20/25 14001142	202506 320-53800-57400	DRAINLINE FLSHD W/NITRO	*	164.39	
		6/20/25 14001142	202506 300-13100-10100	DRAINLINE FLSHD W/NITRO	*	124.01	
FRANK'S AIR CONDITIONING, INC.							288.40 006536
7/02/25	00186	6/02/25 756253	202507 320-53800-34500	ALARM MONITOR SVC JUL25	*	767.19	
		6/02/25 756253	202507 300-13100-10100	ALARM MONITOR SVC JUL25	*	578.75	
HIDDEN EYES LLC DBA ENVERA SYSTEMS							1,345.94 006537
7/02/25	00192	6/26/25 1826	202507 320-53800-43300	POOL AMENITIES JUL25	*	1,730.52	
		6/26/25 1826	202507 300-13100-10100	POOL AMENITIES JUL25	*	1,305.48	
		6/26/25 1826	202507 320-53800-43300	POOL ATTENDANT JUL25	*	4,320.60	
		6/26/25 1826	202507 300-13100-10100	POOL ATTENDANT JUL25	*	3,259.40	
		6/26/25 1826	202507 330-53800-43300	HCCC CLEANING JUL25	*	494.19	
		6/26/25 1826	202507 300-13100-10100	HCCC CLEANING JUL25	*	372.81	
		6/26/25 1826	202507 330-53800-43300	LILOPAK 300CNT PAPER CUPS	*	44.52	
		6/26/25 1826	202507 300-13100-10100	LILOPAK 300CNT PAPER CUPS	*	33.58	
PG SERVICE GROUP LLC							11,561.10 006538
7/02/25	00054	7/01/25 2025JUL	202507 320-53800-34500	SECURITY SVCS JUL25	*	6,650.00	
		7/01/25 2025JUL	202507 300-13100-10100	SECURITY SVCS JUL25	*	5,016.66	
REUNION RESORT & CLUB MASTER ASSOC.							11,666.66 006539
7/02/25	00175	7/01/25 1012191	202507 320-53800-46200	POOL MAINTENANCE JUL25	*	4,845.00	
		7/01/25 1012191	202507 300-13100-10100	POOL MAINTENANCE JUL25	*	3,655.00	
ROBERTS POOL SERVICE AND REPAIR INC							8,500.00 006540
7/02/25	00060	4/14/25 316313	202504 320-53800-46200	TER-RMV ECOLAB EQUIP/POOL	*	292.13	
		4/14/25 316313	202504 300-13100-10100	TER-RMV ECOLAB EQUIP/POOL	*	220.37	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/19/25		318063	202506 320-53800-46200	TER-QTRLY SFTY INSPECTION	*	369.93	
6/19/25		318063	202506 300-13100-10100	TER-QTRLY SFTY INSPECTION	*	279.07	
6/20/25		318620	202506 320-53800-46200	TER-280GL BLCH/15GL ACID	*	506.13	
6/20/25		318620	202506 300-13100-10100	TER-280GL BLCH/15GL ACID	*	381.82	
6/21/25		318674	202506 320-53800-46200	SE-NW LID O-RING/RPR LEAK	*	172.14	
6/21/25		318674	202506 300-13100-10100	SE-NW LID O-RING/RPR LEAK	*	129.86	
6/21/25		318874	202506 320-53800-46200	SE-240GAL BULK BLEACH	*	376.20	
6/21/25		318874	202506 300-13100-10100	SE-240GAL BULK BLEACH	*	283.80	
6/23/25		318059	202506 320-53800-46200	CP-TREAT SPA FOR BIOFILM	*	384.61	
6/23/25		318059	202506 300-13100-10100	CP-TREAT SPA FOR BIOFILM	*	290.14	
6/26/25		318810	202506 320-53800-46200	TER-CUT WIRNG/RST BREAKER	*	145.86	
6/26/25		318810	202506 300-13100-10100	TER-CUT WIRNG/RST BREAKER	*	110.04	
6/27/25		318723	202506 320-53800-46200	TER-2 LIFE RINGS/THROW LN	*	446.77	
6/27/25		318723	202506 300-13100-10100	TER-2 LIFE RINGS/THROW LN	*	337.03	
SPIES POOL LLC							4,725.90 006542
7/09/25 00129		7/03/25 5871	202506 320-53800-47700	RPL LIGHT COVER FIT CNTR	*	390.45	
		7/03/25 5871	202506 300-13100-10100	RPL LIGHT COVER FIT CNTR	*	294.55	
		7/03/25 5872	202506 320-53800-46200	RPL UMBRLLA/2 EXT LT BLBS	*	162.45	
		7/03/25 5872	202506 300-13100-10100	RPL UMBRLLA/2 EXT LT BLBS	*	122.55	
		7/05/25 5873	202506 320-53800-46200	RPLC BROKEN UMBRELLAS	*	361.95	
		7/05/25 5873	202506 300-13100-10100	RPLC BROKEN UMBRELLAS	*	273.05	
		7/05/25 5875	202506 320-53800-47700	APPLD ANT KILLER GRANULES	*	151.05	
		7/05/25 5875	202506 300-13100-10100	APPLD ANT KILLER GRANULES	*	113.95	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/05/25	5876	202506 320-53800-47700	RPL BRKN GFI/POOL PAVLLN		*	162.45	
7/05/25	5876	202506 300-13100-10100	RPL BRKN GFI/POOL PAVLLN		*	122.55	
7/05/25	5877	202506 320-53800-46200	RPL BRKN UNBRLLA/LT BULBS		*	151.05	
7/05/25	5877	202506 300-13100-10100	RPL BRKN UNBRLLA/LT BULBS		*	113.95	
7/05/25	5878	202506 320-53800-46200	RPL UMBRLL/ADJ WATER FLOW		*	162.45	
7/05/25	5878	202506 300-13100-10100	RPL UMBRLL/ADJ WATER FLOW		*	122.55	
7/05/25	5879	202507 320-53800-47700	RPL BRKN SINK FAUC/BATHRM		*	208.05	
7/05/25	5879	202507 300-13100-10100	RPL BRKN SINK FAUC/BATHRM		*	156.95	
7/05/25	5880	202506 320-53800-47700	RPR DOOR PUSH BAR/HANDLE		*	208.05	
7/05/25	5880	202506 300-13100-10100	RPR DOOR PUSH BAR/HANDLE		*	156.95	
7/05/25	5881	202507 320-53800-46200	RPL BRKN UNBRLL/MULT POOL		*	379.05	
7/05/25	5881	202507 300-13100-10100	RPL BRKN UNBRLL/MULT POOL		*	285.95	
7/15/25	5874	202506 320-53800-47700	CLN FLAT ROOF AND GUTTERS		*	390.45	
7/15/25	5874	202506 300-13100-10100	CLN FLAT ROOF AND GUTTERS		*	294.55	
BERRY CONSTRUCTION INC.						4,785.00	006544
7/09/25	00196	7/09/25 90111326 202507 310-51300-32200	FY24 AUDIT SERVICES		*	4,600.00	
DIBARTOLOMEO, MCBEE, HARTLEY &						4,600.00	006545
7/09/25	00188	6/30/25 6923725 202506 320-53800-47700	CHK TOILETS/LACK WTR PRES		*	85.50	
		6/30/25 6923725 202506 300-13100-10100	CHK TOILETS/LACK WTR PRES		*	64.50	
		6/30/25 6923729 202506 320-53800-47700	WATER PRESS ISSUE/TOILETS		*	85.50	
		6/30/25 6923729 202506 300-13100-10100	WATER PRESS ISSUE/TOILETS		*	64.50	
WIND RIVER ENVIRONMENTAL LLC						300.00	006546
7/09/25	00030	7/02/25 948609 202506 320-53800-47400	HOMESTEAD POOL PLNT INSTL		*	2,746.83	
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/02/25 948609	202506 300-13100-10100		*	2,072.17	
			HOMESTEAD POOL PLNT INSTL				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			4,819.00 006547
7/17/25 00129		6/27/25 5868	202506 320-53800-47200		*	162.45	
			RPR SIGN/NEW LIGHT FIXTRE				
		6/27/25 5868	202506 300-13100-10100		*	122.55	
			RPR SIGN/NEW LIGHT FIXTRE				
		6/27/25 5869	202506 320-53800-47200		*	133.95	
			RPL BRKN LIGHT FRAME/COVR				
		6/27/25 5869	202506 300-13100-10100		*	101.05	
			RPL BRKN LIGHT FRAME/COVR				
		6/27/25 5870	202506 320-53800-46200		*	2,998.20	
			FURNISH/RESTOCK UMBRELLAS				
		6/27/25 5870	202506 300-13100-10100		*	2,261.80	
			FURNISH/RESTOCK UMBRELLAS				
				BERRY CONSTRUCTION INC.			5,780.00 006548
7/17/25 00134		7/07/25 4449	202506 310-51300-31100		*	709.80	
			RESTRIPING & CDD MEETINGS				
				BOYD CIVIL ENGINEERING INC			709.80 006549
7/17/25 00049		7/01/25 655	202507 320-53800-12000		*	3,838.58	
			FIELD MANAGEMENT JUL25				
		7/01/25 655A	202504 310-51300-42000		*	1.85	
			USPS-MAILING 941 FORMS				
		7/01/25 655B	202505 310-51300-51000		*	27.30	
			STPLS-SURE START/MAG 6PK				
		7/01/25 656	202507 310-51300-34000		*	4,414.50	
			MANAGEMENT FEES JUL25				
		7/01/25 656	202507 310-51300-35200		*	105.00	
			WEBSITE ADMIN JUL25				
		7/01/25 656	202507 310-51300-35100		*	157.50	
			INFORMATION TECH JUL25				
		7/01/25 656	202507 310-51300-31300		*	875.00	
			DISSEMINATION SVCS JUL25				
		7/01/25 656	202507 310-51300-51000		*	1.26	
			OFFICE SUPPLIES JUL25				
		7/01/25 656	202507 310-51300-42000		*	70.84	
			POSTAGE JUL25				
				GOVERNMENTAL MANAGEMENT SERVICES			9,491.83 006550
7/17/25 99999		7/17/25 VOID	202507 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 006551
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/07/25	6930405 202507 300-13100-10100		*	101.34	
			RESIDUE INSIDE BACKFLOW				
				WIND RIVER ENVIRONMENTAL LLC			235.67 006554
7/17/25	00030	7/01/25	939250 202507 320-53800-47300		*	29,023.29	
			LANDSCAPE MAINT JUL25				
		7/01/25	939250 202507 300-13100-10100		*	21,894.76	
			LANDSCAPE MAINT JUL25				
		7/01/25	939250 202507 320-53800-47300		*	7,235.94	
			LANDSCAPE MNT PH1-5 JUL25				
		7/01/25	939250 202507 300-13100-10100		*	5,458.69	
			LANDSCAPE MNT PH1-5 JUL25				
		7/01/25	939250 202507 320-53800-47300		*	1,456.92	
			STABLE/POND/REC CTR JUL25				
		7/01/25	939250 202507 300-13100-10100		*	1,099.08	
			STABLE/POND/REC CTR JUL25				
		7/01/25	939250 202507 320-53800-47300		*	1,939.71-	
			W/O REMAINING PHASE JUN25				
		7/01/25	939250 202507 300-13100-10100		*	1,463.29-	
			W/O REMAINING PHASE JUN25				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			62,765.68 006555
7/23/25	00129	7/18/25	5884 202507 320-53800-47700		*	219.45	
			RPL GATE HINGES/LATCH				
		7/18/25	5884 202507 300-13100-10100		*	165.55	
			RPL GATE HINGES/LATCH				
		7/20/25	5889 202507 320-53800-57400		*	185.25	
			PATCH/REPAIR WALL HOLES				
		7/20/25	5889 202507 300-13100-10100		*	139.75	
			PATCH/REPAIR WALL HOLES				
		7/20/25	5890 202507 320-53800-47700		*	105.45	
			RPR STORG RM LOCKSET/STOP				
		7/20/25	5890 202507 300-13100-10100		*	79.55	
			RPR STORG RM LOCKSET/STOP				
				BERRY CONSTRUCTION INC.			895.00 006556
7/23/25	00106	7/07/25	332-6229 202507 320-53800-53200		*	550.26	
			DANGER SNAKES/ALLIGTR SGN				
		7/07/25	332-6229 202507 300-13100-10100		*	415.11	
			DANGER SNAKES/ALLIGTR SGN				
				FASTSIGNS SOUTH ORLANDO			965.37 006557
7/23/25	00144	5/30/25	13931419 202505 320-53800-57400		*	62.13	
			UNIT LOW REFRIG/FREEZING				
		5/30/25	13931419 202505 300-13100-10100		*	46.87	
			UNIT LOW REFRIG/FREEZING				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/05/25		13952112	202506 330-53800-47700 RTU 5 RESET/RUN CYCLES		*	90.93	
6/05/25		13952112	202506 300-13100-10100 RTU 5 RESET/RUN CYCLES		*	68.59	
6/12/25		13973229	202506 320-53800-57400 3 THERMOSTAT LOCK BOX		*	294.65	
6/12/25		13973229	202506 300-13100-10100 3 THERMOSTAT LOCK BOX		*	222.28	
6/13/25		13973343	202506 320-53800-57400 FILTER EXCHANGE/ROOFTOP		*	381.96	
6/13/25		13973343	202506 300-13100-10100 FILTER EXCHANGE/ROOFTOP		*	288.15	
FRANK'S AIR CONDITIONING, INC.						1,455.56	006558
7/23/25	00176	7/14/25 30077	202507 320-53800-48200 EQUIP PREVENT MNT JUL25		*	185.25	
		7/14/25 30077	202507 300-13100-10100 EQUIP PREVENT MNT JUL25		*	139.75	
FITNESS SERVICES OF FLORIDA INC						325.00	006559
7/23/25	00186	7/01/25 757446	202507 300-15500-10000 ALARM MONITOR SVC AUG25		*	767.19	
		7/01/25 757446	202507 300-13100-10100 ALARM MONITOR SVC AUG25		*	578.75	
HIDDEN EYES LLC DBA ENVERA SYSTEMS						1,345.94	006560
7/23/25	00092	6/30/25 2817	202506 320-53800-41000 CENTURYLNK-CP GATE/ACCESS		*	124.31	
		6/30/25 2817	202506 300-13100-10100 CENTURYLNK-CP GATE/ACCESS		*	93.78	
		6/30/25 2818	202506 320-53800-41000 POOL CIRCUIT/MODEM JUN25		*	385.19	
		6/30/25 2818	202506 300-13100-10100 POOL CIRCUIT/MODEM JUN25		*	290.58	
		7/01/25 2849	202505 320-53800-43100 TOHO METER#6264490 MAY25		*	57.09	
		7/01/25 2883	202507 320-53800-41000 CP PHONE LINE 2365 JUL25		*	49.73	
		7/01/25 2883	202507 300-13100-10100 CP PHONE LINE 2365 JUL25		*	37.52	
		7/01/25 2883	202507 320-53800-41000 HC PHONE LINE 4574 JUL25		*	49.73	
		7/01/25 2883	202507 300-13100-10100 HC PHONE LINE 4574 JUL25		*	37.52	
		7/01/25 2883	202507 320-53800-41000 HS PHONE LINE 9325 JUL25		*	49.73	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/25	2883	202507 300-13100-10100			*	37.52	
		HS PHONE LINE 9325 JUL25					
7/01/25	2883	202507 320-53800-41000			*	49.73	
		HS PHONE LINE 9385 JUL25					
7/01/25	2883	202507 300-13100-10100			*	37.52	
		HS PHONE LINE 9385 JUL25					
7/01/25	2883	202507 330-53800-41000			*	49.73	
		HC IRRG LINE 9785 JUL25					
7/01/25	2883	202507 300-13100-10100			*	37.52	
		HC IRRG LINE 9785 JUL25					
7/01/25	2883	202507 330-53800-41000			*	49.73	
		HC IRRG LINE 9865 JUL25					
7/01/25	2883	202507 300-13100-10100			*	37.52	
		HC IRRG LINE 9865 JUL25					
7/01/25	2883	202507 330-53800-41000			*	49.73	
		HC FIRE LINE 3534 JUL25					
7/01/25	2883	202507 300-13100-10100			*	37.52	
		HC FIRE LINE 3534 JUL25					
7/01/25	2883	202507 330-53800-41000			*	49.73	
		HC FIRE LINE 9525 JUL25					
7/01/25	2883	202507 300-13100-10100			*	37.52	
		HC FIRE LINE 9525 JUL25					
7/01/25	2884	202506 320-53800-43000			*	103.89	
		DUKEENERGY#9100 8323 9862					
7/01/25	2885	202506 320-53800-43000			*	827.28	
		DUKEENERGY#9100 8324 0443					
KINGWOOD ORLANDO REUNION RESORT LLC						2,580.12	006562
7/31/25 00199	7/22/25	07222025 202507 300-36900-10100			*	285.00	
		SE RENTAL DEP REFUND 5/15					
	7/22/25	07222025 202507 300-20700-10100			*	215.00	
		SE RENTAL DEP REFUND 5/15					
AMERICAN FOOTGOLF FEDERATION						500.00	006563
7/31/25 00129	7/26/25	5897 202507 320-53800-47700			*	532.95	
		RPR CRACKS IN STUCCO/WALL					
	7/26/25	5897 202507 300-13100-10100			*	402.05	
		RPR CRACKS IN STUCCO/WALL					
	7/26/25	5898 202507 320-53800-47700			*	436.05	
		CLN FLAT ROOF/POOL PAVILN					
	7/26/25	5898 202507 300-13100-10100			*	328.95	
		CLN FLAT ROOF/POOL PAVILN					
	7/26/25	5899 202507 320-53800-53000			*	550.05	
		FURN&INSTL PAVERS/CROSWLK					
	7/26/25	5899 202507 300-13100-10100			*	414.95	
		FURN&INSTL PAVERS/CROSWLK					
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/26/25 5900	202507 320-53800-53000		*	156.75	
			PATCH/RPR ASPHALT/POTHOLE				
		7/26/25 5900	202507 300-13100-10100		*	118.25	
			PATCH/RPR ASPHALT/POTHOLE				
		7/26/25 5901	202507 320-53800-46200		*	162.45	
			RPR HANDLE IN POOL SHOWER				
		7/26/25 5901	202507 300-13100-10100		*	122.55	
			RPR HANDLE IN POOL SHOWER				
				BERRY CONSTRUCTION INC.			3,225.00 006564
7/31/25 00176		7/24/25 30120	202507 320-53800-48200		*	1,192.66	
			PARTS-50% DEPOSIT				
		7/24/25 30120	202507 300-13100-10100		*	899.72	
			PARTS-50% DEPOSIT				
				FITNESS SERVICES OF FLORIDA INC			2,092.38 006565
7/31/25 00060		7/01/25 318891	202506 320-53800-46200		*	149.34	
			HOME-RPL PUMP DRAIN PLUG				
		7/01/25 318891	202506 300-13100-10100		*	112.66	
			HOME-RPL PUMP DRAIN PLUG				
		7/07/25 319083	202507 320-53800-46200		*	142.50	
			HOME-RST SPA SWITCH/VALVE				
		7/07/25 319083	202507 300-13100-10100		*	107.50	
			HOME-RST SPA SWITCH/VALVE				
		7/07/25 319084	202507 320-53800-46200		*	142.50	
			TER-RPR BAD WIRE CONNECTN				
		7/07/25 319084	202507 300-13100-10100		*	107.50	
			TER-RPR BAD WIRE CONNECTN				
		7/09/25 319185	202507 320-53800-46200		*	344.82	
			HOME-ACID WSH SPA/RPL TLE				
		7/09/25 319185	202507 300-13100-10100		*	260.13	
			HOME-ACID WSH SPA/RPL TLE				
		7/09/25 319186	202507 320-53800-46200		*	242.16	
			TER-NEW HINGES CLCTR TANK				
		7/09/25 319186	202507 300-13100-10100		*	182.69	
			TER-NEW HINGES CLCTR TANK				
		7/09/25 319187	202507 320-53800-46200		*	189.24	
			HC-RPL BROKEN JET/SPA B				
		7/09/25 319187	202507 300-13100-10100		*	142.76	
			HC-RPL BROKEN JET/SPA B				
		7/09/25 319188	202507 320-53800-46200		*	398.43	
			HC-NEW 1HP 1PH MOTOR/SHFT				
		7/09/25 319188	202507 300-13100-10100		*	300.57	
			HC-NEW 1HP 1PH MOTOR/SHFT				
		7/10/25 318057	202507 320-53800-46200		*	250.80	
			HOME-QTRLY INSPC POOL/SPA				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/10/25		318057	202507 300-13100-10100	HOME-QTRLY INSPC POOL/SPA	*	189.20	
7/10/25		319236	202507 320-53800-46200	SE-NEW CNTRL BOARD IN SPA	*	508.44	
7/10/25		319236	202507 300-13100-10100	SE-NEW CNTRL BOARD IN SPA	*	383.56	
7/10/25		319245	202507 320-53800-46200	HOME-CHK SPA AUTOFILL/ADJ	*	182.40	
7/10/25		319245	202507 300-13100-10100	HOME-CHK SPA AUTOFILL/ADJ	*	137.60	
7/14/25		319330	202507 320-53800-46200	TER-NEW PILOT SCREW/WEDGE	*	167.58	
7/14/25		319330	202507 300-13100-10100	TER-NEW PILOT SCREW/WEDGE	*	126.42	
7/14/25		319333	202507 320-53800-46200	SE-RPL BULKHEAD SPA1 FLTR	*	508.44	
7/14/25		319333	202507 300-13100-10100	SE-RPL BULKHEAD SPA1 FLTR	*	383.56	
7/21/25		319556	202507 320-53800-46200	HC-180 GAL BULK BLEACH	*	282.15	
7/21/25		319556	202507 300-13100-10100	HC-180 GAL BULK BLEACH	*	212.85	
7/21/25		319558	202507 320-53800-46200	SE-330GL BLEACH/3'TRICHLR	*	666.59	
7/21/25		319558	202507 300-13100-10100	SE-330GL BLEACH/3'TRICHLR	*	502.86	
7/21/25		319684	202507 320-53800-46200	TER-150G BLEACH/15GL ACID	*	285.29	
7/21/25		319684	202507 300-13100-10100	TER-150G BLEACH/15GL ACID	*	215.21	
7/21/25		319685	202507 320-53800-46200	HC-155GL BLEACH/15GL ACID	*	293.12	
7/21/25		319685	202507 300-13100-10100	HC-155GL BLEACH/15GL ACID	*	221.13	
SPIES POOL LLC						8,340.00	006568
TOTAL FOR BANK A						163,051.61	
TOTAL FOR REGISTER						163,051.61	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/02/25	00002	6/25/25 F5818230	202506 320-53800-66000		*	974.32	
		ADDTNL BLOCK TO TRANSFRMR					
		6/25/25 F5818230	202506 300-13100-10100		*	735.02	
		ADDTNL BLOCK TO TRANSFRMR					
DUKE ENERGY							1,709.34 000293
7/09/25	00006	4/14/25 317221	202504 320-53800-64000		*	47,642.88	
		TER-RESURF/RETILE POOL					
		4/14/25 317221	202504 300-13100-10100		*	35,941.12	
		TER-RESURF/RETILE POOL					
SPIES POOL, LLC							83,584.00 000294
7/23/25	00044	7/09/25 BSE03929	202507 330-53800-65000		*	10,402.50	
		PAY 2-CONV TO LT SWITCHES					
		7/09/25 BSE03929	202507 300-13100-10100		*	7,847.50	
		PAY 2-CONV TO LT SWITCHES					
BARBIZON CHARLOTTE, INC DBA							18,250.00 000295
7/31/25	00043	6/20/25 APP#3	202506 320-53800-60000		*	51,137.44	
		PAVING PROJECT DEC-JUN					
		6/20/25 APP#3	202506 300-13100-10100		*	38,577.37	
		PAVING PROJECT DEC-JUN					
M&M ASPHALT MAINTENANCE INC DBA							89,714.81 000296
TOTAL FOR BANK C						193,258.15	
TOTAL FOR REGISTER						193,258.15	

SECTION III

Reunion East
Community Development District

Unaudited Financial Reporting
June 30, 2025



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Reunion East
Community Development District
Balance Sheet
June 30, 2025

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 109,801	\$ 51,622	\$ -	\$ -	\$ 161,423
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	101,777	-	101,777
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	195,066	-	195,066
Construction	-	-	-	11	11
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,164,894	-	1,164,894
Prepayment	-	-	40	-	40
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	608,220	-	608,220
Construction	-	-	-	651,016	651,016
Investment - Custody	520,451	-	-	-	520,451
SBA - Operating	985,984	-	-	-	985,984
SBA - Reserve	-	3,668,094	-	-	3,668,094
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	387,267	165,724	-	-	552,991
Prepaid Expenses	410	-	-	-	410
Total Assets	\$ 2,003,913	\$ 3,885,440	\$ 3,366,159	\$ 651,027	\$ 9,906,539
Liabilities:					
Accounts Payable	\$ 32,025	\$ 175,008	\$ -	\$ -	\$ 207,033
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Reunion West	109,111	21,942	-	-	131,054
Accrued Principal Payment 2002A-2	-	-	5,935,000	-	5,935,000
Accrued Interest Payment 2002A-2	-	-	4,343,405	-	4,343,405
Accrued Principal Payment 2005	-	-	5,415,000	-	5,415,000
Accrued Interest Payment 2005	-	-	3,851,276	-	3,851,276
Total Liabilities	\$ 147,459	\$ 196,950	\$ 19,544,681	\$ -	\$ 19,889,090
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (10,176,625)	\$ -	\$ (10,176,625)
Assigned For Debt Service 2005	-	-	(9,071,205)	-	(9,071,205)
Assigned For Debt Service 2015A	-	-	1,344,933	-	1,344,933
Assigned For Debt Service 2021	-	-	1,724,375	-	1,724,375
Assigned For Capital Projects 2005	-	-	-	11	11
Assigned For Capital Projects 2021	-	-	-	651,016	651,016
Unassigned	1,856,455	3,688,489	-	-	5,544,944
Total Fund Balances	\$ 1,856,455	\$ 3,688,489	\$ (16,178,521.85)	\$ 651,027	\$ (9,982,551)
Total Liabilities & Fund Equity	\$ 2,003,913	\$ 3,885,440	\$ 3,366,159	\$ 651,027	\$ 9,906,539

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 2,008,852	\$ 2,036,278	\$ 2,036,278	\$ -
Interest	24,000	18,000	50,936	32,936
Miscellaneous Revenues	-	-	847	847
Rental Income	6,000	4,500	7,571	3,071
Total Revenues	\$ 2,038,852	\$ 2,058,778	\$ 2,095,632	\$ 36,854
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,800	\$ 2,200
FICA Expense	918	689	520	168
Engineering Fees	30,000	22,500	20,157	2,343
Attorney	75,000	56,250	51,816	4,434
Arbitrage	1,350	-	-	-
Dissemination Agent	10,500	7,875	7,875	-
Annual Audit	4,600	4,600	4,600	-
Trustee Fees	8,620	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,974	39,731	39,731	-
Information Technology	1,890	1,418	1,418	-
Website Maintenance	1,260	945	945	-
Telephone	150	113	-	113
Postage	1,500	1,125	865	260
Printing & Binding	500	375	176	199
Insurance	18,350	18,350	17,841	509
Legal Advertising	5,000	3,750	2,901	849
Other Current Charges	600	450	70	380
Office Supplies	250	188	46	142
Property Appraiser Fee	1,000	696	696	-
Property Taxes	400	400	218	182
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 234,912	\$ 176,502	\$ 164,723	\$ 11,780

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 46,063	\$ 34,547	\$ 34,547	\$ 0
Property Insurance	69,608	69,608	63,643	5,965
Telephone	8,550	6,413	13,277	(6,864)
Electric	376,200	282,150	271,870	10,280
Water & Sewer	41,262	30,947	31,243	(297)
Gas	48,450	36,338	48,560	(12,222)
Landscape - Contract	665,400	499,050	509,554	(10,504)
Landscape - Contingency	28,500	21,375	17,645	3,730
Pond Maintenance	14,250	10,688	8,695	1,992
Irrigation Repairs & Maintenance	19,950	14,963	6,714	8,248
Pool & Fountain Maintenance	205,428	154,071	180,201	(26,130)
Building Repairs & Maintenance	17,100	12,825	23,709	(10,884)
Contract Cleaning	59,622	44,717	55,002	(10,285)
Fitness Center Repairs & Maintenance	7,923	5,942	2,075	3,867
Gate & Gatehouse Maintenance	42,750	32,063	28,454	3,608
Lighting	8,550	6,413	12,584	(6,171)
Maintenance (Inspections)	1,995	1,496	1,863	(367)
Operating Supplies	1,425	1,069	-	1,069
Parking Violation Tags	285	214	-	214
Pressure Washing	28,500	21,375	25,280	(3,905)
Repairs & Maintenance	17,100	12,825	9,119	3,706
Roadways/Sidewalks/Bridge	22,800	17,100	15,216	1,884
Security	121,905	91,429	77,985	13,444
Signage	8,550	6,413	9,637	(3,225)
Hurricane Expenses	-	-	3,524	(3,524)
Total Maintenance - Shared Expenses	\$ 1,862,166	\$ 1,414,027	\$ 1,450,395	\$ (36,368)
<u>Heritage Crossing Community Center</u>				
Telephone	\$ 3,819	\$ 2,864	\$ 1,000	\$ 1,864
Electric	22,800	17,100	9,551	7,549
Water & Sewer	1,140	855	1,149	(294)
Gas	513	385	217	168
Trash Services	22,800	17,100	-	17,100
Building Repairs & Maintenance	-	-	1,576	(1,576)
Contract Cleaning	22,800	17,100	4,913	12,187
Landscape - Contract	20,417	15,313	-	15,313
Maintenance (Inspections)	641	481	1,237	(756)
Operating Supplies	1,368	1,026	-	1,026
Pest Control	684	513	1,529	(1,016)
Pressure Washing	-	-	627	(627)
Repairs & Maintenance	3,420	2,565	800	1,765
Total HC Community Center Shared	\$ 100,403	\$ 75,302	\$ 22,598	\$ 52,704
<u>Reserves</u>				
Capital Reserve Transfer	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
Total Reserves	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
Total Expenditures	\$ 3,118,035	\$ 2,586,385	\$ 2,558,270	\$ 28,115
Excess Revenues (Expenditures)	\$ (1,079,183)		\$ (462,638)	
Fund Balance - Beginning	\$ 1,079,183		\$ 2,319,092	
Fund Balance - Ending	\$ (0)		\$ 1,856,455	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 213,351	\$ 1,265,269	\$ 78,627	\$ 61,490	\$ 47,273	\$ 169,585	\$ 59,315	\$ 141,370	\$ -	\$ -	\$ -	\$ 2,036,278
Interest	6,652	5,861	5,729	5,636	5,211	5,389	5,451	5,529	5,477	-	-	-	50,936
Miscellaneous Revenues	847	-	-	-	-	-	-	-	-	-	-	-	847
Rental Income	560	2,280	570	1,710	-	-	570	570	1,311	-	-	-	7,571
Total Revenues	\$ 8,059	\$ 221,491	\$ 1,271,568	\$ 85,973	\$ 66,701	\$ 52,662	\$ 175,605	\$ 65,413	\$ 148,159	\$ -	\$ -	\$ -	\$ 2,095,632
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ 1,000	\$ 800	\$ 1,200	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 6,800
FICA Expense	-	61	77	61	92	77	77	-	77	-	-	-	520
Engineering Fees	665	3,271	1,256	3,810	1,615	1,920	4,913	1,998	710	-	-	-	20,157
Attorney	12,519	10,627	3,918	6,371	9,123	3,603	4,130	1,527	-	-	-	-	51,816
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	875	875	875	875	875	875	875	875	-	-	-	7,875
Annual Audit	-	-	-	-	-	-	-	-	4,600	-	-	-	4,600
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	-	-	-	39,731
Information Technology	158	158	158	158	158	158	158	158	158	-	-	-	1,418
Website Maintenance	105	105	105	105	105	105	105	105	105	-	-	-	945
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	67	52	143	40	226	103	93	111	31	-	-	-	865
Printing & Binding	-	-	169	1	5	1	-	-	-	-	-	-	176
Insurance	17,841	-	-	-	-	-	-	-	-	-	-	-	17,841
Legal Advertising	-	-	956	790	283	741	-	131	-	-	-	-	2,901
Other Current Charges	-	-	-	35	35	-	-	-	-	-	-	-	70
Office Supplies	1	1	1	12	1	1	1	28	1	-	-	-	46
Property Appraiser Fee	-	-	-	696	-	-	-	-	-	-	-	-	696
Property Taxes	-	218	-	-	-	-	-	-	-	-	-	-	218
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 44,694	\$ 20,582	\$ 13,071	\$ 18,166	\$ 18,131	\$ 12,996	\$ 15,765	\$ 9,347	\$ 11,971	\$ -	\$ -	\$ -	\$ 164,723

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ -	\$ -	\$ -	34,547
Property Insurance	63,643	-	-	-	-	-	-	-	-	-	-	-	63,643
Telephone	1,834	1,270	1,719	1,405	1,339	1,388	1,437	1,441	1,441	-	-	-	13,277
Electric	28,749	29,543	27,134	30,685	19,167	37,187	30,527	36,466	32,411	-	-	-	271,870
Water & Sewer	2,024	2,260	2,802	3,624	3,354	3,834	4,441	4,654	4,250	-	-	-	31,243
Gas	1,020	1,159	4,159	6,625	10,135	8,967	7,779	5,316	3,400	-	-	-	48,560
Landscape - Contract	44,402	98,510	65,283	44,402	44,402	58,465	44,402	44,402	65,283	-	-	-	509,554
Landscape - Contingency	1,844	10,050	852	-	-	1,402	-	750	2,747	-	-	-	17,645
Pond Maintenance	966	966	966	966	966	966	966	966	966	-	-	-	8,695
Irrigation Repairs & Maintenance	639	568	-	876	1,373	107	2,000	1,151	-	-	-	-	6,714
Pool & Fountain Maintenance	24,552	16,221	14,468	16,062	18,564	18,887	25,673	23,517	22,258	-	-	-	180,201
Building Repairs & Maintenance	3,704	3,238	456	1,724	3,451	1,119	3,247	390	6,378	-	-	-	23,709
Contract Cleaning	6,051	6,051	6,054	6,051	6,051	6,051	6,051	6,051	6,590	-	-	-	55,002
Fitness Center Repairs & Maintenance	898	-	898	45	-	-	234	-	-	-	-	-	2,075
Gate & Gatehouse Maintenance	2,625	2,067	11,307	4,273	2,737	1,368	1,101	740	2,237	-	-	-	28,454
Lighting	-	2,337	2,636	815	-	2,002	1,035	678	3,081	-	-	-	12,584
Maintenance (Inspections)	228	684	-	-	499	-	268	185	-	-	-	-	1,863
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	2,907	6,612	7,382	8,379	-	-	-	-	-	-	25,280
Repairs & Maintenance	1,573	-	3,058	2,336	-	271	721	1,160	-	-	-	-	9,119
Roadways/Sidewalks/Bridge	641	-	4,167	-	-	4,318	1,074	1,967	3,049	-	-	-	15,216
Security	8,692	8,692	8,692	8,692	8,692	8,692	8,406	8,714	8,714	-	-	-	77,985
Signage	2,933	219	105	2,615	-	162	1,103	-	2,499	-	-	-	9,637
Hurricane Expenses	3,128	396	-	-	-	-	-	-	-	-	-	-	3,524
Total Maintenance - Shared Expenses	\$ 203,985	\$ 188,070	\$ 161,503	\$ 141,646	\$ 131,951	\$ 167,405	\$ 144,305	\$ 142,386	\$ 169,144	\$ -	\$ -	\$ -	\$ 1,450,395
<u>Heritage Crossing Community Center</u>													
Telephone	\$ -	\$ -	\$ -	\$ -	\$ 224	\$ 179	\$ 199	\$ 199	\$ 199	\$ -	\$ -	\$ -	1,000
Electric	-	1,542	1,007	853	-	2,603	961	1,154	1,431	-	-	-	9,551
Water & Sewer	-	145	145	168	157	145	134	128	128	-	-	-	1,149
Gas	-	32	26	26	26	26	26	26	26	-	-	-	217
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	362	-	732	-	-	390	-	91	-	-	-	1,576
Contract Cleaning	494	494	1,433	494	494	494	494	515	-	-	-	-	4,913
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	781	-	-	-	-	228	-	-	-	-	-	1,237
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	128	48	903	128	48	-	-	-	1,529
Pressure Washing	-	-	-	-	-	627	-	-	-	-	-	-	627
Repairs & Maintenance	-	-	-	-	-	-	800	-	-	-	-	-	800
Total HC Community Center Shared	\$ 771	\$ 3,484	\$ 2,660	\$ 2,322	\$ 1,029	\$ 4,124	\$ 4,136	\$ 2,150	\$ 1,924	\$ -	\$ -	\$ -	22,598
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 920,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	920,554
Total Reserves	\$ -	\$ -	\$ 920,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	920,554
Total Expenditures	\$ 249,449	\$ 212,135	\$ 1,097,787	\$ 162,134	\$ 151,111	\$ 184,525	\$ 164,206	\$ 153,884	\$ 183,038	\$ -	\$ -	\$ -	2,558,270
Excess Revenues (Expenditures)	\$ (241,390)	\$ 9,356	\$ 173,781	\$ (76,161)	\$ (84,410)	\$ (131,863)	\$ 11,400	\$ (88,470)	\$ (34,879)	\$ -	\$ -	\$ -	(462,638)

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Transfer In	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
Interest	150,000	112,500	120,610	8,110
Total Revenues	\$ 1,070,554	\$ 1,033,054	\$ 1,041,164	\$ 8,110
Expenditures:				
Contingency	\$ 600	\$ 450	\$ 392	\$ 58
Capital Outlay	1,424,850	1,068,638	943,098	125,540
Total Expenditures	\$ 1,425,450	\$ 1,069,088	\$ 943,489	\$ 125,598
Excess Revenues (Expenditures)	\$ (354,896)		\$ 97,675	
Fund Balance - Beginning	\$ 3,584,823		\$ 3,590,815	
Fund Balance - Ending	\$ 3,229,927		\$ 3,688,489	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 3,310	\$ 3,310
Total Revenues	\$ -	\$ -	\$ 3,310	\$ 3,310
Expenditures:				
Series 2002A-2				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	7,652	(7,652)
Total Expenditures	\$ -	\$ -	\$ 7,652	\$ (7,652)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (4,341)	
Fund Balance - Beginning	\$ -		\$ (10,172,284)	
Fund Balance - Ending	\$ -		\$ (10,176,625)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 6,265	\$ 6,265
Total Revenues	\$ -	\$ -	\$ 6,265	\$ 6,265
Expenditures:				
Series 2005				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	7,543	(7,543)
Total Expenditures	\$ -	\$ -	\$ 7,543	\$ (7,543)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (1,277)	
Fund Balance - Beginning	\$ -		\$ (9,069,928)	
Fund Balance - Ending	\$ -		\$ (9,071,205)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 2,568,595	\$ 2,598,511	\$ 2,598,511	\$ -
Interest	60,000	45,000	60,599	15,599
Total Revenues	\$ 2,628,595	\$ 2,643,511	\$ 2,659,110	\$ 15,599
<u>Expenditures:</u>				
Series 2015A				
Interest - 11/01	\$ 465,500	\$ 465,500	\$ 465,500	\$ -
Principal - 05/01	1,685,000	1,685,000	1,685,000	-
Interest - 05/01	465,500	465,500	465,500	-
Total Expenditures	\$ 2,616,000	\$ 2,616,000	\$ 2,616,000	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 12,595		\$ 43,110	
Fund Balance - Beginning	\$ 1,098,285		\$ 1,301,823	
Fund Balance - Ending	\$ 1,110,880		\$ 1,344,933	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments	\$ 1,116,155	\$ 1,147,447	\$ 1,147,447	\$ -
Interest	60,000	45,000	57,694	12,694
Total Revenues	\$ 1,176,155	\$ 1,192,447	\$ 1,205,141	\$ 12,694
Expenditures:				
Series 2021				
Interest - 11/01	\$ 331,821	\$ 331,821	\$ 331,821	\$ -
Principal - 05/01	455,000	455,000	455,000	-
Interest - 05/01	331,821	331,821	331,821	-
Total Expenditures	\$ 1,118,643	\$ 1,118,643	\$ 1,118,643	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 57,513		\$ 86,499	
Fund Balance - Beginning	\$ 508,034		\$ 1,637,877	
Fund Balance - Ending	\$ 565,547		\$ 1,724,375	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 11	
Fund Balance - Ending	\$ -		\$ 11	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 19,953	\$ 19,953
Total Revenues	\$ -	\$ -	\$ 19,953	\$ 19,953
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 19,953	
Fund Balance - Beginning	\$ -		\$ 631,063	
Fund Balance - Ending	\$ -		\$ 651,016	

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)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$1,685,000)
CURRENT BONDS OUTSTANDING		\$16,885,000

SERIES 2021, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$445,000)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$455,000)
CURRENT BONDS OUTSTANDING		\$18,595,000

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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2015A Debt Service Asmt</i>	<i>2021 Debt Service Asmt</i>	<i>Total</i>
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
04/09/25	ACH	\$13,909.72	\$278.19	\$0.00	\$0.00	\$13,631.53	\$4,800.49	\$6,125.95	\$2,705.09	\$13,631.53
04/09/25	ACH	\$476,612.20	\$9,531.77	\$24.00	\$0.00	\$467,056.43	\$164,479.07	\$209,893.07	\$92,684.29	\$467,056.43
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$866.26	\$866.26	\$305.06	\$389.29	\$171.90	\$866.25
05/12/25	ACH	\$2,479.05	\$49.57	\$0.00	\$0.00	\$2,429.48	\$855.57	\$1,091.80	\$482.11	\$2,429.48
05/12/25	ACH	\$169,389.26	\$3,387.79	\$0.00	\$0.00	\$166,001.47	\$58,459.25	\$74,600.32	\$32,941.90	\$166,001.47
06/09/25	ACH	\$1,839.85	\$36.80	\$0.00	\$0.00	\$1,803.05	\$634.96	\$810.28	\$357.80	\$1,803.04
06/09/25	ACH	\$68,480.15	\$1,369.60	\$0.00	\$0.00	\$67,110.55	\$23,633.72	\$30,159.18	\$13,317.65	\$67,110.55
06/16/25	ACH	\$339,309.36	\$6,786.19	\$0.00	\$0.00	\$332,523.17	\$117,101.70	\$149,434.42	\$65,987.05	\$332,523.17
TOTAL		\$ 6,084,856.21	\$ 117,738.51	\$ 189,644.78	\$ 4,763.04	\$ 5,782,235.96	\$ 2,036,278.15	\$ 2,598,510.94	\$ 1,147,446.85	\$ 5,782,235.94

101.37%	Net Percent Collected
\$ (77,893.73)	Balance Remaining to Collect

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	Completed
Access Control System at Reunion Village Gate	\$ 20,000.00	In process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	In process
FY2025 Project List		
Heritage Crossing Community Center, Lighting System	\$ 45,000.00	In process - August
Seven Eagles Pool and Spa Lifts	\$ 30,000.00	Completed
Signage Replacement, Radar Speed	\$ 67,531.00	In process - August
Encore RW Playground	\$0	Cancelled
Terrace Pool Renovation/Resurfacing	\$ 75,000.00	Completed
Pool Furniture	\$ 15,000.00	As needed
Reunion Village No Parking Signs Phase 4&5	\$ 40,000.00	TBD
Pool Heater Replacement Allowance	\$ 24,000.00	As needed
Sidewalk Replacement	\$ 75,000.00	As needed
HVAC Replacement Allowance	\$ 25,000.00	As needed (Reunion Blvd June 2025)
Contingency	\$ 100,000.00	As needed
	\$ 2,059,736.10	

SECTION V

**NOTICE OF MEETING DATES
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2026** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407)841-5524, during normal business hours, or by visiting the District's website at <https://reunioneastcdd.com>.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 10

SECTION A

From: Tricia Adams tadams@gmscfl.com
Subject: Fwd: Please plan on my ending my term early
Date: June 17, 2025 at 3:12 PM
To: Syanne Hall shall@gmscfl.com



Begin forwarded message:

On Tue, Jun 17, 2025 at 2:54 PM John Dryburgh <jdryburgh1951@gmail.com> wrote:

Hi Trisha, given a lot of thought to my contributions to the CDD along with the changes that I see coming down the pike. I've come to the decision that it's time for some new blood to join the CDD board. My last meeting will be the meeting in August. I was already planning to be out of country for the month of September and just don't see any reason to call in for a three or four hour meeting from wherever I am in Europe.

Working with you has been a true blessing and a wonderful experience. I wish you and the team nothing but the best as you work through the CDD's many trials and changes coming Reunion's way.

John

Sent from my iPhone

--

Tricia L. Adams
District Manager
Governmental Management Services - Central Florida, LLC
219 E Livingston St
Orlando, FL 32801
O: 407.841.5524 ext. 138
C: 863.241.8050

