

*Reunion East Community
Development District*

Agenda

October 8, 2026

AGENDA

Reunion East

Community Development District

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

October 1, 2026

Board of Supervisors Meeting
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, October 8, 2026 at 1:00 PM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 13, 2026 Board of Supervisors Meeting
4. Discussion of Reunion Village and Spectrum Parking Zones
5. Consideration of Proposals to Purchase Audio Video Equipment
 - A. Partners in Sound Productions Orlando
 - B. Soundwaves Audio Video Interiors
6. Consideration of Proposal for Spectrum Internet and Wi-Fi Services at Heritage Crossing Community Center
7. Consideration of Reunion Resort Tai Chi Classes at Heritage Crossing Community Center
8. Consideration of Fiscal Year 2026 Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes
9. Consideration of Fiscal Year 2027 Agreement Renewals
 - A. Aquatic Plant Management Proposal with Applied Aquatic Management
 - B. Custodial Services Proposal with PG Service Group
 - C. Landscape Services Proposal with Yellowstone Landscape
 - D. Pool Maintenance Services Proposal with Roberts Pool Service and Repair
10. Ratification of Frank's AC Agreement for HVAC Equipment Installation at Seven Eagles
11. Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports
12. Discussion of Proposed Costs and Administrative Steps to Install Sidewalks on Vacant Lot Right of Way
13. Review of Long Log Action Items from Supervisor Davis
14. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. **Discussion of Potential Mailbox Locations – ADDED**

- C. Field Manager Updates
- D. District Manager's Report
 - i. Reunion Rental Report
 - ii. Action Items
 - iii. Approval of Check Registers
 - iv. Balance Sheet and Income Statement
 - v. Fiscal Year 2026 Replacement and Maintenance Project List
 - vi. E-Mail Subscriber Report
- E. Security Report
- 15. Other Business
- 16. Supervisor's Requests
- 17. Next Meeting Date: November 12, 2026
- 18. 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, **August 13, 2026**, at 12:30 a.m. at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida. Members of the public and staff could also attend via Zoom technology.

Present and constituting a quorum:

Mark Greenstein
Trudy Hobbs
June Wispelwey
Diane Davis
John Magnusson

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Christine Wells
Kristen Trucco
James Curley
Alan Scheerer
Karley Chambers
Victor Vargas
Garrett Huegel
Pete Wittman
Billy Dove (*via Zoom*)
Residents

District Manager
Assistant District Manager
District Counsel
District Engineer
Field Manager
GMS Field Services
Reunion Security
Yellowstone Landscape
Yellowstone Landscape
Gray Robinson

The following is a summary of the discussions and actions taken at the August 13, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 12:42 p.m. and called the roll. All Supervisors were present in person.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

- **Review of Eminent Domain Status** *(Added)*

Mr. Billy Dove of Grey Robinson reported that the Florida Department of Transportation (FDOT) offered \$31,200 for Parcel 140 along Traditions Boulevard and would replace the improperly buried water line at no cost. Based on a licensed appraiser's recommendation, Mr. Dove recommended a counteroffer of \$62,400, in addition to the water line replacement. District Counsel requested Board approval of the counteroffer, subject to staff sign-off and consultation with the District Engineer.

Ms. Hobbs MOVED to provide a counteroffer of \$62,400 for Parcel 140, subject to staff sign off and Mr. Magnusson seconded the motion.
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Mr. Dove reported that, once the parcel was settled, his office would enter into a stipulated final judgment with FDOT, incorporating FDOT's plans to replace the water line.

On VOICE VOTE with all in favor providing a counteroffer of \$62,400 for Parcel 140, subject to staff sign off was approved.
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Mr. Dove discussed Parcels 100 and 127. Board Members requested diagrams, roadway proximity data, sound barrier feasibility, and landscape plans. *There was Board consensus to defer action on the counteroffers pending additional information to be reviewed at the September meeting.*

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 9, 2026
Joint Workshop and Board of Supervisors
Meetings**

Ms. Adams presented the July 9, 2026 Joint Workshop and Board meeting minutes. Ms. Davis requested removal of her name and instead referred to her as a Board Member and moving the streetlight discussion to the end of the minutes. District Counsel noted that other CDDs did not

follow this practice, but the Chairman saw no reason why Ms. Davis' request could not be accommodated for the July 9, 2026, meeting minutes.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the Minutes of the July 9, 2026 Joint Workshop and Board of Supervisors Meetings were approved as amended.
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FOURTH ORDER OF BUSINESS

**Consideration of Optic Systems Proposal
for Software and Asset Documentation**

Ms. Adams reported that Optic Systems provided a proposal for consideration by Reunion East. The three-year contract included data capture services, high-density imagery, a setup fee and a charge per asset for tagging. The Reunion East CDD Board discussed public records requirements, software and asset administration and approved a three-year contract with a 60-day termination clause, with GMS field management staff providing a System Manager to coordinate with Yellowstone and Supervisor Davis. The Chairman thanked Supervisor Davis for suggesting the software.

On MOTION by Ms. Wispelwey seconded by Ms. Hobbs with all in favor entering into a three-year contract with Optic Systems for software and asset documentation as stated above, subject to staff sign off and inclusion of the proper public records language was approved.

FIFTH ORDER OF BUSINESS

**Review of Updated Fiscal Year 2027
Replacement and Maintenance Project
List**

Ms. Adams presented the updated Fiscal Year (FY) 2027 Replacement and Maintenance Project List and recommended moving the tree and field maintenance software expense to the general fund. *There was Board consensus on the change.*

SIXTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the public hearing on the adoption of the Fiscal Year 2027 budget was opened.

There were no public comments.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the public hearing on the adoption of the Fiscal Year 2027 budget was closed.

A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2026-06, memorializing that the Board approved a Proposed Budget, provided it to Osceola County 60 days prior and noticed the public hearing in accordance with Florida Statutes. The proposed budget was posted on the CDD website.

Ms. Adams presented the FY 2027 Budget for October 1, 2026 through September 30, 2027, with actuals and projections through June 30, 2026. No assessment increase was proposed. The budget included \$239,018 in Administration Expenses and \$2,256,493 in Field Expenses, including additional contingency funding for Optic Systems, increased roadway, sidewalk, and bridge maintenance and landscaping expenses. The FY 2025 cost-sharing split was 58% for Reunion East and 42% for Reunion West, based on the number of units.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor Resolution 2026-06 Adopting the Proposed Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Adams presented Resolution 2026-07, authorizing the imposition and collection of O&M assessments, the collection of debt service assessments, and certifying the Assessment Roll. The adopted budget and Assessment Roll were attached to the Resolution as exhibits.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

EIGHTH ORDER OF BUSINESS

Resolution Regarding Stables Parcel *(to be
provided under separate cover)*

Ms. Adams recalled that the Real Estate Agreement with Saunders Real Estate to sell or lease The Stables parcel, was approved July 9, 2026, subject to District Counsel's review. District Counsel recommended declaring the parcel surplus, authorizing its marketing for sale or lease, publishing the required notice and selecting Saunders Real Estate as the listing broker. Because part of the parcel contains a stormwater system, the legal description prepared by the District Engineer would specifically identify that area and include a perpetual easement for access and maintenance.

District Counsel reported that Kingwood expressed interest in a 10-year lease. She noted that, because the property was subject to bond financing and may have a lien, any change in use could affect bondholder rights, which she would discuss with the real estate agent, as a Notice of Lien may appear in the title work. A Board Member discussed access to the property due to existing gates. The Chairman noted that a limitation of the property, was that access could not be provided except through the gates. District Counsel indicated that the transaction would be on a buyer-beware basis and the purchaser would be responsible for due diligence including obtaining and reviewing the title work.

Ms. Wispelwey MOVED to adopt the resolution declaring The Stables parcel surplus, authorizing its marketing for sale or lease, directing publication of the required Notice of Intent at least 30 days prior to entering into a sale or lease agreement and approving Saunders Real Estate, LLC. as the listing broker, subject to staff sign off and Mr. Greenstein seconded the motion.

Mr. Magnusson asked whether there were any limitations on how the purchaser could use the property. Ms. Adams noted that any purchase or lease offer would be subject to Board approval. District Counsel explained that the District could record restrictive documents against the property before the sale; however, Florida CDDs do not have building permit authority, and any proposed use would be subject to county approval and HOA covenants.

On VOICE VOTE with all in favor the resolution declaring The Stables parcel surplus, authorizing its marketing for sale or lease, directing publication of the required Notice of Intent at least 30 days prior to entering into a sale or lease agreement and approving Saunders Real Estate, LLC. as the listing broker, subject to staff sign off was adopted.

District Counsel would provide a resolution ratifying these actions at the next meeting. A Board Member asked if the agreement had been signed. District Counsel stated it was not signed. The Board Member requested to have our questions answered before signing any contract.

NINTH ORDER OF BUSINESS

**Consideration of FDOT Access and
Maintenance Agreement near Reunion
Village Boulevard**

Ms. Adams presented an FDOT Access and Maintenance Agreement near Reunion Village Boulevard, requested by an FDOT contractor for the I-4 project, to regrade areas beneath a fence and retaining wall. The request at Seven Eagles was reviewed by District Counsel and the District Engineer, who requested additional information regarding the grading plan. The Board discussed authorizing District Counsel to prepare an agreement, deferring the matter until FDOT provided its agreement for consideration at the next meeting, or authorizing the Chair to sign subject to the District Engineer's review and approval of the grading plan.

District Counsel recommended that FDOT provide the form of agreement and that, in the future, requestors be responsible for staff costs associated with reviewing and finalizing such agreements. The District Engineer questioned whether FDOT would remove the retaining wall. *There was Board consensus to have FDOT provide the agreement, address the District Engineer's question, and place the matter on the agenda when the materials were received.*

TENTH ORDER OF BUSINESS

**Discussion of Access Easement Request
from Toho**

This item would be discussed under the Attorney's Report.

ELEVENTH ORDER OF BUSINESS

**Discussion of Seven Eagle Gym AC
Upgrade**

Ms. Adams noted that the Seven Eagles air conditioner was unable to maintain the desired temperature in the Fitness Center during warm weather. Mr. Scheerer reported that Frank's Air recommended upgrading the current 12-year-old 7.5-ton unit to a 10-ton unit. Frank's Air had previously been selected by the Board to install air conditioning equipment at the HCCC. Mr. Scheerer would limit access to the thermostat and maintain it at 68 degrees. The Board could either approve the proposal or establish a not-to-exceed amount to allow for additional proposals. The

Chairman requested a price for a more energy efficient unit, such as one that runs on solar or a split unit.

Ms. Hobbs MOVED to authorize Mr. Greenstein to approve the final form of the proposal for the Seven Eagles Gym AC upgrade in a not-to-exceed amount of \$75,000 and Mr. Magnusson seconded the motion.

A Board Member noted that decisions should be made by the full Board and expressed concern that \$75,000 was a significant amount to approve. Ms. Adams clarified that the \$75,000 was a spending cap to allow for any necessary modifications.

On VOICE VOTE with all in favor authorization for Mr. Greenstein to approve the final form of the proposal for the Seven Eagles Gym AC upgrade in a not-to-exceed amount of \$75,000 was approved.

- **Staff Reports – District Manager’s Report – Reunion Rental Report** (*Item 14Di*)

Ms. Wells presented the Reunion Rental Report for informational purposes and provided a flyer promoting private events at Seven Eagles. She requested Board direction on potential limitations. Ms. Adams recalled prior Board direction allowing private events twice per month. Board Members supported limiting Seven Eagles private events to twice monthly, until 10:00 p.m., due to noise and access concerns, provided the events do not prevent residents from using the facility, including access to the Fitness Center. The Chairman requested guidelines for private events and Ms. Wells agreed to provide recommendations.

Ms. Wells reported that staff obtained quotes for a speaker system and microphones. Sound Waves quoted \$2,650.80 for equipment with eight microphones, while another vendor quoted \$2,380 for a similar system with six microphones. The Chairman favored having multiple microphones but recommended placing the matter on hold for further information. Ms. Wells would forward the quote to the District Manager when it is ready for the agenda.

TWELFTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year
2025 Audit Report**

Ms. Adams presented the FY 2025 Audit Report prepared by DiBartolomeo, McBee, Hartley & Barnes, for the year ended September 30, 2025. The audit was filed timely with the State of Florida and included repeat findings related to unassigned debt from the prior bankruptcy.

On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor accepting the Fiscal Year 2025 Audit Report and directing staff to transmit it to the State of Florida was approved.

THIRTEENTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Ms. Adams reported on the 2024 legislative requirement for CDDs to establish annual goals. GMS identified goals and objectives related to community engagement, infrastructure and facilities maintenance and financial transparency and accountability, while seeking efficient ways to meet them.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the District's goals and objectives for Fiscal Year 2027 were approved.

**B. Review and Approval of Fiscal Year 2026 Goals and Objectives and
Authorizing Chair to Execute Final Form**

Ms. Adams reported that staff would prepare the final FY 2026 goals and objectives report for the Chairman to execute and post on the District's website, documenting whether the District met its goals, as required by Statute.

On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the goals and objectives for Fiscal Year 2026 and authorization for the Chair to execute the report was approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

District Counsel reported that the CDD received an easement request from Toho, but the information provided regarding the proposed infrastructure and installation plan, did not

adequately address the Board's questions. A Board Member questioned why Toho needed CDD property, when it appeared to have sufficient property available. District Counsel agreed to investigate the reason, request additional details from Toho and recommended that Toho be billed for staff time. *There was Board consensus to proceed with these recommendations.*

i. Discussion of Parking and Towing Enforcement Agreements with Reunion Resort & Club of Orlando Master Association

District Counsel presented the Third Addendum to the District's Parking and Towing Enforcement Agreement with the Reunion Resort and Club of Orlando Master Association (HOA). The agreement covers security services, including parking and towing enforcement on CDD roadways. The amendment would update the agreement to reflect changes to the District's Parking and Towing Rules. Staff was unable to obtain the HOA's signature. Mr. Vargas indicated he could help facilitate the signature.

ii. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-08 Declaring Special Assessments; Consideration of Resolution 2026-09 Setting a Public Hearing for Special Assessments

District Counsel reported that she spoke to Kingwood's counsel, but they were not yet prepared to discuss their position.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

Ms. Adams presented Boyd Civil Engineering's annual certification to the Trustee, confirming that the District's infrastructure was in good condition, maintenance is adequately funded and property is properly insured. The letter was required under the Trust Indenture and due by July 1st of each year, which was submitted on time.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the Annual Engineer's Report was accepted.
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The District Engineer reported that the curb project had begun and was expected to be completed within six to eight weeks.

C. Field Manager Updates

The Field Manager reported on routine maintenance activities, including landscape and irrigation inspections, guardhouse gate repairs, installation of No Parking signs, Seven Eagles gym maintenance, including new LED lighting, a drinking fountain, and signage. PG Service Group completed window, tile and fence cleaning, while guardhouse window and ceiling tile replacements and roof work were also completed. Additional work included an AC inspection at the HCCC, power washing the horse stables and replacing umbrellas as needed.

The Field Manager was obtaining pricing from Life Fitness for upgraded gym equipment and reported that several backflow inspection failures had been identified and repaired. Bathroom work at Seven Eagles was being scheduled. Repairs to the pergolas were needed. The Field Manager was seeking vendors.

D. District Manager's Report

i. Reunion Rental Report – Christine Wells

This item was discussed earlier in the meeting.

ii. Action Items

Ms. Adams reported that the Action Items List would be updated to include the Board action taken today on The Stables and reported on items that were on hold, such as property conveyances to Kingwood, maintenance fee assessment methodology, pool furniture and the mailbox kiosks in Reunion Village. District Counsel was obtaining further information on the approval process for the location.

A Board Member suggested moving the mailboxes to a concrete pad where engineering had suggested previously and installing a pergola over the mailboxes. The Board discussed whether EHOF would fund the relocation, as EHOF had originally installed the mailboxes in the middle of an intersection. *There was Board consensus for District Counsel to follow up with EHOF regarding a potential \$75,000 contribution toward relocating the mailbox kiosk and for the District Engineer to provide potential locations and a simple design.* Ms. Jan Carpenter would serve as District Counsel during Ms. Trucco's maternity leave, but in the meantime, a response would be forwarded to the Chairman.

Ms. Adams reported that the tree planting guidelines had been provided to the Master Association and that the Board approved the tree inventory management software. A Board Member requested confirmation that the HOA was following the bio-barrier guidelines, as there

was concern that they were not being followed. Ms. Adams would ask the HOA to notify the CDD when new trees were planted, including the tree species and location and would remove this item and the amended and restated Parking Rules from the Action Items List. Field staff would provide the District Manager with an update on the 24-hour parking sign. A Board Member noted that one sign was located near a fire hydrant where vehicles were parking and field staff planned to inspect the community and adjust signage as needed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from July 1, 2026 through July 31, 2026 in the amount of \$264,499.53.

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

iv. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2026, for informational purposes. A Board Member suggested developing additional ways to encourage residents to subscribe to email communications. Ms. Adams noted that email addresses were collected through access card applications and that recruitment had been conducted through the HOA, community social media, and a flyer and QR codes for easy sign up. She was asked to send the flyer with the QR code to Board Members.

v. Review of Fiscal Year 2026 Replacement and Maintenance Project List Status

Ms. Adams presented the R&M Project List.

vi. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Adams presented the FY 2027 meeting schedule, maintaining the prior year's schedule of monthly meetings on the second Thursday at 1:00 p.m. at the HCCC. Joint workshops with both CDDs would be held at noon six times during the year.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the Fiscal Year 2027 meeting schedule was approved as presented.

vii. E-Mail Subscribers

Ms. Adams reported that six emails were sent for the month of July and there were 265 active subscribers.

E. Security Report

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Davis provided a list of items that she wanted the Board to be more proactive in tracking, setting deadlines and completing.

SEVENTEENTH ORDER OF BUSINESS

Next Meeting Date: September 10, 2026

The next meeting was scheduled for September 10, 2026 at 12:30 p.m. at this location.

EIGHTEENTH ORDER OF BUSINESS

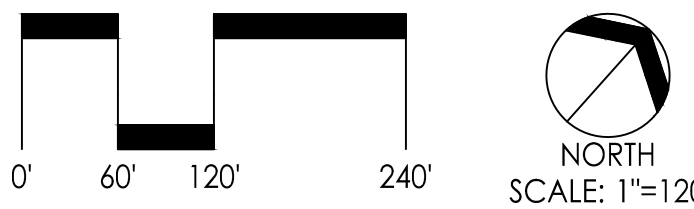
Adjournment

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the meeting was adjourned at 3:42 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4



LEGEND

— AREAS OF NO PARKING



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road

Orlando, Florida 32807

Office: (407)994-2693

Certificate of Auth. 25791

Rev.	Date	Description	Chk By

REUNION EAST CDD

REUNION CDD

ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 6 OF 6

Date: 10/7/2026

Scale: AS SHOWN

Project No.: 1003.001

Drawn By: WEW

Designed By: WEW

Checked By: SNB

SHEET NO.

1.06

Plotted: October 7, 2026, 1:25:02 PM Z:\Shores\Shore\PROJECTS\1003.001 Street Parking Maps\Plans\Reunion Villages.dwg

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the study of the communication of information. (p. 1)

The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the study of the communication of information. (p. 1)

These definitions are not mutually exclusive, and in fact overlap. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the study of the communication of information. (p. 1)

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The 'communication' field is defined as:

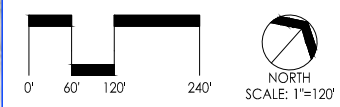
...the study of the nature, sources, uses, and management of communication, and the study of the communication of information. (p. 1)

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The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the study of the communication of information. (p. 1)



LEGEND

AREAS OF NO PARKING

BOYD CIVIL
ENGINEERING

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

Rev.	Date	Description	Chk. By

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 6 OF 6

Date: 10/8/2025
Scale: AS SHOWN
Project No.: 1003.001
Drawn By: WEW
Designed By: WEW
Checked By: SNB

SHEET NO.

1.06

Reunion East CDD Parking & Towing Rules - Amended and Restated April 9, 2026

SECTION 5

SECTION A

3063 Lakeshore Blvd
Saint Cloud FL 34769
Phone: 407-984-5115

Client Information:

Christine Wells Reunion East CDD

Site:

TBD	TBD
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DATE 8/13/2026

QUOTE #

EVENT ID #**EVENT DATE****SETUP DATE**

QUOTATION VALID UNTIL

PREPARED BY LJR

	QTY	DESCRIPTION	RATE	AMOUNT	
		Audio Equipment		\$ -	
		Sound			
	1	JBL Professional EON715 15" EON 700 PA Speakers	\$ 375.00	\$ 375.00	
	1	Yamaha MG10XU Mixer	\$ 325.00	\$ 325.00	
	2	(2) 6' (2m) AC Power Cables	\$ 30.00	\$ 60.00	
	2	(2) Clutch CL-TOTE1500 Universal Carry Tote/Bags	\$ 35.00	\$ 70.00	
	2	(2) Clutch CL-STPACK Tripod Speaker Stands	\$ 55.00	\$ 110.00	
	1	(1) Clutch Durable Tripod Speaker Stand Set Carry Bag	\$ 30.00	\$ 30.00	
	2	(2) 20FT Sure-Fit XLR Connecting Cables	\$ 30.00	\$ 60.00	
	5	(5) 8" Reusable Hook and Loop Cable Ties	\$ 5.00	\$ 25.00	
				\$ -	
		Microphones		\$ -	
	3	Professional 2-Channel UHF Wireless Dual Microphone System – 2 Handheld Cordless Mics	\$ 175.00	\$ 525.00	
				\$ -	
				\$ -	
		Labor Training		\$ -	
	2	2 hours of training w/ A-1 Audio Engineer	\$ 100.00	\$ 200.00	
	1	Delivery to Heritage	\$ 250.00	\$ 250.00	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
			SUBTOTAL	\$ 2,005.00	

		Courtesy Adjustment	
		ESTIMATE TOTAL	\$ 2,005.00
SIGNATURE REQUIRED ON PAGE 2			

Partners in Sound Productions Orlando

3063 Lakeshore Blvd

Saint Cloud FL 34769

Phone: 407-984-5115

Client Information:

Christine Wells Strategic Partnerships Support

Site:

TBD 7593 Gathering Dr



DATE 1/7/26

QUOTE #

EVENT ID #

EVENT DATE 1/28 1/29

SETUP DATE 1/27

QUOTATION VALID UNTIL

PREPARED BY LJR

Terms and Conditions Covered Under This Service Agreement By using our service, to include our entertainment/production services and website, you agree to comply with the following Terms And Conditions of Partners In Sound Productions / Entertainment Group. If you do not agree with these Terms of Service, you can opt to leave our website and/or opt not to use our entertainment / production services. Partners In Sound Entertainment Group reserves the right to revise the Terms and Conditions at any time, and without prior notice. Partners In Sound Entertainment Group and/or any of its subsidiaries in these and any statements, both on this disclosure, the website, signs, shows, etc., refers to the owners, agents, affiliates, representatives, equipment, property, services of Partners In Sound Entertainment Group. As such, the term "you" in all stated materials refers to the person(s), group(s), or entit (ies), entering into a legally binding contract with Partners In Sound Entertainment Group or any agent representing such persons. Service Reservations All services are booked by requesting, completing, and returning a signed contract along with a minimum non-refundable retainer payment for services in the amount stated on the first page of the agreement– by a date, predetermined by Partners In Sound Entertainment Group, which is entered on the contract prior to sending (by mail, email, and/or fax) to the recipient. The remaining balance is due ten days prior to the contracted event date (cash or certified check). If balance due is not paid on time then all monies paid will be forfeited and the Partners In Sound Entertainment Group reservation will be canceled. Unless otherwise agreed upon, all parties involved in the contractual arrangements will only receive services from Partners In Sound Entertainment Group when all criteria above are completed. Partners In Sound Entertainment Group reserves the rights to deny, void, or disclaim any contract to any customer, for any reasonable reason determined by Partners In Sound Entertainment Group. By signing the "Contract of Services", any and all parties, agree not to hold Partners In Sound Entertainment Group liable for any monetary or civil damages, costs, expenses, or such, including legal fees, attorney fees, etc., for any monetary amount greater than the balance already paid. PLEASE NOTE: Any return check fee is \$50. Any outstanding balance must be paid in full by the due date entered on Page 1 of the contract. Partners In Sound Entertainment Group reserves the right to deny services to any party who does not fulfill their obligation in making a timely payment, in full, by that agreed upon due date, without expressed written permission from Partners In Sound Entertainment Group. Any outstanding balance remaining after the due date listed on the contract is subject to a \$100 late fee. In addition, Partners In Sound Entertainment Group requires all outstanding balances are paid in full by the completion of the event. Failure to pay the balance in full by the event date will immediately incur a \$250 fee that will be added to the party's outstanding balance. An additional fee of \$100 per week after that time will be added to the outstanding balance not to exceed \$1,000. In addition, any costs that Partners In Sound Entertainment Group incurs due to the processing of the outstanding balance (i.e. any legal fees, collection costs, etc.) will be added to the party's outstanding balance. Partners In Sound Entertainment Group accepts payment by cash, check, money order, and most major credit cards. All credit card payments are subject to an additional 2.5% - 4.0% administrative fee. Cancellations Cancellation of the engagement and/or additional items and services by the Client is possible if written notification is given to Partners In Sound Entertainment Group. A percentage of the final balance must be paid to Partners In Sound Entertainment Group based on the date of cancellation. Should the client or organization cancel the event and/or additional items or services prior to one hundred and twenty (120) days, the client agrees to pay 50% of the balance as stated on the contract. If the client cancels the contract one hundred and twenty (120) days or less than (120) days of the engagement date 100% of the stated balance is due. There are no exceptions to this unless otherwise agreed upon in writing by Partners In Sound Entertainment Group. Failure of written notification to Partners In Sound Entertainment Group, the Client agrees to pay 100% of the stated balance on the contract. Protection from Damage Under no circumstance, will Partners In Sound Entertainment Group reimburse any parties if stoppage occurs because of any damage to the Partners In Sound Entertainment Group equipment, property, etc. or damages to the facility's equipment, property, materials, etc. that operates any event, caused by or due to the host(s), guests, or any other party(s), including those persons working for the facility. In signing the contract, the signer agrees in bearing responsibility to pay, in a timely manner, for replacement of any damaged or stolen equipment, property, etc of Partners In Sound Entertainment Group caused by the accidental, careless, reckless, or negligent behavior, actions, etc. of any attendee of any event. The signer of the contract will be held accountable for those damages –unless the signer is a representative of a company who is merely representing the company by signing the contract. In that case, the company will be liable for any and all damages to equipment, property, materials, etc. In the event of circumstances beyond reasonable control, Partners In Sound Entertainment Group reserves the right to provide substitute service, equipment, materials and/or personnel of comparable quality. It is agreed that Partners In Sound Entertainment Group CANNOT GUARANTEE that any one particular person/s would perform duties and services at the scheduled event due to illness, termination or other acts outside of the control of this company. Client shall be solely responsible for providing an adequate area, adequate electrical service and other physical and environmental conditions. Partners In Sound Entertainment Group shall not be held responsible for inability to perform due to power failure or lack of adequate facilities and conditions. Client acknowledges and understands that the performance of Partners In Sound Entertainment Group may be affected by physical and environmental conditions at the site of this event. In the event that the client has contracted Partners In Sound Entertainment Group for any special effect lighting and or video projection at the event, Partners In Sound Entertainment Group will NOT be held responsible for lack of power to its components. In the event that electrical power is not sufficient for controlling the contracted lighting effects and/or video projection, client is responsible for 100% of the stated balance. Exclusion of Liability Partners In Sound Entertainment Group is released from and not responsible for, any situation, in any way, which causes dissatisfaction of services expected by the customer. Any claim of dissatisfaction in any way, shall be addressed to Partners In Sound Entertainment Group within 5 business days after the event. Partners In Sound Entertainment Group is released from any suit involving the dissatisfaction of services. Partners In Sound Entertainment Group is hereby not responsible or liable for any guest(s) actions, complaints, injuries, or any issues pertaining to the service, incident(s), or occurrence(s) involved with Partners In Sound Entertainment Group. Partners In Sound Entertainment Group is also not responsible for the customer, any guest, and/or any person who obtains and uses password information, for any suit based on event photographs/video from any event, including but not limited to: photos/video given at the event, photos/video produced, transferred, offered, channeled, etc., whether visible or invisible, on the third party, password protected web page(s) and/or website chosen by Partners In Sound Entertainment Group. All images from the event will be available for viewing and/or purchase by all persons who enter the password on the specific link. Partners In Sound Entertainment Group is not responsible for explaining any part or process of such website features, photo/video releases, etc. to anyone participating in the event, or entering such website after obtaining the password and accessing the images and/or photos/videos from the event. All liability in explaining the Partners In Sound Entertainment Group experience from all parts of the process is on the contractual party (host). Partners In Sound Entertainment Group may discuss any photo/video with the host at anytime to ensure approval of the host to post the photo/video on the website mentioned herein. Either party has the right to deny, decline, refuse to display, offer, produce, etc. any photo/video, for any reason. By agreeing to these Terms and Conditions, you grant Partners In Sound Entertainment Group the right to display any reasonably respectable photo/video on the Partners In Sound Entertainment Group website, advertising materials (whether first or third party), etc. Partners In Sound Entertainment Group is not subject to any liability in connection with posting any photograph/video (i.e. digital) in any way. No monetary payment(s) will be given to any party or parties who are chosen by Partners In Sound Entertainment Group to have their photographs/video from an event posted on the website or any other advertising materials. All liability factors, as such, listed anywhere on these Terms and Conditions agreement also pertain to such photos/videos. Copyright Images/Photographs/Video - All images displayed at www.partnersinsound.com and www.pispdj.com are the property of Partners In Sound Entertainment Group unless otherwise noted and are copyright protected by United States and International copyright laws. No image shall be copied, printed or saved outside the Partners In Sound Entertainment Group website, including any personal website, unless written permission is obtained from Partners In Sound Entertainment Group. Photographs / Video from the Partners In Sound Entertainment Group website may not be used in any publication, reproduced, in part or whole, displayed, or manipulated in any way without the prior written permission of Partners In Sound Entertainment Group. Website - www.partnersinsound.com and www.pispdj.com is protected under United States and International copyright laws. Absolutely no part of this website may be reproduced, in part or whole, for any reason whatsoever, unless written permission is obtained from Partners In Sound Entertainment Group. Pictures and Video may be posted on Facebook, Twitter, You Tube and / or other Social Media Sites. Disclaimers and Warranties Partners In Sound Entertainment Group website is provided by Partners In Sound Entertainment Group on an "as is" and an "as available" basis. Partners In Sound Entertainment Group makes no representations or warranties of any kind, expressed or implied, including, without limitation, this website, content, articles, products, etc. to the fullest extent permissible under applicable law. Partners In Sound Entertainment Group disclaims all warranties, expressed or implied, including but not limited to: those of merchantability, fitness for a particular purpose, and no infringement. Partners In Sound Entertainment Group does not make representation or warranties that its website is free of errors, and the server it channels from, is free of viruses or other harmful components. Partners In Sound Entertainment Group and any owners, agents, affiliates, and representatives will not be liable for any damages of any kind including, but not limited to: direct, indirect, incidental, punitive, and consequential damages from the use of services, equipment, property, this website, any affiliated websites, images, video and/or photographs. Any user expressly agrees that his or her use of any service offered by Partners In Sound Entertainment Group is at his or her own risk. Indemnification You agree to indemnify and hold Partners In Sound Entertainment Group, its owners, agents, affiliates, subsidiaries and representatives, harmless from and against any and all claims, losses, damages, liabilities, expenses, injuries of any kind, including reasonable attorney's fees, arising from your violation of reproducing, coping, transmitting, distributing, or otherwise exploiting the website, and/or any	
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images, photographs or video in any way not authorized by Partners In Sound Entertainment Group. This obligation will survive the termination of the agreement. Please Note: The person(s) signing this contract, and/or his or her agent, is responsible for explaining these Terms and Conditions to any and all parties involved in their particular event. Partners In Sound Entertainment Group does not have that obligation nor does it have the responsibility of compensating anyone in any way for any perceived wrong doing through the normal course of business

SIGN:_____

DATE:_____

If you have any questions concerning this quote, please reach out to LJR at (321) 987-66543 or eventsolutions@partnersinsound.com

THANK YOU FOR YOUR BUSINESS!

SECTION B



2107 East Edgewood Drive, Lakeland, FL 33803

LIC. # EF20001639

Phone: 863.619.7734

Fax: 863.816.4591

jeffb@soundwaveslakeland.com

Soundwaveslakeland.com

System Design

Client
Governmental Management Services 219 E. Livingston Street Orlando, FL 32801
Home/Work: Cell/Alt: 407-794-6502 Christine Email: cwells@gmscfl.com

Date:	9/8/2026
Proposal:	15223
Designer:	JeffB
Lot:	
Project:	
Builder:	
Super:	
P.O.:	

Room or Area	Qty	Description	Total
	1	15" 2-Way 600W Active Loudspeaker with Bluetooth Two-Way Full-Range 15-inch Portable Powered Speaker 600W with Bluetooth, Wireless Speaker Pairing, and 90° x 60° Coverage	749.95T
	1	PA Speakers Tripod Stand	97.95T
	1	4-Ch UHF Fixed Frequency Wireless Microphone System with 4 Handheld Mics	395.00T
	1	20 ft. TS Cable	49.95T
	3	Adjustable Desk Microphone Stand, Weighted Base	119.85T
	1	Installation & System set up	310.00T

Subtotal	\$1,722.70
Sales Tax (0.0%)	\$0.00
Total	\$1,722.70

World's Class Systems

The first part of the paper discusses the importance of the research and the objectives of the study. It then proceeds to a literature review, followed by a description of the methodology used. The results of the study are presented in the next section, followed by a discussion of the findings and their implications. The paper concludes with a summary of the main points and a list of references.

The research was conducted in a laboratory setting, using a sample of 100 participants. The participants were divided into two groups, each receiving a different treatment. The first group received a placebo, while the second group received the active treatment. The results of the study showed that the active treatment was significantly more effective than the placebo.

The findings of the study have important implications for the treatment of the condition. They suggest that the active treatment should be used as the first-line treatment, rather than the placebo. This is because the active treatment was found to be more effective and had fewer side effects than the placebo.

The study was limited by a number of factors, including the small sample size and the lack of a control group. Future research should aim to address these limitations and to confirm the findings of this study.

In conclusion, the study found that the active treatment was more effective than the placebo. This suggests that the active treatment should be used as the first-line treatment for the condition. Further research is needed to confirm these findings and to explore the long-term effects of the treatment.



2107 East Edgewood Drive, Lakeland, FL 33803

LIC. # EF20001639

Phone: 863.619.7734

Fax: 863.816.4591

jeffb@soundwaveslakeland.com

Soundwaveslakeland.com

System Design

Client
Governmental Management Services 219 E. Livingston Street Orlando, FL 32801
Home/Work: Cell/Alt: 407-794-6502 Christine Email: cwells@gmscfl.com

Date:	9/8/2026
Proposal:	15222
Designer:	JeffB
Lot:	
Project:	
Builder:	
Super:	
P.O.:	

Room or Area	Qty	Description	Total
	1	15" 2-Way 600W Active Loudspeaker with Bluetooth Two-Way Full-Range 15-inch Portable Powered Speaker 600W with Bluetooth, Wireless Speaker Pairing, and 90° x 60° Coverage	749.95T
	1	PA Speakers Tripod Stand	195.95T
	1	8-Ch UHF Fixed Frequency Wireless Microphone System with 8 Handheld Mics	595.00T
	1	20 ft. TS Cable	49.95T
	7	Adjustable Desk Microphone Stand, Weighted Base	279.65T
	1	Installation & System set up	310.00T

Subtotal	\$2,180.50
Sales Tax (0.0%)	\$0.00
Total	\$2,180.50

World's Class Systems

SECTION 6



A CUSTOM SOLUTION TO **MEET YOUR BUSINESS NEEDS**

99.9% Network Reliability

Dedicated 24/7/365 U.S.-Based Support

No Contracts

09/15/26

**TOTAL MONTHLY ESTIMATE (with Autopay & Paperless Billing savings):
\$135/mo. for 12 months.**

Gig Internet (1000/50 Mbps): \$115/mo.
Invincible WiFi: \$20/mo.

POST PRICE GUARANTEE ADJUSTMENT
After 12 months: internet services +\$25/mo

Install Fee: \$99
Activation Fee: \$20

Limited time offer; subject to change.

This is an estimate of Monthly Service Fees based on the information discussed and is not a binding agreement. This is intended as a summary for your records and is not reflective of what your bill statement will look like. Prices stated here may be contingent on buying all products discussed with the representative. Additional taxes, fees and installation and equipment charges may apply — see spectrum.com/business for more information.

LET ME HELP YOU FIND THE BEST SOLUTION FOR YOUR BUSINESS. CONTACT ME TODAY!

Name:

Phone:

Email:

Jack Naugaus

315-314-5502

Jack.Naugaus@spectrum.com

SECTION 7

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

SPECIAL EVENT POLICY

Adopted October 14, 2021
Amended and Restated March 9, 2023
Amended and Restated February 13, 2025

February 13, 2025

INTRODUCTION:

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

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

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

“**Resident**” – Person or persons owning property within the District or a renter that has been delegated the privileges of the property owner.

“**Non-Resident Member**” – Person or persons who do not own a home or lot within the District but have paid the applicable “non-resident user fee” as established by the District.

“**Non-Resident**” – Person or persons who do not own a home or lot within the District and have not paid the applicable “non-resident user fee” as established by the District.

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

GENERAL INFORMATION:

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

PURPOSE OF A SPECIAL EVENT POLICY:

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

AUTHORITY:

The District has adopted this Policy to issue permits (each, an “**Event Use Permit**”) pursuant to the guidelines described herein for the use of specified areas of the District Property (the “**Site**”) and to provide the District Manager with authority to approve Event Use Applications or deny Event Use Applications that do not meet the requirements of this Policy. This Policy may be amended, rescinded or otherwise revised, in whole or part, by the District from time to time after applicable notice and hearing, provided that ministerial changes (e.g., those to correct typographical errors) may be made at any time.

REQUIREMENTS FOR USE OF DISTRICT PROPERTY AND APPLICATION PROCESS:

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

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

Event Use Applications must be filed not more than one hundred eighty (180) days before and not less than twenty eight (28) days before the date and time at which the proposed Special Event is intended to occur; provided, however, that for good cause shown, the District may waive the maximum and minimum filing periods and may accept an Event Use Application filed within a longer or shorter period.

Fees for Residents and Non Resident Members. Because of the operation and maintenance assessments already paid by Residents of the District, there will be no rental fee for any Resident wishing to reserve Heritage Crossings Community Center or Seven Eagles Pool Amenity provided all people in attendance are Residents of Reunion East Community Development District and/or Reunion West Community Development District (the residency requirement excludes staff and presenters). Residents wishing to reserve Heritage Crossings Community Center or Seven Eagles Pool Amenity other facility for a private function and the meeting is not exempt from fees, as described above, are required to pay a reduced fee when compared to applicable to Non-Resident rate. However, for a Resident to be entitled to a reduced fee, as described herein, the Resident or a member of their immediate family (to include Resident’s children and grandchildren, brothers and sisters, brothers in law and sisters in law, daughters in law and sons in law) must be the direct beneficiary of the reservation, and the Resident must be in attendance for the entirety of, and shall remain primarily responsible for, the event related to the reservation. All renters including Residents may be subject to set up, clean up fees, damage deposits and/or security fees.

Fees for Clubs and Other Organizations. Organizations that are fully registered 501(c)(3) charities recognized by the United States Internal Revenue Service shall pay a \$300 rental fee for any facility reserved, plus any direct expenses such as set up, clean up and security fees occurring as a result of the event. A set up or cleanup fee, in an amount determined by the District, may be charged, as necessary; this cleanup fee is in addition to any security deposits and/or other fees charged hereunder.

Security Deposits and Fees. A refundable facility damage security deposit of up to \$1,000 shall be charged to all Non-Residents renting any of the facilities described herein and will be collected by the District in advance in accordance with the District’s adopted Special Events Policies, as they may be amended from time to time. The District and the Non- Resident renter shall coordinate and participate in pre - and post-event inspections of the facility. The release of the facility damage security deposit shall not occur until the District representative has verified that the facility is in the same or better condition than indicated on the pre-inspection checklist. In addition to the facility damage security deposit, a security attendant fee may, in the sole discretion of the District,

be collected from the renter based on the number of guests and the length of the event.

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

Rental Rate/Deposit Schedule:

Site	Capacity	Non Resident Rental Rate/Fee	Resident and Non Resident Member Rental Rate/Fee	Resident Only Activity	Event Deposit
Linear Park	100	\$750.00	\$375.00	\$0	\$500 Plus Damages
Seven Eagles Pool Area	100	\$1,500.00	\$750.00	\$0	\$500 Plus Damages
Heritage Crossings Community Center Half Ballroom	300	\$1,000.00	\$500.00	\$0	\$500 Plus Damages
Heritage Crossings Community Center Full Ballroom	614	\$1,500.00	\$750.00	\$0	\$1,000 Plus Damages
Security Fee		\$50.00 hourly or \$75.00 hourly for law enforcement	\$50.00 hourly or \$75.00 hourly for law enforcement	\$0	
Set Up Fee		\$300.00	\$300.00	Up to \$300.00 (if required)	
Clean Up Fee		\$300.00	\$300.00	Up to \$300.00 (if required)	

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

If the District determines, in its sole discretion, that the Event Use Application requires additional engineering, legal or other professional staff review, the Applicant shall reimburse the District for the actual costs the District incurs for such professional services. For any Special Event that is not approved, the Event Deposit shall be refunded to the Applicant. The Event Deposit shall secure the obligations of the Applicant under this Policy. The Event Deposit will be retained by the District Manager until such time as all the District’s costs pursuant to this Policy for which the Applicant is obligated to reimburse or pay have been satisfied. If the Applicant does not pay such cost within fourteen (14) days after the District has billed the Applicant for the cost thereof, which bill shall include an itemized statement as to the costs incurred by the District, the District shall apply the Event Deposit to said costs and remit any remainder to the Applicant. If the Event Deposit is insufficient to pay such cost, the District may seek any remedy against the Applicant available at law or equity, including referring the matter to the District Attorney or third party collection agency, and the Applicant shall reimburse and be responsible for such additional attorneys’ or collections agents’ cost and fees. Failure to pay such fees and cost may prohibit the Applicant or its affiliate from applying for, or holding, any future Special Events at the District.

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

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

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

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

3. No alcohol may be sold or served on any District Property at any time except when approved by the amenity manager. Any consumption of Alcoholic Beverages at the District's Property shall be in accordance with Florida law and this policy.

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

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

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

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

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

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

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

APPLICATION REVIEW PROCESS:

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

OTHER SPECIAL EVENT POLICY ELEMENTS:

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

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

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

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

EXHIBIT A

REUNION EAST CDD EVENT USE APPLICATION

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

PLEASE TYPE OR PRINT IN INK

Name of Applicant: _____ Organization _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Contact Person (name and title): _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Date of event/program: _____

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

Number of people expected to attend: _____

Site to be reserved: _____

Setup will begin at the Site at approximately: _____ Do you require setup assistance? _____

Guests will begin arriving at the Site at approximately _____ Guests will depart / the event will conclude at approximately _____

Tables and chairs are included with the rental of the ballroom. Would you like for our team to set up the tables and chairs for you? (\$300 set up fee):

☐

Yes

☐

No

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

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

For Heritage Crossings Clubhouse Rentals Only

Do you require a FULL BALLROOM rental or a HALF BALLROOM rental?

☐

Yes

☐

No

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

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

Note: Mandatory fees:

Security Fee: \$50 Per Hour, beginning when guests arrive and ending when the facility is secured following the event.

Clean up fee: \$300

Signed by Applicant:

(Insert name of organization, if applicable)

Signature

Print Name: _____

Title: _____

Insurance Requirements:

The Applicant shall provide the District with the following insurance coverage as a prerequisite for holding a Special Event on District Property:

A. Required Coverage Types:

1. **Commercial General Liability:** This coverage protects against bodily injury, property damage, and personal injury claims arising from the Special Event.
2. **Liquor Liability:** If alcohol is served at the Special Event, this coverage protects against claims arising from alcohol-related incidents.

B. Special Event Insurance Policies:

1. The District may require the Applicant to obtain a special event insurance policy, particularly for events with higher attendance, unique activities, or greater risk exposures.
2. Special event policies offer tailored coverage for specific events, providing comprehensive protection for the duration of the event. These should align with the limits in section E.

C. Alcohol Service:

1. If alcohol is served at the Special Event, the Applicant must ensure compliance with all state and local laws and ordinances concerning the service and consumption of alcoholic beverages.
2. The District may require additional insurance coverage or risk control measures for events serving alcohol, depending on the size and scope of the event.
3. For smaller events with minimal alcohol service, the District may allow the use of a rider or endorsement on the Applicant's existing homeowner's policy to provide the necessary coverage.

D. Optional Coverage:

1. **Weather Insurance:** For outdoor Special Events, this coverage protects against financial losses due to weather conditions that may force cancellation or postponement.

E. Minimum Coverage Limits:

1. **Commercial General Liability:** \$1,000,000 per occurrence and \$2,000,000 general aggregate.
2. **Liquor Liability:** \$1,000,000 per occurrence. (If served or sold. Coverage can be provided by licensed bartender service)
3. **Cancellation Insurance:** Limits determined by the District based on the Special Event's potential costs and risks.

F. Additional Insured:

1. The Reunion East CDD must be named as an additional insured on all required insurance policies.

G. Certificates of Insurance:

1. The Applicant shall provide certificates of insurance (COIs) as evidence of the required coverage.
2. COIs must be submitted to the District for review and approval at least 30 days before the Special Event.

H. Case-by-Case Evaluation:

1. The District reserves the right to evaluate insurance requirements on a case-by-case basis, considering the specific risks and circumstances of each Special Event.
2. The District may require additional insurance coverage or risk mitigation measures based on the event's size, type, activities, and anticipated attendance.

SPECIAL EVENT AGREEMENT

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

1. General Compliance: The CDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant.
2. Right to Terminate: The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. Indemnification: Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.
4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Site.
6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.
7. "As Is" Condition: Applicant accepts the use of the Site in its "as is condition." The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Site. Applicant has inspected the Site prior to filing its Application and is aware of the Site's current condition.
8. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the CDD's Special Event Policy, as well as the following requirements:
 - a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
 - b) No materials or items shall be affixed to any portion of the Site or any facilities or improvements located thereon so as to cause damage thereto.
 - c) Applicant shall remove all trash and other property of Applicant from the Site and shall return the Site to the condition that existed prior to Applicant's use of the Site.

- d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Site as and when provided above.
10. Other Conditions. Depending upon the nature of the Special Event and the Site, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Site:
- a) Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Site and the Special Event;
 - b) Security appropriate for the Special Event and Site;
 - c) Security deposit, set up fees and clean up fees;
 - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
 - e) Such other conditions or limitations reasonably related to mitigating impacts to the Site because of the Special Event.

Signed by Applicant:

By: _____

Name: _____

Title: _____

Date: _____

Approved by:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SECTION 8

September 10, 2026

Reunion East Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Reunion Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Reunion East Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$5,000. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor

keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Reunion East Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Reunion East Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Reunion East Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION 9

SECTION A



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **February 6, 2026**

Name **Reunion East CDD**
Address **219 E. Livingston St.**
City **Orlando, FL 32801**
Phone **407-841-5524**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **Reunion East CDD** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Eleven (11) Stormwater Retention Ponds Associated with Reunion Village &
One (1) Stormwater Retention Pond Associated with Patriots Landing
Reunion, FL**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emerged vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2026 thru 09/30/2027.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,404.00	Due	monthly as billed x 12.
Total Annual Cost	\$16,848.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **2/6/2026**

Accepted

Date:

AAM

Customer

SECTION B



February 23rd, 2026

RE:

Reunion East Community Development District
Adjustments to Our Service Rates

Dear Alan Scheerer,

I hope this message finds you well. We sincerely appreciate the trust you've placed in our services and the opportunity to collaborate with you. As we continue to strive for excellence and maintain the highest standards in our industry, I wanted to inform you about an upcoming change in our rates.

In recent times, the Consumer Price Index (CPI) for our industry has seen a noticeable increase. This metric reflects the cost of living and inflation, which in turn affect the operational expenses required to maintain the quality and efficiency of our services. For this specific account, the supplies we are required to provide have placed an additional financial burden, as their costs have risen significantly. At the same time, the continued increase in labor expenses has further added to the overall impact. While we have made every effort to absorb these rising costs, it has become necessary to make adjustments to our rates in order to sustain the exceptional level of service you have come to expect from us.

Effective January 1, 2027, we will be implementing a moderate adjustment to our rates in the amount of **\$861.00 per month (6%)**, to reflect the current economic landscape accurately. We believe this decision is necessary to continue delivering the value and results you deserve.

Please understand that this decision has not been taken lightly, and we remain committed to delivering the same level of dedication, professionalism, and attention to detail that you have come to associate with our company.

We value your partnership and are more than happy to discuss any questions or concerns you may have about this rate adjustment. Our goal is to ensure transparency and open communication throughout this process.

Thank you once again for entrusting us with your business. We look forward to our continued collaboration and the opportunity to exceed your expectations.

Warm regards,

Carlos Gregory
CEO/Founder

SECTION C



407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

August 3, 2026

Alan Scheerer
Field Manager GMS
Cell: 407-398-2890
Ascheerer@gmscfl.com

Re: Yellowstone Landscape Renewal and Budgeting - 10/1/26-9/30/27

Dear Board of Directors and Management Staff,

On behalf of Yellowstone Landscape and per the request from management staff, this letter will serve as our request to extend the current landscape agreement through fiscal year 2027.

You will see the attached fee schedule that was provided during the 2026 RFP process which outlines the increases for each fiscal year for each Reunion East and Reunion West. Please note that we still are not billing for the remaining phases of Reunion Village that have yet to be turned over yet, but that pricing is clearly defined on fee schedules.

Your Account Manager Garrett and I are available to answer any specific questions you may have. Again, on behalf of Yellowstone Landscape, thank you so much for the long standing partnership you and the community have made with us!

Sincerely,

Pete Wittman
pwittman@yellowstonelandscape.com
407-319-8298

EXHIBIT 2 - FEE SUMMARY REUNION EAST CDD

Proposer: Yellowstone Landscape- Southeast, LLC

Property: Reunion East CDD

	2025 OCT	2025 NOV	2025 DEC	2026 JAN	2026 FEB	2026 MAR	2026 APR	2026 MAY	2026 JUN	2026 JUL	2026 AUG	2026 SEP	TOTAL
GENERAL SERVICES (Schedule A)	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	\$553,728
TURF CARE (Schedule B)	900	900	900	900	900	900	900	900	900	900	900	900	\$10,800
TREE / SHRUBCARE (Schedule C)	900	900	900	900	900	900	900	900	900	900	900	900	\$10,800
BEDDING PLANTS (Schedule D) <i>8,076 Units Per Rotation</i>			15,027			15,027			15,027			15,027	\$60,108
BED DRESSING (Schedule D) <i>1,866 Yards of Bed Dressing</i>		94,872											\$94,872
PALM TRIMMING (Schedule D) <i>43 Queen and Foxtail 136 Date, 40 Sylvester 179 Washingtonia</i>			22,116			9,648			22,116			11,280	\$65,160
IRRIGATION MAINT. (Schedule E) <i>287 Number of Zones</i>	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	\$90,360
TOTAL FEE PER MONTH:	\$55,474	\$150,346	\$92,617	\$55,474	\$55,474	\$80,149	\$55,474	\$55,474	\$92,617	\$55,474	\$55,474	\$81,781	Annual Total \$885,828
Reduction for East without remaining phases of 4 and 5	(\$3,403.00)	(\$4,841.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$42,274.00)
TOTAL FEE PER MONTH WITHOUT REMAINING PHASES OF 4 and 5)	\$52,071	\$145,505	\$89,214	\$52,071	\$52,071	\$76,746	\$52,071	\$52,071	\$89,214	\$52,071	\$52,071	\$78,378	\$843,554

ANNUAL TOTAL WITH
REDUCTION

Period	Year	Annual Total	(should match annual amount noted above)
October 2025 to September 2026	Year 1	\$ 885,828.00	
October 2026 to September 2027	Year 2	\$ 912,408.00	
October 2027 to September 2028	Year 3	\$ 939,780.00	
October 2028 to September 2029	Year 4	\$ 967,968.00	
October 2029 to September 2030	Year 5	\$ 997,008.00	
Sum of Five Year Pricing		\$ 4,702,992.00	
Year 1 Total Reunion East CDD		\$ 885,828.00	
Year 1 Total Reunion West CDD		\$ 449,988.00	
Year 1 Grand Joint Total		\$ 1,335,816.00	
Sum of Five Year Pricing Reunion East CDD		\$ 4,702,992.00	
Sum of Five Year Pricing Reunion West CDD		\$ 2,389,068.00	
Five Year Grand Joint Total		\$ 7,092,060.00	

SECTION D

PROPOSAL AND ACCEPTANCE

ROBERTS POOL SERVICE and REPAIR, Inc.

19315 Lake Pickett Road, Orlando, FL 32820

5944986-2026

Date: October 1, 2026

Office 407 568-1074

Fax 407 568-7483

Cells Pat 407 948-6063

J.P. 407 948-5810

E mail: Robertspool1977@aol.com

CPC 041419

Proposal submitted to: Alan Scheere

Work to be performed at:

Name GMS Central Florida

Reunion EAST CDD

Street 219 Livingston St.

Kissimmee Florida 34747

City Orlando Florida 32801

E:MAIL

Phone 407 398-2890

ascheere@gmscfl.com

We hereby submit specifications and estimates for:

COMMERCIAL POOL MAINTENANCE AND CHEMICALS

1. Balance water chemicals
2. Cleaning filters
3. Brush pool as needed
4. Vacuum pool as needed
5. Cleaning tile
6. Adjusting water level
7. Clean and maintain pump room
8. Maintain log sheets for inspections

This proposal includes : 6 Pools 6 Spas 2 Wading Pools 3 Fountains

We propose to furnish labor and chemicals :

Complete in accordance with above specifications for the sum of: \$9100.00 Per Month

for : 7 day a week maintenance

Effective Date : October 1, 2026

With payment to be made as follows:

All billings to be submitted on the 1st of each month of service and are due at Net 30 days.

Authorized Signature Patricia C. Buchanan

This contract is ongoing and requires a 30 day cancellation notice by either party to terminate.

No visits will be made on public holidays in effort to allow our employees to enjoy these

family days. If your pool is missed on one of these days, extraordinary effort will be taken on the previous visit to assure that the pool will remain in good condition during the extended period.

It is the expectation that debris on the pool decks will be removed daily by the property maintenance team

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.

Authorized Signature _____

Date of Acceptance: _____

Serving Central Florida since 1977

SECTION 10

AGREEMENT WITH FRANK'S AIR CONDITIONING, INC.
(Reunion East Community Development District)

THIS AGREEMENT WITH FRANK'S AIR CONDITIONING, INC. ("Agreement"), effective as of the 19th day of August, 2026 (the "Effective Date"), between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "District"), and **FRANK'S AIR CONDITIONING, INC.**, a Florida corporation, whose mailing address is 100 South Ashley Drive, Suite 1600, Tampa, Florida 33602 (the "Contractor").

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of: (i) this Agreement with Frank's Air Conditioning, Inc.; and (ii) the Contractor's proposal dated August 18, 2026, attached hereto as Exhibit "A" (referred to herein as the "Proposal"). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) **Services.** The term "Services" or "Work" as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional Services are agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.

2. **SCOPE OF SERVICES.**

(a) A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work within four (4) to six (6) weeks of the Effective Date and shall perform same in accordance with the terms herein, until completion, and as determined by the sole reasonable satisfaction of the District which shall be evidenced by the District's payment to the Contractor.

4. **DISTRICT MANAGER.**

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services

– Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District’s representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay Contractor the total amount of \$44,227.03 for the Services (“Compensation”) in the following installments:

i. Fifty (50) percent of the Compensation (\$22,113.52) after execution of this Agreement and prior to beginning the Services; and

ii. The remaining fifty (50) percent of the Compensation (\$22,113.52) following completion of the Services.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District’s sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor’s Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor. Payment by the District shall not be construed as a waiver of any right, remedy or recourse available to the District. The District shall have the right to withhold payment in the event the Services are not satisfactory to the District (in the District’s sole discretion).

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures

and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents. The Contractor warrants that the Services shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one (1) year from completion of any portion of the Services to repair any deficiencies, fixes or touch-ups needed.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT TADAMS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

(iv) Employers' liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this

Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the

Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Reunion East Community Development District
c/o Governmental Management Services – Central Florida,
LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager
Telephone: (407) 841-5524
Email: Tadam@gmcsfl.com

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter/Kristen Trucco, District
Counsel
Telephone: (407) 481-5800

If to Contractor: Frank's Air Conditioning, Inc.
100 South Ashley Drive, Suite 1600
Tampa, Florida 33602
Attention: Manager
Telephone: (407) 870-7755

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

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

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

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

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

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EXHIBIT “A”

PROPOSAL

[*ATTACHED*]



COMMERCIAL HVAC CAPACITY & HIGH-EFFICIENCY UPGRADE PROPOSAL

Seven Eagles Gym

Upgrade from 7.5 Tons to a 10-Ton Trane Precedent High-Efficiency Rooftop System

PREPARED FOR	Reunion East CDD
PROJECT LOCATION	Seven Eagles Pool Pavilion 1364 Seven Eagles Court, Reunion, FL 34747
CUSTOMER CONTACT	Alan Scheerer ascheerer@gmscfl.com
PREPARED BY	Shawn Graham, Commercial Services Advisor
SELLING DIVISION	Frank's AC The AMG Family of Companies
PROPOSAL DATE	August 18, 2026 Pricing valid through September 15, 2026

Board-focused recommendation: Select the high-efficiency Trane THK platform to correct the gym's documented peak-load capacity shortfall while improving the efficiency of each delivered unit of cooling. The design preserves staged operation for lighter-load periods rather than treating 10 tons as an all-or-nothing output.

10 TONS 120,000 Btu/h certified capacity	15.7 IEER AHRI-certified part-load efficiency	11.7 EER AHRI-certified full-load efficiency at 95°F	3 STAGES Approximately 28% / 72% / 100% capacity
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1. Project Overview

At the request of Reunion East CDD, Frank's AC has revised the Seven Eagles Gym replacement proposal around Trane's high-efficiency 10-ton Precedent rooftop platform. The existing 7.5-ton system has been unable to maintain the desired indoor temperature during peak Central Florida summer conditions,



when solar gain, outdoor heat, occupancy, and physical activity place the greatest demand on the equipment.

The revised selection increases nominal cooling capacity by approximately 33% while pairing that added capacity with AHRI-certified high-efficiency performance, three-stage cooling, a variable-speed direct-drive supply fan, and Symbio 700 controls. The goal is not simply to install a larger unit; it is to provide stronger peak-day recovery with more measured operation during the many hours when the gym does not require full output.

2. Why the High-Efficiency Option Matters

The selected THK120 is listed by Trane as a high-efficiency configuration and is AHRI certified at 11.7 EER at 95°F and 15.7 IEER. EER describes performance at a demanding full-load rating point. IEER blends multiple operating points and is especially useful for a gym because the building's cooling demand changes throughout the day with weather, occupancy, door activity, and equipment use.

PERFORMANCE ITEM	BOARD-LEVEL TAKEAWAY
Efficiency tier	Trane Precedent high-efficiency cooling-only rooftop unit
AHRI certified capacity	120,000 Btu/h at 95°F
Full-load efficiency	11.7 EER at 95°F
Integrated efficiency	15.7 IEER - weighted across part-load operating points
Cooling modulation	Dual compressors with approximately 28%, 72%, and 100% capacity stages
Supply fan	Variable-speed, direct-drive backward-curved plenum fan
Selected operating point	4,000 CFM at 0.75 in. w.g. external static pressure
Certified reference	AHRI Reference No. 215391476, active as of August 17, 2026

Performance basis: Trane selection PREC-1 dated August 17, 2026, and AHRI Certified Reference No. 215391476. Final production suffixes and ratings remain subject to manufacturer confirmation at order.



Potential Energy and Operating Benefits

- **Higher rated efficiency:** The high-efficiency platform is designed to deliver more cooling for each unit of electrical input than standard-efficiency equipment at comparable rated conditions.
- **Better part-load behavior:** Three cooling stages allow the system to operate near 28%, 72%, or 100% capacity instead of relying only on full output, helping reduce unnecessary full-capacity operation and short cycling.
- **Efficient air movement:** The variable-speed, direct-drive plenum fan eliminates belt losses and recurring belt replacement while supporting more precise airflow setup through the Symbio controls.
- **Smarter serviceability:** Symbio 700 provides staged control, operating status, fault history, and configurable diagnostics, helping technicians identify developing problems and preserve efficient operation.
- **Capacity without constant maximum output:** The full 10-ton capacity is available for peak summer demand, but the unit can spend lighter-load periods at reduced compressor capacity.

Energy-savings qualification: This high-efficiency option should reduce the electrical energy required per unit of cooling compared with a standard-efficiency selection. However, the project also increases available capacity from 7.5 to 10 tons. Total utility consumption and peak demand may rise or fall depending on weather, occupancy, setpoints, operating schedule, ventilation, duct performance, maintenance, and the condition and runtime of the existing equipment. No specific annual dollar savings or payback is guaranteed without a separate utility-history and operating-hours analysis.

3. Proposed Equipment

Frank's AC proposes to furnish and install the following equipment and accessories:

- 10-ton Trane Precedent high-efficiency packaged rooftop unit, base model THK120A3S00
- 208-230 volt, three-phase electrical configuration
- R-454B refrigerant with factory refrigerant leak detection and mitigation controls
- Trane Symbio 700 unit control platform with configurable staging, fault history, and diagnostics
- 18 kW electric heat package, Model FIAEHWC318A
- Indoor options module, Model FIAOPTN001A
- 0-50% motorized outside-air damper, Model FIADMPR102A
- Fresh-air options module, Model FIAOPTN002A
- Nominal 4,000 CFM downflow airflow selection at 0.75 in. w.g. external static pressure



- Standard two-inch filtration
- RGF PHI-PKG commercial air-purification system for 7.5- to 20-ton equipment, Model PHI-PKG14-24V

Final production suffixes, availability, and accessory compatibility remain subject to manufacturer confirmation at the time of order.

Factory build and prospective lead time: This equipment package is factory-built and configured for the Seven Eagles application. The current prospective lead time is approximately 4-6 weeks after the order is released to the manufacturer. The signed proposal and 50% deposit must be received before Frank's AC can place the order. Production and delivery timing remain subject to factory acceptance, material availability, freight, and conditions outside Frank's AC's control. Because the equipment is specially configured for this project, it is nonreturnable once ordered.

Equipment and Durability Highlights

- Dual scroll compressors with three stages of cooling
- High-efficiency variable-speed direct-drive supply fan with no blower belts
- Factory phase-loss, phase-reversal, and phase-imbalance protection
- Factory coil guards and all-aluminum microchannel coil construction
- Removable, dual-sloped composite condensate drain pan
- Factory assembly, refrigerant charge, wiring, and run testing
- Low-GWP R-454B platform with factory leak detection

4. Scope of Work

Removal and Placement

- Coordinate one scheduled extended-reach crane mobilization for removal of the existing RTU and placement of the new Trane unit.
- Disconnect and remove the existing 7.5-ton rooftop package unit.
- Recover refrigerant in accordance with applicable EPA requirements.
- Transport and dispose of the removed equipment through appropriate channels.
- Protect the immediate work area and remove installation-related debris at completion.

Equipment Installation

- Field-verify the existing curb dimensions, orientation, and accessible condition before installation.



- Clean and prepare the accessible curb surface, apply new curb gasketing, and set the new unit on the existing curb.
- Secure the unit in accordance with manufacturer installation requirements and the existing curb configuration.
- Install the 18 kW electric heater, outside-air damper, and associated option modules.
- Install the RGF PHI-PKG14-24V air-purification system in the appropriate air section and provide the required 24-volt connection.
- Reconnect the existing supply and return openings at the curb.
- Reconnect or reasonably modify the existing condensate drain at the immediate point of connection and provide applicable overflow protection.

Electrical, Controls, and Life Safety

- Reconnect the new unit to the existing feeder and disconnect only where properly sized, serviceable, and code compliant for the selected equipment.
- Reconnect and configure the applicable low-voltage controls.
- Configure the Symbio 700 controller and verify cooling stages, supply fan, electric heat, outside-air damper, and accessible safety functions.
- Reconnect the existing unit-mounted smoke detector or shutdown circuit, if present and serviceable, and perform a basic local function check.

Life-safety limitation: Fire-alarm panel programming, monitoring-company coordination, device addressing, system certification, and repair of existing fire-alarm components are not included. Frank's AC assumes no responsibility for panel-level integration or pre-existing life-safety deficiencies.

Startup and Turnover

- Perform manufacturer-recommended startup and operational checks.
- Verify voltage, phasing, compressor staging, fan operation, heat operation, and accessible safety functions.
- Confirm condensate drainage, outside-air damper operation, and basic PHI-PKG operation.
- Review basic system operation with the customer representative and provide available installation documentation.



5. Crane Service, Lift Planning, and Pavilion Closure

The rooftop location requires a larger-capacity crane with substantially greater reach than a typical short-radius rooftop replacement. The separate \$2,376.00 crane charge reflects the crane size, travel, setup, rigging, operator time, and controlled lift area required to safely remove the existing equipment and place the new approximately 993-pound unit. Crane service includes one coordinated mobilization and lift during normal business hours.

Required closure: For public safety, the Seven Eagles Pool Pavilion must be completely closed from 8:00 a.m. through 12:00 p.m. on the scheduled installation date. This includes resident, guest, staff, vendor, pedestrian, and vehicle access to the Pavilion and designated crane swing, staging, or exclusion areas. The planned window may be extended if weather, safety, access, or field conditions require additional time.

Reunion East CDD or its management representative shall provide advance notice, clear the setup and swing areas, and assist with enforcing the closure. Traffic control, police details, specialty rigging, standby time, overtime, cancellation fees, or remobilization caused by weather, access, or site readiness are excluded and will be billed separately if required. Frank's AC and the crane provider are not responsible for concealed utilities, irrigation, voids, unstable soils, pavement limitations, landscaping, or subsurface conditions not identified before mobilization.

6. Basis of Proposal and Performance Qualifications

The equipment supplier has confirmed that the existing rooftop unit and proposed Trane Precedent share the same curb footprint; therefore, no curb adapter is included. Frank's AC will field-verify the existing curb dimensions, orientation, and visible condition before installation. This proposal assumes the curb is structurally sound, securely attached, properly flashed, weather-tight, and suitable for reuse. Standard factory curbs are not wind-rated. Wind-load engineering, structural certification, engineered tie-down calculations, curb replacement, roof reinforcement, and certification of the existing curb-to-building attachment are excluded unless authorized by written change order.

The 10-ton selection is intended to address the documented inability of the existing 7.5-ton system to offset peak summer heat. Final space performance remains dependent upon the existing duct system, return-air path, outside-air quantity, building envelope, glazing, occupancy, doors, internal loads, thermostat strategy, and the electrical service available to the unit. This proposal does not include an independent Manual N or other engineered load calculation, duct-system redesign, ventilation-code



study, certified testing and balancing, or a guaranteed utility-savings analysis unless separately contracted.

Electrical verification required: The Trane selection lists 67 amps minimum circuit ampacity and an 80-amp maximum overcurrent protection value with the 18 kW electric heat package at 230 volts. Existing feeder conductors, breaker/fuses, disconnect, grounding, and available service capacity must be field verified. Any required electrical upgrade is excluded and will be quoted separately.

7. Existing Connections and Concealed Conditions

Pricing assumes the existing curb, duct openings, supply and return distribution, electrical service, condensate piping, control wiring, roof structure, and accessible building connections can support the larger 10-ton system with reasonable modification. Components concealed beneath or behind the existing equipment cannot be fully evaluated until removal begins.

If insufficient electrical capacity, undersized or restrictive ductwork, inadequate return air, structural deterioration, water damage, incompatible connections, code deficiencies, or other concealed conditions are discovered, Frank's AC will document the issue and review it with Reunion East CDD. Corrective work outside the stated scope will proceed only after written change-order approval, except for temporary measures reasonably necessary to protect people or property.

8. Warranty and Commercial CARE Partnership

Warranty

The Trane Precedent is expected to carry the manufacturer's current commercial limited warranty, generally including three years on parts, coils, and controls and five years on compressors, subject entirely to Trane's written terms, exclusions, registration requirements, and claim procedures in effect at order. The RGF PHI-PKG system is subject to its manufacturer's separate warranty and maintenance requirements. Frank's AC will provide a one-year workmanship warranty on the installation performed under this proposal.

Warranty coverage does not extend to existing components, work by others, utility or voltage events, lack of maintenance, dirty filters or coils, blocked drains, expired air-purification cells, corrosion, vandalism, water intrusion, lightning, acts of nature, or failures outside the work expressly described.



Commercial CARE Partnership

Reunion East CDD's participation in the Commercial CARE program is reflected in the 5% project discount below. Preventive maintenance is particularly important for a high-efficiency system because coil cleanliness, filter condition, airflow, drainage, outside-air setup, and control configuration directly affect efficiency and reliability.

The PHI-PKG cell is a serviceable component and does not last indefinitely. Manufacturer guidance generally recommends periodic replacement based on operating hours, commonly around two years under normal service. Future replacement cells and routine air-purification maintenance are not included in this installation price.

9. Proposal Investment

10-Ton High-Efficiency RTU Capacity Upgrade, PHI-PKG Air Purification, and Installation	\$44,053.72
Commercial CARE Membership Discount (5%)	(\$2,202.69)
Net Project Investment After CARE Discount	\$41,851.03
Extended-Reach Crane Service	\$2,376.00
TOTAL PROPOSAL INVESTMENT	\$44,227.03

Pricing check: \$44,053.72 less the 5% Commercial CARE discount of \$2,202.69 equals \$41,851.03; adding the separately stated \$2,376.00 crane service produces the total proposal investment of \$44,227.03.

Why the crane is shown separately: The unit location requires an extended-reach lift, a controlled Pavilion closure, and coordinated staging. Separating the crane charge makes the unusual site-access cost transparent to the Board.

10. Terms of Agreement

- **Authorization and factory order:** Acceptance authorizes Frank's AC to proceed with the described work; however, the factory order will not be placed until the signed proposal and required 50% deposit have been received.
- **Payment:** A 50% deposit is required before the equipment order can be released. The remaining balance is due upon substantial completion unless alternate written terms are approved.



- **Factory build and lead time:** The selected equipment is factory-built and specially configured for this project. The current prospective lead time is approximately 4-6 weeks after order placement, subject to factory acceptance, production capacity, component availability, freight, weather, and other conditions outside Frank's AC's control. The lead time is an estimate and not a guaranteed delivery date.
- **Pricing and availability:** Pricing is valid through September 15, 2026, subject to equipment availability, supplier pricing, taxes, tariffs, freight, and manufacturer changes. Equipment is not reserved until the signed authorization and deposit are received and the order is accepted by the manufacturer.
- **Nonreturnable equipment and cancellation:** Because the equipment is factory-built and specially configured for this application, it is nonreturnable once ordered. If cancellation is authorized, the customer remains responsible for manufacturer charges, committed equipment and accessories, freight, processing costs, and crane cancellation fees incurred.
- **Change orders:** Work outside the stated scope requires written authorization and may affect price and schedule.
- **Delays beyond control:** Frank's AC is not responsible for delays caused by weather, unsafe conditions, manufacturer availability, freight, tariffs, governmental action, utility conditions, site-access restrictions, other contractors, concealed conditions, or similar events beyond reasonable control.
- **Title and collection:** Title to furnished equipment remains with Frank's AC until payment is received in full. Past-due balances may accrue a service charge up to 1.5% per month, and the customer is responsible for reasonable collection costs.
- **Consequential damages:** Frank's AC is not liable for loss of use, lost revenue, business interruption, temporary cooling costs, amenity closure, energy-cost variances, or other indirect, special, incidental, or consequential damages.
- **Dispute resolution:** Any dispute not resolved through good-faith discussion shall be submitted to binding arbitration in Florida under the applicable rules of the American Arbitration Association, unless superseded by an executed master agreement.

11. Exclusions

- Independent load calculations, engineering, sealed drawings, ventilation-code verification, certified testing and balancing, formal commissioning, or guaranteed energy-savings/payback analysis
- New curb, wind-load engineering, structural certification, roofing, waterproofing, reinforcement, or repair of existing roof conditions



- Electrical service, feeder, breaker, panel, transformer, disconnect, or utility upgrades required for the selected equipment
- Fire-alarm or building-automation repair, programming, certification, monitoring coordination, or panel integration
- Major duct or return-air modifications, zoning repairs, diffuser work, ceiling or wall repair, painting, or architectural restoration
- Hazardous-material testing or abatement, including asbestos, lead, or mold
- Traffic control, permits not expressly included, utility shutdowns, specialty rigging, standby, overtime, or additional crane mobilizations
- After-hours work, temporary cooling, expedited freight, bond premiums, or specialized insurance requirements
- Future PHI-PKG replacement cells, routine maintenance, or any guarantee that the device will eliminate all contaminants or prevent illness
- Damage or added work resulting from concealed or pre-existing conditions outside the stated scope

Any material, service, or responsibility not expressly included in this proposal shall be considered excluded.

12. Acceptance of Proposal

The undersigned acknowledges that they have reviewed and accepted the scope, pricing, efficiency and performance qualifications, Pavilion closure requirements, exclusions, and terms contained in this proposal and authorize Frank's AC to proceed with the described work.

Next steps: Return the signed proposal and 50% deposit so Frank's AC can release the factory order. The current prospective factory lead time is approximately 4-6 weeks after order placement. Once delivery timing is confirmed, Frank's AC will coordinate the crane and schedule the required 8:00 a.m.-12:00 p.m. Pool Pavilion closure with management.

Authorized Signature

Printed Name

MARK GREENSTEIN

Title

CHAIR, REUNION EAST CDD

Date

8-19-26

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF Florida
COUNTY OF Sevier

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of Frank's Air Conditioning, Inc. (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

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

Date: October 1, 2026

FRANK'S AIR CONDITIONING, INC., a
Florida corporation

Signed: [Signature]
Name: Jason James
Title: CEO

SUBSCRIBED AND SWORN TO before me by means of ☒ physical presence or ☐ online notarization, this 1 day of October, 2026, by Jason James, as CEO of Frank's Air Conditioning, Inc. Said person is (check one) ☒ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]



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

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

SECTION 11

REBATE REPORT

\$30,710,000

Reunion East Community Development District

(Osceola County, Florida)

Special Assessment Refunding Bonds, Series 2015A

Dated: July 29, 2015

Delivered: July 29, 2015

Rebate Report to the Computation Date

July 29, 2028

Reflecting Activity To

July 31, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
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September 25, 2026

Reunion East Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$30,710,000 Reunion East Community Development District (Osceola County, Florida),
Special Assessment Refunding Bonds, Series 2015A

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of July 31, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 29, 2028 Computation Date
Reflecting Activity from July 29, 2015 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	4.016722%	28,495.48	(7,239.81)
Totals	4.016722%	\$28,495.48	\$(7,239.81)
Bond Yield	4.868719%		
Valuation of 6/30/22 Rebate Carryforward			(90,533.53)
Rebate Computation Credits			(12,282.71)
Net Rebatable Arbitrage			\$(110,056.05)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from July 29, 2015, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 29, 2028. The activity from July 29, 2015 through June 30, 2022 was taken from the prior consultant's rebate report dated July 29, 2022, which included:
 - Cumulative rebate liability of \$(67,573.85) as of June 30, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 29, 2015 and July 31, 2026, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

July 29, 2028.

7. Computation Period

The period beginning on July 29, 2015, the date of the closing, and ending on July 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Interest	241093000
Sinking Fund	241093001
Prepayment	241093002
Debt Service Reserve	241093003
Revenue	241093004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 29, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 29, 2028, is the Rebatable Arbitrage.

\$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
Delivered: July 29, 2015

Sources of Funds

Par Amount	\$30,710,000.00
Net Original Issue Premium	159,012.60
2002A-1 Prior Issue Funds	<u>2,073,999.83</u>
Totals	\$32,943,012.43

Uses of Funds

Escrow Fund	\$31,633,197.87
Debt Service Reserve Fund	175,000.00
Capitalized Interest Fund	376,842.22
Costs of Issuance Account	143,772.34
Underwriter's Discount	<u>614,200.00</u>
Total	\$32,943,012.43

PROOF OF ARBITRAGE YIELD

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A

Date	Debt Service	Present Value to 07/29/2015 @ 4.8687184959%
11/01/2015	376,842.22	372,237.96
05/01/2016	1,857,300.00	1,791,007.95
11/01/2016	714,900.00	673,000.05
05/01/2017	1,884,900.00	1,732,257.53
11/01/2017	691,500.00	620,398.41
05/01/2018	1,906,500.00	1,669,819.94
11/01/2018	667,200.00	570,483.67
05/01/2019	1,932,200.00	1,612,848.60
11/01/2019	641,900.00	523,074.13
05/01/2020	1,961,900.00	1,560,727.49
11/01/2020	615,500.00	478,005.19
05/01/2021	1,995,500.00	1,512,901.44
11/01/2021	581,000.00	430,020.72
05/01/2022	2,031,000.00	1,467,497.99
11/01/2022	544,750.00	384,254.69
05/01/2023	2,069,750.00	1,425,260.25
11/01/2023	506,625.00	340,578.51
05/01/2024	2,106,625.00	1,382,522.49
11/01/2024	466,625.00	298,956.03
05/01/2025	2,151,625.00	1,345,737.16
11/01/2025	424,500.00	259,194.45
05/01/2026	2,194,500.00	1,308,090.94
11/01/2026	380,250.00	221,271.72
05/01/2027	2,240,250.00	1,272,645.74
11/01/2027	333,750.00	185,091.58
05/01/2028	2,288,750.00	1,239,133.47
11/01/2028	284,875.00	150,566.52
05/01/2029	2,339,875.00	1,207,316.34
11/01/2029	233,500.00	117,616.88
05/01/2030	2,393,500.00	1,176,983.95
11/01/2030	179,500.00	86,169.96
05/01/2031	2,454,500.00	1,150,293.95
11/01/2031	122,625.00	56,102.11
05/01/2032	2,512,625.00	1,122,230.75
11/01/2032	62,875.00	27,414.91
05/01/2033	2,577,875.00	1,097,299.13
46,727,892.22		30,869,012.60

Proceeds Summary

Delivery date	07/29/2015
Par Value	30,710,000.00
Premium (Discount)	159,012.60
Target for yield calculation	30,869,012.60

BOND DEBT SERVICE

\$30,710,000

Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/29/2015					
11/01/2015			376,842.22	376,842.22	
05/01/2016	1,120,000	4.000%	737,300.00	1,857,300.00	2,234,142.22
11/01/2016			714,900.00	714,900.00	
05/01/2017	1,170,000	4.000%	714,900.00	1,884,900.00	2,599,800.00
11/01/2017			691,500.00	691,500.00	
05/01/2018	1,215,000	4.000%	691,500.00	1,906,500.00	2,598,000.00
11/01/2018			667,200.00	667,200.00	
05/01/2019	1,265,000	4.000%	667,200.00	1,932,200.00	2,599,400.00
11/01/2019			641,900.00	641,900.00	
05/01/2020	1,320,000	4.000%	641,900.00	1,961,900.00	2,603,800.00
11/01/2020			615,500.00	615,500.00	
05/01/2021	1,380,000	5.000%	615,500.00	1,995,500.00	2,611,000.00
11/01/2021			581,000.00	581,000.00	
05/01/2022	1,450,000	5.000%	581,000.00	2,031,000.00	2,612,000.00
11/01/2022			544,750.00	544,750.00	
05/01/2023	1,525,000	5.000%	544,750.00	2,069,750.00	2,614,500.00
11/01/2023			506,625.00	506,625.00	
05/01/2024	1,600,000	5.000%	506,625.00	2,106,625.00	2,613,250.00
11/01/2024			466,625.00	466,625.00	
05/01/2025	1,685,000	5.000%	466,625.00	2,151,625.00	2,618,250.00
11/01/2025			424,500.00	424,500.00	
05/01/2026	1,770,000	5.000%	424,500.00	2,194,500.00	2,619,000.00
11/01/2026			380,250.00	380,250.00	
05/01/2027	1,860,000	5.000%	380,250.00	2,240,250.00	2,620,500.00
11/01/2027			333,750.00	333,750.00	
05/01/2028	1,955,000	5.000%	333,750.00	2,288,750.00	2,622,500.00
11/01/2028			284,875.00	284,875.00	
05/01/2029	2,055,000	5.000%	284,875.00	2,339,875.00	2,624,750.00
11/01/2029			233,500.00	233,500.00	
05/01/2030	2,160,000	5.000%	233,500.00	2,393,500.00	2,627,000.00
11/01/2030			179,500.00	179,500.00	
05/01/2031	2,275,000	5.000%	179,500.00	2,454,500.00	2,634,000.00
11/01/2031			122,625.00	122,625.00	
05/01/2032	2,390,000	5.000%	122,625.00	2,512,625.00	2,635,250.00
11/01/2032			62,875.00	62,875.00	
05/01/2033	2,515,000	5.000%	62,875.00	2,577,875.00	2,640,750.00
	30,710,000		16,017,892.22	46,727,892.22	46,727,892.22

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
06/30/22	Bal	-175,000.00	-234,460.03
06/30/22	Acc	-95.37	-127.77
07/05/22		95.37	127.69
08/02/22		163.97	218.75
09/02/22		251.49	334.16
10/04/22		285.49	377.72
11/02/22		380.26	501.22
12/02/22		468.23	614.71
12/22/22		0.21	0.27
01/04/23		533.11	696.90
02/02/23		565.89	736.99
03/02/23		541.52	702.43
04/04/23		617.11	797.06
05/02/23		630.68	811.55
06/02/23		686.05	879.27
07/05/23		663.92	847.16
08/02/23		704.82	896.11
09/05/23		732.34	927.00
10/03/23		710.25	895.68
11/02/23		736.52	925.22
12/04/23		715.27	894.69
01/03/24		738.77	920.51
02/02/24		735.71	913.15
03/04/24		683.83	845.14
04/02/24		731.09	900.17
05/02/24		706.60	866.54
06/04/24		730.95	892.57
07/02/24		707.74	861.01
08/02/24		730.87	885.59
09/04/24		729.20	879.79
10/02/24		682.03	819.81
11/01/24		665.79	797.19
12/03/24		619.37	738.45
12/20/24		0.79	0.94
01/03/25		620.35	736.66
02/04/25		596.19	705.04
03/04/25		535.10	630.27
04/02/25		558.24	655.07
05/02/25		568.21	664.10
06/03/25		582.18	677.61
07/02/25		562.36	652.01
08/04/25		581.73	671.59
09/03/25		581.66	668.91
10/02/25		553.19	633.71
11/04/25		556.33	634.59
12/02/25		516.06	586.46
01/05/26		507.36	574.03
02/03/26		493.40	556.15

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
03/03/26		442.84	497.17
04/02/26		487.42	545.10
05/04/26		470.26	523.66
06/02/26		481.21	533.86
07/02/26		468.26	517.41
07/31/26	Bal	175,000.00	192,647.17
07/31/26	Acc	483.26	531.99

07/29/28	TOTALS:	28,495.48	-7,239.81

ISSUE DATE:	07/29/15	REBATABLE ARBITRAGE:	-7,239.81
COMP DATE:	07/29/28	NET INCOME:	28,495.48
BOND YIELD:	4.868719%	TAX INV YIELD:	4.016722%

\$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
Valuation of 6/30/22 Rebate Carryforward

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
06/30/22		-67,573.85	-90,533.53

07/29/28	TOTALS:	-67,573.85	-90,533.53

ISSUE DATE: 07/29/15 REBATABLE ARBITRAGE: -90,533.53			
COMP DATE: 07/29/28			
BOND YIELD: 4.868719%			

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
07/29/22		-1,830.00	-2,442.30
07/29/23		-1,960.00	-2,492.94
07/29/24		-2,070.00	-2,509.20
07/29/25		-2,120.00	-2,449.12
07/29/26		-2,170.00	-2,389.14

07/29/28	TOTALS:	-10,150.00	-12,282.71

ISSUE DATE: 07/29/15 REBATABLE ARBITRAGE: -12,282.71
 COMP DATE: 07/29/28
 BOND YIELD: 4.868719%

the 1990s, the number of people in the UK with a long-term condition has increased by 50% (Department of Health 1999).

There is a growing emphasis on the need to improve the quality of life of people with long-term conditions. The Department of Health (1999) has set out a vision of a new paradigm of care for people with long-term conditions, where the focus is on the person, rather than the condition. This vision is based on the principles of self-management, where people are encouraged to take control of their own health and well-being, and to work in partnership with their healthcare professionals. This approach is based on the belief that people with long-term conditions are best placed to manage their own condition, and that healthcare professionals should provide support and advice, rather than direct care.

Self-management is a process that involves people with long-term conditions taking control of their own health and well-being, and working in partnership with their healthcare professionals. This process is based on the principles of self-management, where people are encouraged to take control of their own health and well-being, and to work in partnership with their healthcare professionals. This approach is based on the belief that people with long-term conditions are best placed to manage their own condition, and that healthcare professionals should provide support and advice, rather than direct care.

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REBATE REPORT

\$20,355,000

Reunion East Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2021

(Series 2021 Project)

Dated: August 18, 2021
Delivered: August 18, 2021

Rebate Report to the Computation Date
August 18, 2029
Reflecting Activity To
August 31, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

September 25, 2026

Reunion East Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$20,355,000 Reunion East Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2021 (Series 2021 Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of August 31, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 18, 2029 Computation Date
Reflecting Activity from August 18, 2021 through August 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.253871%	182,429.02	(345,764.05)
Costs of Issuance Fund	0.005869%	0.14	(90.85)
Capitalized Interest Fund	0.006089%	1.74	(1,152.98)
Debt Service Reserve Fund	3.285241%	186,035.37	7,368.03
Totals	1.809473%	\$368,466.27	\$(339,639.85)
Bond Yield	3.176670%		
Rebate Computation Credits			(11,863.08)
Net Rebatable Arbitrage			\$(351,502.93)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from August 18, 2021, the date of the closing, to August 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 18, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between August 18, 2021 and August 31, 2026, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

August 18, 2029.

7. Computation Period

The period beginning on August 18, 2021, the date of the closing, and ending on August 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Revenue	268109000
Interest	268109001
Sinking Fund	268109002
Debt Service Reserve	268109003
Prepayment	268109004
Acquisition & Construction	268109005
Costs of Issuance	268109006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of August 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 18, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 18, 2029, is the Rebatable Arbitrage.

\$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Delivered: August 18, 2021

Sources of Funds

Par Amount	\$20,355,000.00
Net Original Issue Premium	<u>506,277.20</u>
Totals	\$20,861,277.20

Uses of Funds

Acquisition & Construction Fund	\$18,918,874.25
Costs of Issuance Fund	278,225.00
Capitalized Interest Fund	140,922.95
Debt Service Reserve Fund	1,116,155.00
Underwriter's Discount	<u>407,100.00</u>
Total	\$20,861,277.20

PROOF OF ARBITRAGE YIELD

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)

Date	Debt Service	Present Value to 08/18/2021 @ 3.1766700098%
11/01/2021	140,922.95	140,025.19
05/01/2022	772,481.25	755,559.28
11/01/2022	342,381.25	329,645.18
05/01/2023	777,381.25	736,761.59
11/01/2023	337,161.25	314,547.85
05/01/2024	782,161.25	718,292.82
11/01/2024	331,821.25	299,961.55
05/01/2025	786,821.25	700,154.08
11/01/2025	326,361.25	285,872.44
05/01/2026	791,361.25	682,345.98
11/01/2026	320,781.25	272,266.99
05/01/2027	800,781.25	669,046.14
11/01/2027	313,941.25	258,194.34
05/01/2028	808,941.25	654,894.69
11/01/2028	306,887.50	244,562.49
05/01/2029	811,887.50	636,887.40
11/01/2029	299,691.25	231,417.94
05/01/2030	819,691.25	623,059.35
11/01/2030	292,281.25	218,693.68
05/01/2031	10,012,281.25	7,374,362.39
11/01/2031	100,957.50	73,195.80
05/01/2032	655,957.50	468,143.99
11/01/2032	92,216.25	64,783.94
05/01/2033	662,216.25	457,947.72
11/01/2033	83,238.75	56,662.77
05/01/2034	673,238.75	451,125.61
11/01/2034	73,946.25	48,775.38
05/01/2035	683,946.25	444,081.49
11/01/2035	64,338.75	41,121.55
05/01/2036	694,338.75	436,842.03
11/01/2036	54,416.25	33,700.61
05/01/2037	704,416.25	429,432.28
11/01/2037	44,178.75	26,511.54
05/01/2038	714,178.75	421,875.75
11/01/2038	33,626.25	19,552.95
05/01/2039	723,626.25	414,194.44
11/01/2039	22,758.75	12,823.14
05/01/2040	732,758.75	406,408.97
11/01/2040	11,576.25	6,320.13
05/01/2041	746,576.25	401,225.71
27,748,526.70		20,861,277.20

Proceeds Summary

Delivery date	08/18/2021
Par Value	20,355,000.00
Premium (Discount)	506,277.20
Target for yield calculation	20,861,277.20

PROOF OF ARBITRAGE YIELD

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM2051	05/01/2042	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2043	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2044	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2045	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2046	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2047	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2048	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2049	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2050	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2051	4.000%	3.330%	05/01/2031	100.000	3.3309801%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM2051	05/01/2042	4.000%	3.330%			3.6196562%	0.2886762%
TERM2051	05/01/2043	4.000%	3.330%			3.6310464%	0.3000663%
TERM2051	05/01/2044	4.000%	3.330%			3.6413792%	0.3103992%
TERM2051	05/01/2045	4.000%	3.330%			3.6507889%	0.3198089%
TERM2051	05/01/2046	4.000%	3.330%			3.6593878%	0.3284078%
TERM2051	05/01/2047	4.000%	3.330%			3.6672709%	0.3362908%
TERM2051	05/01/2048	4.000%	3.330%			3.6745188%	0.3435388%
TERM2051	05/01/2049	4.000%	3.330%			3.6812008%	0.3502208%
TERM2051	05/01/2050	4.000%	3.330%			3.6873763%	0.3563962%
TERM2051	05/01/2051	4.000%	3.330%			3.6930967%	0.3621166%

BOND DEBT SERVICE

\$20,355,000

Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/18/2021					
11/01/2021			140,922.95	140,922.95	
05/01/2022	425,000	2.400%	347,481.25	772,481.25	913,404.20
11/01/2022			342,381.25	342,381.25	
05/01/2023	435,000	2.400%	342,381.25	777,381.25	1,119,762.50
11/01/2023			337,161.25	337,161.25	
05/01/2024	445,000	2.400%	337,161.25	782,161.25	1,119,322.50
11/01/2024			331,821.25	331,821.25	
05/01/2025	455,000	2.400%	331,821.25	786,821.25	1,118,642.50
11/01/2025			326,361.25	326,361.25	
05/01/2026	465,000	2.400%	326,361.25	791,361.25	1,117,722.50
11/01/2026			320,781.25	320,781.25	
05/01/2027	480,000	2.850%	320,781.25	800,781.25	1,121,562.50
11/01/2027			313,941.25	313,941.25	
05/01/2028	495,000	2.850%	313,941.25	808,941.25	1,122,882.50
11/01/2028			306,887.50	306,887.50	
05/01/2029	505,000	2.850%	306,887.50	811,887.50	1,118,775.00
11/01/2029			299,691.25	299,691.25	
05/01/2030	520,000	2.850%	299,691.25	819,691.25	1,119,382.50
11/01/2030			292,281.25	292,281.25	
05/01/2031	535,000	2.850%	292,281.25	827,281.25	1,119,562.50
11/01/2031			284,657.50	284,657.50	
05/01/2032	555,000	3.150%	284,657.50	839,657.50	1,124,315.00
11/01/2032			275,916.25	275,916.25	
05/01/2033	570,000	3.150%	275,916.25	845,916.25	1,121,832.50
11/01/2033			266,938.75	266,938.75	
05/01/2034	590,000	3.150%	266,938.75	856,938.75	1,123,877.50
11/01/2034			257,646.25	257,646.25	
05/01/2035	610,000	3.150%	257,646.25	867,646.25	1,125,292.50
11/01/2035			248,038.75	248,038.75	
05/01/2036	630,000	3.150%	248,038.75	878,038.75	1,126,077.50
11/01/2036			238,116.25	238,116.25	
05/01/2037	650,000	3.150%	238,116.25	888,116.25	1,126,232.50
11/01/2037			227,878.75	227,878.75	
05/01/2038	670,000	3.150%	227,878.75	897,878.75	1,125,757.50
11/01/2038			217,326.25	217,326.25	
05/01/2039	690,000	3.150%	217,326.25	907,326.25	1,124,652.50
11/01/2039			206,458.75	206,458.75	
05/01/2040	710,000	3.150%	206,458.75	916,458.75	1,122,917.50
11/01/2040			195,276.25	195,276.25	
05/01/2041	735,000	3.150%	195,276.25	930,276.25	1,125,552.50
11/01/2041			183,700.00	183,700.00	
05/01/2042	760,000	4.000%	183,700.00	943,700.00	1,127,400.00
11/01/2042			168,500.00	168,500.00	
05/01/2043	795,000	4.000%	168,500.00	963,500.00	1,132,000.00
11/01/2043			152,600.00	152,600.00	
05/01/2044	825,000	4.000%	152,600.00	977,600.00	1,130,200.00
11/01/2044			136,100.00	136,100.00	
05/01/2045	860,000	4.000%	136,100.00	996,100.00	1,132,200.00
11/01/2045			118,900.00	118,900.00	
05/01/2046	895,000	4.000%	118,900.00	1,013,900.00	1,132,800.00
11/01/2046			101,000.00	101,000.00	
05/01/2047	930,000	4.000%	101,000.00	1,031,000.00	1,132,000.00
11/01/2047			82,400.00	82,400.00	
05/01/2048	970,000	4.000%	82,400.00	1,052,400.00	1,134,800.00
11/01/2048			63,000.00	63,000.00	
05/01/2049	1,010,000	4.000%	63,000.00	1,073,000.00	1,136,000.00

BOND DEBT SERVICE

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			42,800.00	42,800.00	
05/01/2050	1,050,000	4.000%	42,800.00	1,092,800.00	1,135,600.00
11/01/2050			21,800.00	21,800.00	
05/01/2051	1,090,000	4.000%	21,800.00	1,111,800.00	1,133,600.00
	20,355,000		13,209,126.70	33,564,126.70	33,564,126.70

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-18,918,874.25	-24,344,270.77
09/15/21		10,135,184.34	13,010,876.52
10/21/21		2,561.86	3,278.40
03/22/22		3,500.00	4,420.11
03/22/22		3,011.50	3,803.19
11/23/22		430.00	531.70
11/29/22		8,272,641.86	10,223,929.86
02/03/23		537.50	660.57
09/26/23		3,500.00	4,214.53
10/16/25		7,000.00	7,900.30
08/31/26	Bal	671,067.95	736,840.17
08/31/26	Acc	1,868.26	2,051.37

08/18/29	TOTALS:	182,429.02	-345,764.05

ISSUE DATE:	08/18/21	REBATABLE ARBITRAGE:	-345,764.05
COMP DATE:	08/18/29	NET INCOME:	182,429.02
BOND YIELD:	3.176670%	TAX INV YIELD:	1.253871%

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Costs of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-278,225.00	-358,012.04
08/18/21		1,750.00	2,251.85
08/18/21		6,000.00	7,720.63
08/18/21		55,000.00	70,772.44
08/18/21		73,000.00	93,934.33
08/18/21		27,500.00	35,386.22
08/18/21		56,500.00	72,702.60
08/27/21		5,975.00	7,682.40
08/31/21		50,000.00	64,271.03
10/20/21		2,500.14	3,199.69

08/18/29	TOTALS:	0.14	-90.85

ISSUE DATE:	08/18/21	REBATABLE ARBITRAGE:	-90.85
COMP DATE:	08/18/29	NET INCOME:	0.14
BOND YIELD:	3.176670%	TAX INV YIELD:	0.005869%

\$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-140,922.95	-181,335.65
09/02/21		0.33	0.42
10/04/21		0.69	0.88
11/01/21		140,922.96	180,180.45
11/02/21		-0.01	-0.01
11/02/21		0.72	0.92

08/18/29	TOTALS:	1.74	-1,152.98

ISSUE DATE:	08/18/21	REBATABLE ARBITRAGE:	-1,152.98
COMP DATE:	08/18/29	NET INCOME:	1.74
BOND YIELD:	3.176670%	TAX INV YIELD:	0.006089%

\$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-1,116,155.00	-1,436,236.60
09/02/21		2.65	3.41
10/04/21		5.49	7.04
11/02/21		5.67	7.25
12/02/21		5.49	7.00
12/30/21		3.93	5.00
01/04/22		5.67	7.21
02/02/22		5.67	7.19
03/02/22		5.19	6.57
04/04/22		5.67	7.15
05/03/22		5.49	6.91
06/02/22		274.81	344.93
07/05/22		608.29	761.31
08/02/22		1,045.78	1,305.76
09/02/22		1,604.02	1,997.52
10/04/22		1,820.88	2,261.24
11/02/22		2,425.31	3,004.47
12/02/22		2,986.36	3,689.79
12/22/22		1.37	1.69
01/04/23		3,400.17	4,189.32
02/02/23		3,609.25	4,436.04
03/02/23		3,453.83	4,233.88
04/04/23		3,935.95	4,811.39
05/02/23		4,022.47	4,905.11
06/02/23		4,375.63	5,321.77
07/05/23		4,292.44	5,205.53
08/02/23		4,495.38	5,438.77
09/05/23		4,670.88	5,634.80
10/03/23		4,530.02	5,451.49
11/02/23		4,697.53	5,638.74
12/04/23		4,562.01	5,460.75
01/02/24		4,711.88	5,626.33
02/02/24		4,692.41	5,588.39
03/04/24		4,361.48	5,179.74
04/02/24		4,662.88	5,524.13
05/02/24		4,506.68	5,325.07
06/04/24		4,662.01	5,493.20
07/02/24		4,513.99	5,305.76
08/02/24		4,661.51	5,464.79
09/04/24		4,650.89	5,437.09
10/02/24		4,350.00	5,072.88
11/04/24		4,246.42	4,938.23
12/03/24		3,950.33	4,582.26
12/20/24		5.02	5.81
01/03/25		3,956.63	4,577.53
02/04/25		3,802.49	4,387.28
03/04/25		3,412.91	3,927.45

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
04/02/25		3,751.78	4,306.84
05/02/25		3,624.08	4,149.34
06/03/25		3,713.13	4,239.77
07/02/25		3,586.72	4,085.05
08/04/25		3,710.31	4,213.99
09/03/25		3,709.82	4,202.75
10/02/25		3,528.24	3,986.91
11/04/25		3,548.28	3,998.33
12/02/25		3,291.43	3,699.82
01/05/26		3,235.95	3,626.97
02/03/26		3,146.94	3,518.57
03/03/26		2,824.42	3,149.68
04/02/26		3,108.76	3,457.97
05/04/26		2,999.33	3,326.91
06/02/26		3,069.15	3,396.02
07/02/26		2,986.59	3,296.00
08/04/26		3,082.22	3,392.02
08/31/26	Bal	1,116,155.00	1,225,550.77
08/31/26	Acc	3,107.39	3,411.95

08/18/29	TOTALS:	186,035.37	7,368.03

ISSUE DATE:	08/18/21	REBATABLE ARBITRAGE:	7,368.03
COMP DATE:	08/18/29	NET INCOME:	186,035.37
BOND YIELD:	3.176670%	TAX INV YIELD:	3.285241%

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/22		-1,830.00	-2,281.73
08/18/23		-1,960.00	-2,368.00
08/18/24		-2,070.00	-2,423.31
08/18/25		-2,120.00	-2,404.84
08/18/26		-2,170.00	-2,385.19

08/18/29	TOTALS:	-10,150.00	-11,863.08

ISSUE DATE: 08/18/21 REBATABLE ARBITRAGE: -11,863.08
 COMP DATE: 08/18/29
 BOND YIELD: 3.176670%

SECTION 12



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To: Reunion East and West CDD Boards of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq. and Kristen E. Trucco, Esq.)
Regarding: Construction of Sidewalks Adjacent to Vacant Residential Lots
Date: October 2026

Below is an update to a 2024 memorandum regarding the CDD's proposed construction of sidewalks in front of vacant residential lots. Considerations for the CDD's Board of Supervisors and recommendations for risk mitigation are included.

1. Osceola County Permitting Requirements: Osceola County requires the owner or its contractor to obtain a building permit prior to constructing a home and that construction of the sidewalk in front of a home, as well as the associated verge and driveway apron areas, is included in the permit's requirements. This was a part of the District's development process and complies with the Osceola County Land Development Regulations. To date, sidewalks have been constructed as part of the home construction process. Accordingly, if the CDD elects to construct a sidewalk in front of a residential lot, the CDD will be required to obtain a permit from Osceola County, which would require the submission of construction plans and a survey. The County will likely request the lot owner's consent, as the sidewalk is a part of the home permitting process.

2. Private Costs and Responsibility: The sidewalk construction is the responsibility of the individual lot owner, is a requirement of the construction contract with the owner's selected builder, and is performed at the lot owner's sole cost and expense. As a general rule, the CDD may not expend public funds on improvements that are private in nature; other landowners in the District may contest the use of general assessment funds for this purpose. The board will need to substantiate and weigh the benefit to the public of having a complete sidewalk system for safety against the benefit attributable to the private lot owners.

3. Potential Future Damage to Sidewalks: If an individual lot owner constructs a home on the lot after the sidewalk is constructed, the sidewalk may be significantly damaged or destroyed during the subsequent construction activities. If the landowner refuses to provide consent to the CDD for the sidewalk construction or agree to repair any damage caused by their subsequent home construction, the CDD may be required to pursue legal action to recover the costs of repairing such damage. This could result in disputes regarding responsibility for repair costs, as well as additional costs and uncertainty for the CDD, including potentially costly litigation if the parties cannot reach an agreement. We can discuss the merits of any such claims with the Board members individually.

4. Construction Easements: In addition to obtaining landowner consent (discussed in Items 3 & 8), the sidewalk construction will require construction easements over portions of the residential lots. Such

October 2026

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easements are necessary if construction of the sidewalk, including the installation of sod or other improvements adjacent to the sidewalk, require the CDD, its contractors, or subcontractors to enter portions of the private property. The construction of sidewalks and sod adjacent to it, involves the movement of soil on the lots, as well as grading and compacting the soil to prepare for the concrete work. It is unlikely at a contractor can construct the sidewalk without going onto the adjacent lot.

5. Third-Party Considerations: Absent evidence of applicable easement rights or other consents or authorizations to enter the residential lots, it will be difficult (or impossible) to engage a contractor willing to undertake the project, as the contractor's activities could give rise to claims of trespass or other actions against the contractor and/or its employees, relating to unauthorized entry onto, and damage to, private property (the Districts could also face such claims). Similarly, the CDD's insurer would likely not provide coverage for losses or claims arising from work performed on the private property.

6. Use of General Revenue Funds: The CDD should also consider whether using general revenue funds to construct sidewalks that could be seen as a benefit to individual residential lots and could be challenged as providing a special benefit to those properties. If the sidewalks primarily benefit specific lots, the costs may be more appropriately addressed through a special assessment. See Item 2 above.

7. Survey and Property Rights: If the CDD does elect to construct sidewalks, we recommend (if not required by the County as a part of the permitting process) that the CDD obtain a current survey identifying the applicable lot boundaries, rights-of-way, existing improvements, and proposed sidewalk locations. The CDD should also consider obtaining a title search or other review of the affected residential lots to identify any recorded easements, restrictive covenants, declarations, or other instruments that may affect the proposed construction. This review may also identify existing agreements or obligations concerning the construction of sidewalks or related improvements. A utility search of each lot would also be needed to ensure no damage occurs to underground utility lines (which are usually placed in easements in the CDD's sidewalk and verge areas).

8. Landowner Consent: We recommend obtaining written consent from the current owner of each vacant residential lot prior to construction of a sidewalk in front of such lot. The consent should provide, at a minimum, that: (1) the CDD is authorized to construct the sidewalk in front of the lot and has access to the lot to perform the work; (2) the landowner is responsible for repairing any damage or replacement of the sidewalk resulting from future construction of a home on the lot, and consents to the use, movement and grading of soils on the lot; and (3) the CDD's election to construct the sidewalk does not obligate the CDD to construct or improve the associated verge and/or driveway apron areas.

It is also possible that the current landowner previously entered into a builder agreement under which the landowner agreed to construct the sidewalk upon construction of a home on the lot. Furthermore, the landowner may have entered into an agreement with a prospective purchaser of the lot that addresses the construction of the sidewalk or otherwise establishes requirements applicable to the property. Accordingly, obtaining the landowner's consent before proceeding with construction would help avoid potentially interfering with existing construction plans, contractual obligations, or other third party arrangements relating to the lot.

9. District Engineer Review and Certification. We recommend that the CDD's District Engineer inspect the proposed sidewalk locations and prepare a written report or certification addressing the proposed location and dimensions of the sidewalks, current ADA and County regulatory requirements,

October 1, 2026

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the relationship of the proposed improvements to the applicable property boundaries and rights-of-way, the need for access to any private property other than the lot, and the feasibility of constructing the improvements. The District Engineer should also confirm that the proposed improvements are consistent with the CDD's existing infrastructure and engineering plans.

As mentioned above, the District Engineer (or other professional) should also be engaged to provide a report detailing the safety risks faced by pedestrians walking in the roadways as compared to the use of a sidewalk system for pedestrian safety and community connectivity.

10. Insurance Confirmation. Prior to proceeding with construction, we recommend that the CDD confirm with its insurance provider whether the proposed activities, including any entry onto private property, are covered under the CDD's insurance policies. The CDD's construction agreement should also require the contractor to maintain appropriate insurance and indemnification coverage and should address the contractor's responsibilities for damage to private property and restoration of any property affected by the construction.



Proposal

920 Wekiva Springs Rd PO Box 915236
Longwood, FL 32791
Phone: (407) 448-7539
massola@smflconstructionservices.com

Date: 9/1/26
Invoice # : CDD-0002
Project: Reunion East

Bill To:

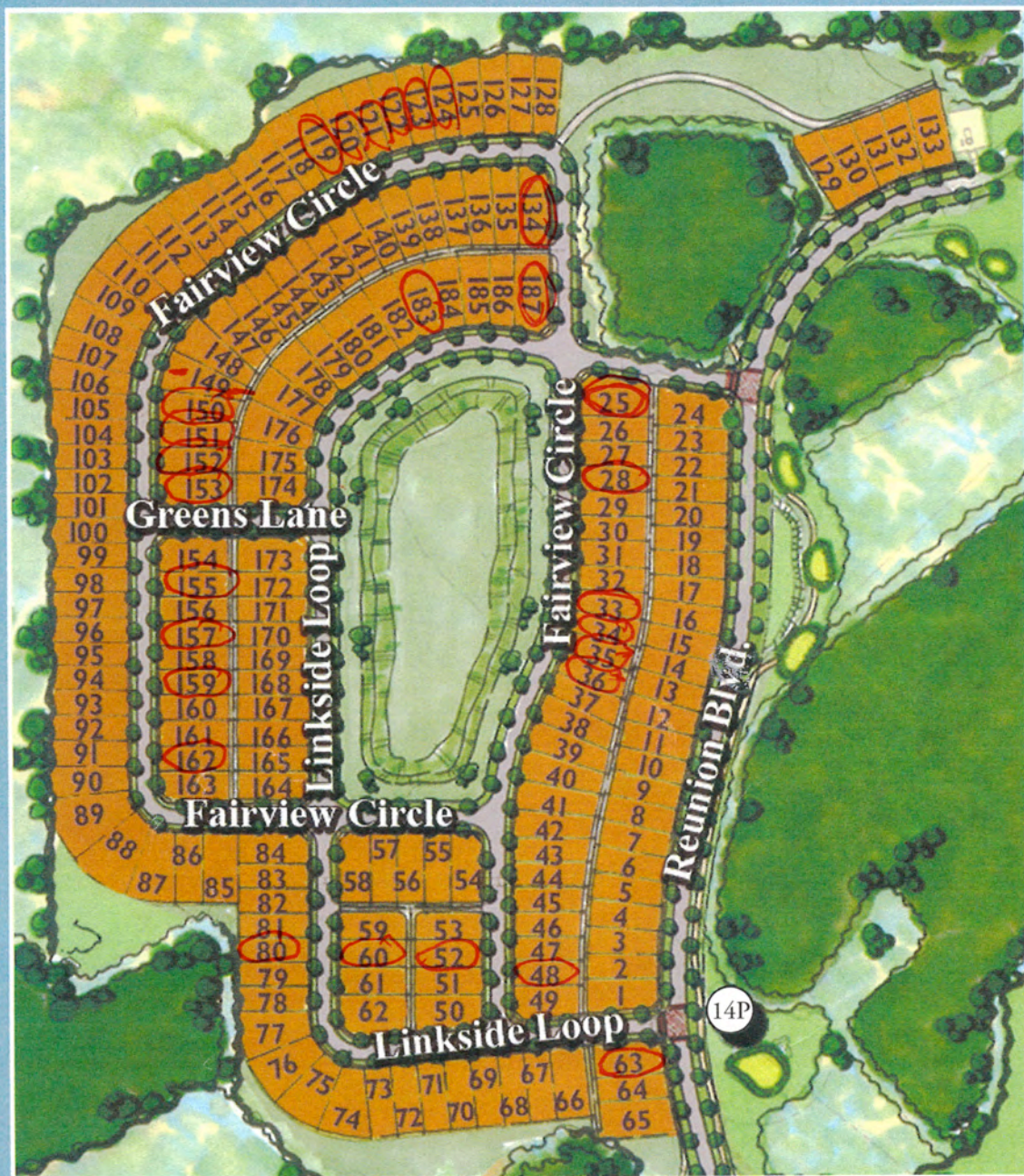
Reunion CDD
219 E Livingston street
Orlando, FL 32801

Description	Quantity	Unit	Unit price	Amount
Prep/Pour Unreinforced Sidewalk 4"	25373	SF	\$ 5.75	\$ 145,894.75
Concrete Materials	326	CY	\$ 205.00	\$ 66,830.00
Concrete Pump	1	LS	\$ 5,400.00	\$ 5,400.00
Grade Labor	1	LS	\$ 11,650.00	\$ 11,650.00
Export Stripping 18yd/lb	20	LD	\$ 345.00	\$ 6,900.00
Supply/Install Bahia Sod	5	P	\$ 325.00	\$ 1,625.00
Clean Disturbed Areas	1	LS	\$ 700.00	\$ 700.00
Miscellaneous	1	LS	\$ 800.00	\$ 800.00
Concrete Washout	1	LS	\$ 725.00	\$ 725.00
Mobile Water Supply	1	LS	\$ 600.00	\$ 600.00
Mobilization Fee	1	LS	\$ 3,100.00	\$ 3,100.00
Subtotal				\$ 244,224.75
Credit				\$ -
Tax				
Balance d				\$ 244,224.75

If you have any questions about this invoice, please contact
407-448-7539 massola@smflconstructionservices.com

Thank you for your business!

PATRIOTS LANDING



Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. This is not an offering of real property, and offers may only be made at the Discovery Center for the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("the Club") to be located at the Development, and membership in the Club will be subject to payment of dues, rules and availability. Use of amenities is subject to Membership requirements. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Void where prohibited by law or where there are other qualifications to advertising real property. Copyright © 2007 Ginn Real Estate Company, LLC. License Real Estate Broker. All rights reserved. The Ginn Reunion logo and Ginn Reunion is a trademark of Ginn Real Estate Company, LLC.

HOMESTEAD



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Ph 2 Par 1 & 1A



Ginn
REUNION RESORT



Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. This is not an offering of real property, and offers may only be made at the Discovery Center for the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("the Club") to be located at the Development, and membership in the Club will be subject to payment of dues, rules and availability. Use of amenities is subject to Membership requirements. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Void where prohibited by law or where there are other qualifications to advertising real property. Copyright © 2007 Ginn Real Estate Company, LLC. License Real Estate Broker. All rights reserved. The Ginn Reunion logo and Ginn Reunion is a trademark of Ginn Real Estate Company, LLC.

SECTION 13

Column 1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed	Additional notes
1	Open	Approved Tree List Implementation	High	10/1/25	District Manager	Admin	Sept 2025 CDD/HOA Agreement Mtg-Approved Tree Installs.Reports-Not Occuring		
2	Open	Approved Bio-barrier Implementation	High	10/1/25	District Manager	Admin	Sept 2025 CDD/HOA Agreement Mtg-Approved Bio-barrier Installs.Reports- Not Occuring		
3	Open	Annual 360 Performance Reviews	High	4.9.2026	District Manager	Admin	Annual Review Performance Review(DM,FM,CE,Atty,Security)- each board member prior to Annual budget approval-360 Praise/Improve-All Positions Required		
4	Open	Partnership with all HOAs etc	Medium	1/14/25	District Manager	Admin	Establish Contact and Collaborate w/ Master HOA/condo HOAs		
5	Open	Community Communications	Medium	8/13/26	District Manager	Admin	Communicate/educate community on how patrols work,What issues to report,Quiet hours,frequent parking violations etc		
6	Open	Community Communications	Medium	8/13/26	District Manager	Admin	Long-term parking areas for Condos etc		
7	Open	Onboarding New Supervisors	Medium	10/1/24	District Manager	Admin	Onboarding: Refs:myfloridalegal.com;Florida Statutes 190/189.Reunion Entities.Agreement DM Serv for RE and GMS documentst.Ref:TA/KT		
8	Open	Updating all Agreements >3 years	Medium	10/21/25	District Manager	Admin	Service Provider Agreements.GMS Agreement duties.Security Services Provide Agreement.Interlocal.et al- Review for updates		
9	Open	Amenities-Parking Use Adherence/Process	Medium	2/12/26	District Manager	Admin	Seven Eagles(Rosen) Parking spaces for Private Events:How effective?		
10	Open	HC Rental Complaint-Inquiry	High	9/1/25	District Manager	Admin	HC rental stated took 7-8 weeks to get their deposit returned. Difficulty with FU:Nov 2025-Provide Feedback Surveys for Every Client		
12	Open	Stables to HC Office Savings	High	5/14/26	District Manager	Budget	Stables offices add cost to RE CDD . Move offices to HC offices.		
13	Open	Contract Accepted Practice/Policy	High	8/7/25	District Manager	Budget	Need 3 bids for contracts for due diligence		
14	Open	Heritage Crossing offices unused	Low	1/8/26	District Manager	Budget	Additional Budget cost for Stables offices ~\$40k		
15	Open	RV 2 gated bridge	Medium	11/13/25	District Manager	Budget	RV 2 gated bridge. Budget: Can we mitigate future cost?(Repairs-Eliminate over time?)		
16	Open	Amenities-Pay for Use	Medium	5/14/26	District Manager	Budget	Amenities- Pay for usage. Gym,Reunion Resort- Marketing Pools/gym online		
17	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Identify off-site RE land-RE CDD pay Osceola Polk Line(OPL) Rd Median landscaping		
18	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Contact Osceola/Polk County to release RE CDD from providing OPL median free-maintenance at our expense		
19	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Complete Osceola /Polk County process to transfer OPL Rd median maintenance to County		
20	Open	Improve Proactive Management of Liabilities	Medium	2/16/26	District Manager	Budget	Five Year Budget Plan: ie Optics System program, More active maintenance		
21	Open	True Up the O & M Usage	Medium	5/14/26	District Manager	Budget	Review O & M for Retail inside vs Outside Gates		
22	Open	General True Up Review for Usage	Medium	5/14/26	District Manager	Budget	Review All O & M rates		
23	Open	Non-RE Property maint Transfer to Osceola County	Medium	5/14/26	District Manager	Budget	Identify process to transfer land maintainance to Osc/Polk Co		
24	Open	Annual Budget Presented to CDD	Medium	3/1/26	District Manager	Budget	Annual RE CDD budget submitted to Board first month available. No later than April CDD meeting.		
25	Open	Immediate Comm responses for owner issues from Monthly Mtgs	Critical	7/9/26	District Manager	Comms	Define process and communication (content, frequency, format)from CDD Board to Community to address owner issues		Example: Neighborhood Safety Lights Process-Alan stated Duke phone# and link to provide to residents.
26	Open	Email Distribution List Increase	High	5/7/26	District Manager	Comms	Establish Plan/Process.Goal 900+ Email Distribution(Security, membership-Estoppel process, etc.)		
27	Open	Community Communications	High	5/14/26	District Manager	Comms	Email Rental or properties available for Use:HC,Seven Eagles:Linnear Park-Free Access(FCFS)	7/2/26	
28	Open	Community Communications	High	5/14/26	District Manager	Comms	Email distributions- CDD improvements, monthly updates-Ie. Expanded Pool Hours, Member Access Event policy		
29	Open	Community Communications	High	5/14/26	District Manager	Comms	Emails: Multiple Owners state not receiving CDD emails.Quality Survey Implemented		
30	Open	Email Distribution Quarterly Updates	Medium	5/14/26	District Manager	Comms	Define communications (content, frequency, format)from CDD Board to Community:Clarify from Amended Work Authorization		Email Topics need communicaiton:& EaglesBR Updates,Pool Upgrades/Refinishing/Parking Safty updtes, Improve roadway dmage project,
31	Open	Community Communications	Medium	2/12/26	District Manager	Comms	Palm Tree injections- Oak Caterpillars- Owners opt to protect their trees		
32	Open	Community Communications	Medium	8/13/26	District Manager	Comms/Security	Email owners-Security Information List.Security Initiatives.Respond to violations(have to call or?)What report? Quiet Hrs etc		
33	Open	RV 2 gated bridge Inquiry	High	6/27/26	District Manager	Engineering	RV 2 gated bridge. Why occur?		
34	Open	CE Curb/Street Repair	High	5/14/26	District Manager	Engineering	CE Curb/Street Repair: List 25 locations		
35	Open	RV Builder LGI request for NOC	High	10/29/26	District Manager	Engineering	Compromise with RV(LGI) blders:Signs vs Mail kiosk/parking resolution deal ie approval for NOCs:: Use for collaboration for Mail Kiosk Issue		
36	Open	Water Aerobics-Terraces	Medium	6/10/25	District Manager	General	Water Aerobics- Utilize The Terraces for Classes-Residents only class		
37	Open	Stables Use- Realtors	High	1/8/26	District Manager	Legal	The Stables(10/12/23) - Board Review and Approval Realtor Consideration-Saunders Realty		
38	Open	Stables Use-Leasee	High	6/11/26	District Manager	Legal	The Stables(10/12/23) - Board Review and Approval- Consider Leasee Vendors and create Leasee Agreement, if considered		
39	Open	CDD Land Map	High	10/30/25	District Manager	Legal	Provide most recent updated survey map to define CDD land.- Have seen conflicting RE CDD land maps		
40	Open	Undeeded Properties	High	10/30/25	District Manager	Legal	Identify undeeded CDD properties.Protect against future legal seizure/loss		
41	Open	TOHO location map for OPL placements	High	4/9/26	District Manager	Legal	Review TOHO proposal -land taxes,lack usage,imminent domain	9/2/26	
42	Open	RV Mail Kiosk Ownership/Placement	High	3/13/25	District Manager	Legal/C Eng	RV Mail Kiosk-Walk-up. Remain in location? Add pergola?		
43	Open	Non-platted Lots ID	High	10/30/25	District Manager	Legal	Identify RE Non-platted land		

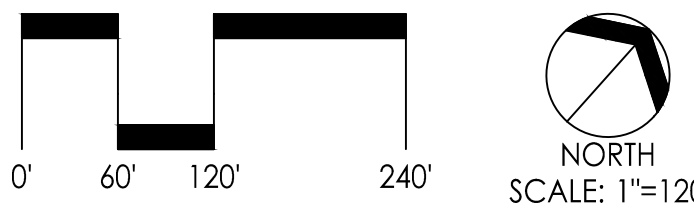
Column 1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed	Additional notes
44	Open	Non-platted Lots Protections	High	10/30/25	District Manager	Legal	Title/ Protect All RE Non-platted land		
45	Open	TOHO Easement	High	4/9/26	District Manager	Legal	TOHO specific place. of pipes map OPL Rd,imminent domain	9/2/26	
46	Open	Security Relations	High	6/11/26	District Manager	Legal	Coalition with sheriff-county police-revisit		
47	Open	Empty Lot sidewalk Completions(Revisited)	High	6/4/26	District Manager	Legal	Safety and consistent pedestrian paths(not street walking)		
48	Open	Amenities-Pay for Use	Medium	10/9/25	District Manager	Legal	Amenities- for Market Use-RR market CDD gym/pools as own property on RR Website(Ext Fam pay for events)		
49	Open	Non-RE Property OPL Rd median maintenance to Osceola County	Medium	5/14/26	District Manager	Legal	Initiate process for land maintenance transfer to County-Osceola Polk Line Rd medians		
50	Open	RowStar: Initial payment Discrepancy	Medium	5/8/25	District Manager	Legal	Rowstar Cell Tower Contract: \$ initial/50 years protection easement:Notes \$80-125k, not\$10K		
51	Open	Terraces-Camera Usage	High	8/13/26	District Manager	Legal	Protect property and liabilities		
52	Open	Gym- Camera Usage	High	8/13/26	District Manager	Legal	Protect equipment and liabilities		
53	Closed	October 2025 Updated Parking Rules	High	10/9/25	District Manager	Maint	Approved Oct '25. Sign discussion 12/25. Complete necessary manager approvals	7/9/26	
54	Open	October 2025 New Traffic :No Parking" Signs Placement	High	10/9/25	District Manager	Maint	Implement October 2025 New Traffic "No Parking"Signs in Proper locations	7/9/26	Correctly Implemented. Minimal Supervisor Oversight Needed
55	Open	Landscaping-DM Admin	High	1/14/25	District Manager	Maint	Sept 2025 HOA/CDD Joint- approved tree/bio-barrier install policy followed. Reports- Not following		
56	Open	Optics Systems Program-Landscaping Tree Documentation	High	10/1/26	District Manager	Maint	Optics Systems-Tree Information documented(Yellowstone)		
57	Open	Optic Systems Program-Field Maintence add 2025 &2026 Concrete work	High	12/12/25	District Manager	Maint	Input documentation to Optic Systems for Concrete work comparison studies		
58	Open	Optics Systems Program-Field Maintenance Documentation	High	10/1/26	District Manager	Maint	Optics systems-Field Maintenance documented		
59	Open	ALL Security Gates Vendor Performance	High	5/14/26	District Manager	Maint	Solicit 3 bids contacts. Consider Ramco (ALL gates. Not only Assembly Ct)		
60	Open	Crosswalk stripping(2-3 walks over Excitement/Mourning Dove)	High	10/7/26	District Manager	Maint/C Eng	Add 2 Crosswalk stripping over Excitement Dr/1 Refresh Corolla Ct-Fausnight		
61	Open	Terrace Fountain Dirty Surface	Medium	9/22/26	District Manager	Maint	See Pic. Dirt collected on bottom.		
62	Open	Terraces 9 Bollard Lights Base Loose	High	9/22/26	District Manager	Maint	See Pics. Liability-Unstable Posts. Fall if lean on it		
63	Open	Terraces 8 Bollard Walkway Caps Loose	High	9/22/26	District Manager	Maint	See Pics. Liability-Access to Lights/wires		
64	Open	Terraces Outside Bathrooms Locked	High	8/18/26	District Manager	Maint	See Pic. Maintenance Mgr state spray pint vandal.None noted.Remain locked		
65	Open	Terraces Pool Entrance Sign Excess Worn	Medium	8/17/26	District Manager	Maint	See Pic. Entrance Pool Rules are tattered, worn		
66	Open	Terraces BR Soffit replace/ paint(pics)	High	6/5/26	District Manager	Maint	See Pic. Solicit proposals for repair.		
67	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym Replace drink/bottle fountain	8/19/26	
68	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Cleanup/replace trash area	8/19/26	
69	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym Clean up and replace counter space around new touchless water filtered refill machine		
70	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym- post signs for weights over mats only		
71	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-All gym needs rubber matting		
72	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Post signs Report any damage or security problems w/ phone number.		
73	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Post sign-"Children must be at least 16 years old to enter gym without adult supervision. If under 16 must be accompanied by responsible adult 18 or older" No wet swimsuits allowed.		
74	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Needs additional rubber mats small gym. Identify areas in both gyms		
75	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-purchase New touchless filtered water bottle refill machine		
76	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Industrial Temperature Control locked and set to 68 degrees summer/72 winter		
77	Open	HC Updates	High	5/20/26	District Manager	Maint	HC Industrial Temperature Control locked and set to 68 degrees summer/72 winter		
78	Open	Pools Signs	High	5/20/26	District Manager	Maint	Post Signs-5 pools-Report Repairs w/ phone#.Cleanliness.Survey		
79	Open	Jan 2025 Traffic Sign Improper placement(Pic)	High	10/9/25	District Manager	Maint	January 2025 New sign posts-All installed correctly w/ review.Corolla Ct hydrant blocked (Pics)		
80	Open	Repaved Intersection Spine/Reunion Blvd	High	10/1/23	District Manager	Maint	N Spine Road pavers rough transition remains-sunken Repair x3		
81	Open	7 Eagles BR Updates	High	10/9/25	District Manager	Maint	Seven Eagles BR male/female Update reports		
82	Open	Industrial Pool Furniture Vendor	High	5/14/26	District Manager	Maint	Industrial Pool Furniture. Increase Longevity/Durability/Resist Thieves		
83	Open	New Install No Traffic Signs O25	High	10/30/26	District Manager	Maint	October 2025 New "No parking" Sign Install w/ Review		
84	Open	New Install No Traffic Signs A26	High	4/9/26	District Manager	Maint	April 2026 Install New Traffic Signs Homestead Pool Eustin Park		
85	Open	Security Gate -All Gates-New Vendor	High	4/9/26	District Manager	Maint	ALL Gates Access New Provider -3 contract bids 1Ramco consideration		
86	Open	Security Gate-(Assembly Ct)Inc All Gates	High	4/9/26	District Manager	Maint	Assembly Ct Gate- Frequently not functioning -Included for All Gates New Vendor		
87	Open	General Pool gate upkeep	High	5/20/26	District Manager	Maint	Pool gates in disrepair-5 pools. Frequently not shut-broken latches etc		
88	Open	Seven Eagles Large Package deliveries	High	1/8/26	District Manager	Maint	Amazon Access packages-Seven Eagles -Process in place and working?	7/9/26	
89	Open	Landscape Resident Request	High	2/12/26	District Manager	Maint	HC(Pappas) crepe Myrtle too high near pool. Not maintained. Update.		
90	Open	Linnear Park :Extra lights	High	2/12/26	District Manager	Maint	Completed?How many? Cost?		
91	Open	Review Gym Care and Maintenance	High	5/4/26	District Manager	Maint	Update and clarify gym contract for care and maintenance		
92	Open	January 2025 New Traffic "No Parking" Signs Placement	High	1/9/25	District Manager	Maint	Review January/Oct 2025 Mar 2026 New Traffic "No Parking"Signs in Proper locations(See Pic sent Corolla Ct cul-de-sac/hydrant) Review ALL signs		Correctly Implemented. Minimal Supervisor Oversight Needed
93	Open	Vacant Lot sidewalk completions(Revisited)	High	6/4/26	District Manager	Maint/ Legal	Increase safety/security and beautify Reunion East		
94	Closed	Signs Posted Swim/Exercise at Own Risk	High	10/21/25	District Manager	Maint	Mitigate Legal Risks	8/12/26	

Column1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed	Additional notes
95	Closed	Excitement Dr-Palmer 5-Sidewalk Sod Support	High	7/13/26	District Manager	Maint	Major Unsupported Sidewalk area near golf Palmer 5-50 feet. Alan/Andy notified. Andy(Golf) completed in 3 days.	7/16/26	
96	Open	Terraces Pergolas	High	5/20/26	District Manager	Maint	Multiple Wood rot warped/cracked.Chaulk/Hi Quality Paint.		
97	Open	Signs Posted: Safety/Feedback	Medium	5/7/26	District Manager	Maint	Action: Define signs and post them for the appropriate Amenities Areas --Gym, Pools, CDD Bathrooms, Heritage Crossing		
98	Open	Vacant Lot Sidewalks	Medium	8/13/26	District Manager	Legal	Review and prepare policy and communications for vacant lot owners		
99	Open	Developed Lots missing sidewalks	Medium	8/13/26	District Manager	Maint	Review and prepare policy and communications for lot owners		
100	Open	Gym Updates	Medium	5/20/26	District Manager	Maint	Gym: New Ceiling Tiles.Light fixtures/durable flooring		
101	Open	Pools, Amenities Bathroom Refreshes	Medium	5/14/26	District Manager	Maint	Refresh CDD areas- Paint-BRs, Fresh gate appearance, etc-Ongoing		
102	Open	Seven Eagles Street Lights improve to Powder Coated	Medium	2/12/26	District Manager	Maint	Seven Eagles (Rosen) Posts need proper powder coated not HD: Updates		
103	Open	Seven Eagle Pool Repairs	Medium	5/20/26	District Manager	Maint	Seven Eagles Pool Refresh/Repair: 2 globes replaced.Paint large white fixtures black.Paint entry ceiling white		
104	Open	HC Updates	Medium	2/12/26	District Manager	Maint	HC updates report -Lamp lights replacements		
105	Open	HC x2 Pool Extra Alcove Tile Rust	Medium	8/12/26	District Manager	Maint	Multiple Rust Imprints all over tile flooring		
106	Open	Inquiry			District Manager	Maint	Homestead pool-Had vulgar Pool Rules sign for 3 years. How often have a physical assess of property?		
107	Open	Terraces Womens BR stalls Rusted	High	7/9/26	District Manager	Maint	All Supporting Womens BR stalls are rusted out/free standing. Wall trim rusted. Pics provided:Consider All HOAs assume pool maintentace?		
108	Open	Terraces-Extra BRs repairs	Medium	8/13/26	District Manager	Maint	Men/Women BR repair, Paint, etc due to Vandalism		
109	Open	Gym-Corner Refresh	High	5/20/26	District Manager	Maint	Gym-Corner Replace trash can(touchless, 12?cubbies for personals- water bottles keys etc,equipment Cleanser wipes		
110	Open	Homestead Pool-Life preserves	Medium	8/13/26	District Manager	Maint	Replace dirty life preserves/ropes.Use orange/fluor yellow-grn color-Not white(Shows dirt)		
111	Open	Street Light Out Reporting	High	7/9/26	District Manager	Security	Street Lights Out- Plan/ Process to report. ?Security provide updates of Numbers, Actions to Completion		
112	Open	Security Gates Broken-Outcome Updates	High	6/12/25	District Manager	Security	Security: Broken Gates(Entry/Exit/Pools): Process for ..Who, Cost and payment received?		
113	Open	Security Information	High	8/13/26	District Manager	Security	Expanded Security Reports.Theft.Deaths.Fires. Gates broke through.-No Report		
114	Open	Security CDD Email Sign-ups	High	7/9/26	District Manager	Security	Security Assist with CDD RE/RW Email distibution List Sign-ups/Change Process?		
115	Open	Community Pool BRs	High	6/1/25	District Manager	Security	Security:Pool bathrooms remain locked or 1 sex BR open only		
116	Open	Community Communications	Medium	8/13/26	District Manager	Security/Comm	Email owners-Security Information List.Security Initiatives.Respond to violations(have to call or?)What report? Quiet Hrs etc		

SECTION 14

SECTION B

SECTION i



LEGEND

— AREAS OF NO PARKING



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth. 25791

Rev.	Date	Description	Chk By

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 6 OF 6

Date: 10/7/2026

Scale: AS SHOWN

Project No.: 1003.001

Drawn By: WEW

Designed By: WEW

Checked By: SNB

SHEET NO.

1.06

SECTION D

SECTION i

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

RENTAL REPORT

September 2026: 3 events booked (2 at Seven Eagles Pool & Pavilion and 1 at Heritage Crossing)

October 2026: 5 events booked (1 at Seven Eagles Pool & Pavilion and 4 at Heritage Crossing)

November 2026: 3 events booked (3 at Heritage Crossing)

December 2026: 7 events booked (3 at Seven Eagles Pool & Pavilion and 4 at Heritage Crossing)

The event counts above exclude recurring yoga reservations held on Tuesdays and Thursdays and monthly CDD Board meeting reservations.

Marketing and Inquiry Update

- An email blast advertising Heritage Crossing and Seven Eagles Pool & Pavilion rental opportunities for the fall was distributed through the District's email system on August 19.
- Six new rental inquiries have been received since August 13 through recent outreach and general interest in the District's rental facilities. None of these six inquiries has resulted in a confirmed booking as of September 3. Four of the six inquiries were from Reunion residents. Existing bookings reflected above include previously scheduled rentals and events coordinated through Reunion Resort.
- Rental information is being added to the Reunion East and Reunion West CDD websites. A mock-up of the proposed website additions, specifically highlighting event space rentals and available rental options, will be presented at the September Board of Supervisors Meeting for review and feedback.
- Feedback from prospective renters has varied. One prospective client determined that the available venue was too small for the planned event, while another indicated that the rental rate exceeded their budget. Several other prospective renters remain in the follow-up stage. Staff will continue tracking inquiry-to-booking conversion rates and common reasons prospective renters choose not to move forward.

Operational Updates

- Staff is exploring options for a conference-style microphone system to be used at CDD meetings. More information will be provided at the September Board of Supervisors Meeting for consideration.
- An A-frame sign has been received and will be provided to Reunion Security for placement at the entrance to Seven Eagles during private rentals. The sign will notify residents and guests that Seven Eagles is closed for a private event while the fitness centers and mailroom remain open.



the 1990s, the number of people with a mental health problem has increased by 50% (Mental Health Foundation 1999).

There is a growing awareness of the need to address the needs of people with mental health problems. The Department of Health (1999) has set out a vision for the future of mental health care, which includes a commitment to 'improve the lives of people with mental health problems, and to prevent mental health problems where possible'. This vision is based on the principles of recovery, which are: (1) people with mental health problems should be able to live their lives to the full; (2) people with mental health problems should be able to take part in decisions about their care; and (3) people with mental health problems should be able to live in their own homes and communities.

Recovery is a process, and it is not always linear. It is a journey that people with mental health problems may take, and it may take a long time. It is a journey that people with mental health problems may take, and it may take a long time. It is a journey that people with mental health problems may take, and it may take a long time. It is a journey that people with mental health problems may take, and it may take a long time.

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Reunion residents have access to two beautiful rental venues that make it easy to celebrate close to home. Whether you're planning an intimate family get-together, holiday party, birthday celebration, reunion or larger special event, consider Seven Eagles Pavilion & Pool Area or the Heritage Crossing Community Center.

SEVEN EAGLES PAVILION & POOL AREA



Looking for a relaxed, resort-style setting? Seven Eagles offers a beautiful poolside atmosphere for up to 100 guests, with temporary exclusive use of the pool area, a large resort pool, two hot tubs and covered pavilion. *Please note: During a private rental, the pool area is closed to general use, but the fitness centers and mailroom remain open and accessible.*

Resident / Non-Resident Member Rental Rate: \$750

Non-Resident: \$1,500

Event Deposit: \$500 (plus damages)

A security fee of \$50 per hour applies, as well as a setup fee of \$300 and a cleanup fee of \$300. Events are limited to 4 hours.

Event Use Applications (INSERT LINK TO APPLICATION HERE) must be submitted 28 days prior to your event.

To inquire about date availability, contact **Ms. Christine Wells** at [**Cwells@gmscfl.com**](mailto:Cwells@gmscfl.com).



HERITAGE CROSSING COMMUNITY CENTER



Need more room or prefer an elegant indoor venue? Heritage Crossing Community Center offers a beautiful and versatile space ideal for a wide variety of events. Spacious ballroom accommodations are available for up to 614 guests, with elegant interiors featuring upscale décor and modern amenities. A welcoming reception area provides the perfect setting for gatherings and mingling. The facility is ideal for weddings, corporate events, parties, celebrations, showers, meetings and more. Ample complimentary parking is available for you and your guests.

Half Ballroom (Up to 300 Guests)

Resident/Non-Resident Member: \$500

Non-Resident: \$1,000

Event Deposit: \$500 (plus damages)

Full Ballroom (Up to 614 Guests)

Resident / Non-Resident Member: \$750

Non-Resident: \$750

Event Deposit: \$1,000 (plus damages)

A security fee of \$50 per hour applies, or \$75 per hour for law enforcement. A setup fee of \$300 and a cleanup fee of \$300 also apply.

Event Use Applications (INSERT LINK TO APPLICATION HERE) must be submitted 28 days prior to your event.

To inquire about date availability, contact **Ms. Christine Wells** at Cwells@gmscfl.com.

SECTION ii

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
10/12/23	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 confirmed no bonds would need to be paid down. Board evaluated annual maintenance expenses 01.08.2026. Memorandum reviewing lease feasibility reviewed by BOS 04.09.2026. Real estate representation letter approved by BOS subject to legal review 07.09.2026. Resolution declaring surplus property approved 08.13.2026. Legal comments regarding form of agreement provided to Dean Saunders 09.02.2026. Legal update to be provided 10.08.2026
12/14/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.

3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	On Hold	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.
7/10/25	Mailbox Parking Modification	Adams/Curley/Trucco	In Process	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Reviewed site plan 10.09.2025. Legal discussion regarding context for current location being conducted. Determination of funds due to CDD being determined by legal team. DE to bring back simple plan and proposed location.
2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	

5/14/26	Concrete Repairs	Curley/Scheerer	Completed	Board approved SMFL Proposal 05.14.2026. Drain inlets and gutter curbs in certain areas scheduled for replacement. Agreement provided 06.04.2026. Project scheduled August 10. Still in process as of 09.03.2026. Final inspection completed.
7/9/26	Seven Eagles Restroom Refurbishment	Scheerer	In Process	BOS approved proposal 07.09.2026. Agreement fully executed. Estimated start date pending. Email to residents sent September 18. Project to start October 9.
8/13/26	FDOT Improvements on CDD property parallel to RV Blvd		On Hold	Plan sheet and form of agreement received. Under review by counsel.

8/13/26	Seven Eagles HVAC Replacement	Scheerer		BOS delegated authority to Chair to approve NTE \$75K. Proposal approved and equipment to be installed October 8. Email to residents pending as of September 30.
Reunion West Action Items				
	Action Item	Assigned To	Status	Comments
8/13/26	Sidewalk Project on Vacant Lots		FY2027	Review potential costs 09.10.2026. Legal considerations regarding construction on vacant lots pending review.
8/13/26	Optic Systems Implementation			BOS approved proposal 08.13.2026. Legal agreement pending completion and execution as of 09.30.2026.
8/13/26	Seat #4 Vacancy	Adams		Notification to residents sent 09.04.2026 and 09.14.2026. BOS to consider applicants 10.08.2026.

8/13/26	Sinclair Road Improvements	Curley	FY2027	BOS authorized preliminary engineering work 08.13.2026.
8/13/26	Whitemarsh Way Parking Improvements	Curley	FY2027	BOS authorized preliminary engineering work 08.13.2026.
9/10/26	Compilation List of Nearby Road Improvement Projects	Adams	Complete	List to be added to agenda for BOS review 10.09.2026 and to determine frequency of publication.

SECTION iii

Reunion East

Community Development District

Summary of Invoices

August 01, 2026 - August 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/7/26	6995-7009	\$ 55,638.36
	8/13/26	7010-7013	10,214.07
	8/21/26	7014-7029	161,668.87
	8/28/26	7030-7038	28,626.30
			\$ 256,147.60
R&M Fund			
	8/7/26	320-321	\$ 86,180.85
	8/13/26	322	\$ 8,236.00
			\$ 94,416.85
Payroll			
	<u>August 2026</u>		
	Trudy Hobbs	50892*	\$ 369.40
	Diane Davis	50893	184.70
	John Magnusson	50894	184.70
	June Wispelwey	50895	184.70
	Mark Greenstein	50896	184.70
	Trudy Hobbs	50897	184.70
			\$ 1,292.90
TOTAL			\$ 351,857.35

*Replacement check for April & May Meetings

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/07/26	00095	7/30/26	259975	202607	320-53800	-57400				*	323.18		
			RPLC CARD READER COVER										
		7/30/26	259975	202607	300-13100	-10100				*	243.80		
			RPLC CARD READER COVER										
		7/30/26	260555	202607	320-53800	-57400				*	250.80		
			RPLC BARRIER GATE ARM										
		7/30/26	260555	202607	300-13100	-10100				*	189.20		
			RPLC BARRIER GATE ARM										
		7/31/26	259874	202606	320-53800	-57400				*	410.40		
			PDKANNUAL 6/15/26-6/14/27										
		7/31/26	259874	202606	300-13100	-10100				*	309.60		
			PDKANNUAL 6/15/26-6/14/27										
									ACCESS CONTROL SYSTEMS LLC			1,726.98	006995
8/07/26	00129	7/30/26	6171	202607	320-53800	-46200				*	247.95		
			COVEPOOL-RPLC 5 UMBRELLAS										
		7/30/26	6171	202607	300-13100	-10100				*	187.05		
			COVEPOOL-RPLC 5 UMBRELLAS										
									BERRY CONSTRUCTION INC.			435.00	006996
8/07/26	00106	6/01/26	332-6527	202606	320-53800	-53200				*	34.20		
			OUTDOOR VINYL LAMINATE										
		6/01/26	332-6527	202606	300-13100	-10100				*	25.80		
			OUTDOOR VINYL LAMINATE										
									FASTSIGNS SOUTH ORLANDO			60.00	006997
8/07/26	00144	7/27/26	17284048	202607	320-53800	-57400				*	81.40		
			FLUSH/CLEAR DRAIN LINE										
		7/27/26	17284048	202607	300-13100	-10100				*	61.40		
			FLSUH/CLEAR DRAIN LINE										
		7/27/26	17288042	202607	320-53800	-57400				*	113.44		
			FLUSH/CLEAR DRAIN LINE										
		7/27/26	17288042	202607	300-13100	-10100				*	85.57		
			FLUSH/CLEAR DRAIN LINE										
									FRANK'S AIR CONDITIONING, INC.			341.81	006998
8/07/26	00176	7/22/26	31479	202607	320-53800	-48200				*	185.25		
			PREVENTATIVE MAINT JUL26										
		7/22/26	31479	202607	300-13100	-10100				*	139.75		
			PREVENTATIVE MAINT JUL26										
		7/22/26	31492	202607	320-53800	-48200				*	513.00		
			VARIOUS GYM EQUIPMENT										
		7/22/26	31492	202607	300-13100	-10100				*	387.00		
			VARIOUS GYM EQUIPMENT										
									FITNESS SERVICES OF FLORIDA INC			1,225.00	006999
									REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/07/26	00186	8/03/26	771960	202608	300	15500	10000			*	790.25		
			ALARM MONITOR SRVC SEP26										
		8/03/26	771960	202608	300	13100	10100			*	596.16		
			ALARM MONITOR SRVC SEP26										
									HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,386.41	007000
8/07/26	00092	6/30/26	3899	202606	320	53800	41000			*	124.37		
			CENTURYLNK-CP GATE ACCESS										
		6/30/26	3899	202606	300	13100	10100			*	93.82		
			CENTURYLNK-CP GATE ACCESS										
		6/30/26	3900	202606	320	53800	41000			*	385.34		
			CENTURYLNK-CIRCUIT/MODEM										
		6/30/26	3900	202606	300	13100	10100			*	290.69		
			CENTURYLNK-CIRCUIT/MODEM										
		6/30/26	3924	202606	320	53800	41000			*	1,472.86		
			CENTURYLNK-CDD GATES										
		6/30/26	3924	202606	300	13100	10100			*	1,111.10		
			CENTURYLNK-CDD GATES										
		6/30/26	3925	202606	320	53800	41000			*	295.56		
			CENTURYLNK-HC BALLROOM										
		6/30/26	3925	202606	300	13100	10100			*	222.97		
			CENTURYLNK-HC BALLROOM										
		7/28/26	3930	202606	320	53800	43000			*	91.84		
			DUKEENERGY#9100 8323 9862										
		7/28/26	3931	202606	320	53800	43000			*	804.65		
			DUKEENERGY#9110 8324 0443										
		7/28/26	3932	202606	320	53800	43100			*	4.15		
			TOHO METER#62644090										
									KINGWOOD ORLANDO REUNION RESORT LLC			4,897.35	007001
8/07/26	00183	7/28/26	07012026	202607	320	53800	34500			*	287.28		
			SECURITY SRVC 7/17-7/19										
		7/28/26	07012026	202607	300	13100	10100			*	216.72		
			SECURITY SRVC 7/17-7/19										
		7/28/26	07012026	202607	320	53800	34500			*	223.44		
			SECURITY SRVC 7/22-7/25										
		7/28/26	07012026	202607	300	13100	10100			*	168.56		
			SECURITY SRVC 7/22-7/25										
									KWR, LLC			896.00	007002
8/07/26	00208	7/31/26	07312026	202607	300	36900	10100			*	285.00		
			REFUND OF RENTAL DEPOSIT										
		7/31/26	07312026	202607	300	20700	10100			*	215.00		
			REFUND OF RENTAL DEPOSIT										
									NATHAN JEROME SHAW			500.00	007003
									REUE REUNION EAST TVISCARRA				

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8/07/26	00192	8/03/26 2128	202608 320-53800-43300		*	2,163.15	
			POOL AMENITIES AUG26				
		8/03/26 2128	202608 300-13100-10100		*	1,631.85	
			POOL AMENITIES AUG26				
		8/03/26 2128	202608 320-53800-43300		*	5,400.75	
			POOL ATTENDANT AUG26				
		8/03/26 2128	202608 300-13100-10100		*	4,074.25	
			POOL ATTENDANT AUG26				
		8/03/26 2128	202608 320-53800-43300		*	617.74	
			HC-CLEANING SERVICE AUG26				
		8/03/26 2128	202608 300-13100-10100		*	466.01	
			HC-CLEANING SERVICE AUG26				
			PG SERVICE GROUP LLC				14,353.75 007004
8/07/26	00206	7/29/26 IV012565	202607 320-53800-47700		*	2,784.42	
			HC-INSTALL NEW BACKFLOW				
		7/29/26 IV012565	202607 300-13100-10100		*	2,100.53	
			HC-INSTALL NEW BACKFLOW				
			PYE-BARKER FIRE & SAFETY, LLC				4,884.95 007005
8/07/26	00054	8/01/26 2026AUG	202608 320-53800-34500		*	6,650.00	
			SECURITY SERVICES AUG26				
		8/01/26 2026AUG	202608 300-13100-10100		*	5,016.66	
			SECURITY SERVICES AUG26				
			REUNION RESORT AND CLUB MASTER ASSC				11,666.66 007006
8/07/26	00175	8/01/26 1012842	202608 320-53800-46200		*	4,845.00	
			POOL MAINTENANCE AUG26				
		8/01/26 1012842	202608 300-13100-10100		*	3,655.00	
			POOL MAINTENANCE AUG26				
			ROBERTS POOL SERVICE AND REPAIR INC				8,500.00 007007
8/07/26	00060	7/21/26 328737	202607 320-53800-46200		*	773.46	
			HC-GAUGE/VALVE/ESCUTCHEON				
		7/21/26 328737	202607 300-13100-10100		*	583.49	
			HC-GAUGE/VALVE/ESCUTCHEON				
		7/22/26 328738	202607 320-53800-46200		*	495.05	
			HC-BIOFILM/RPLC FILTER				
		7/22/26 328738	202607 300-13100-10100		*	373.45	
			HC-BIOFILM/RPLC FILTER				
		7/25/26 330363	202607 320-53800-46200		*	496.47	
			HC-INSTALL HOUSING/O-RING				
		7/25/26 330363	202607 300-13100-10100		*	374.53	
			HC-INSTALL HOUSING/O-RING				
		7/27/26 330340	202607 320-53800-46200		*	494.76	
			TERR.MOTOR/SEAL/O-RING				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/27/26 330340	202607 300-13100-10100		*	373.24	
			TERR.MOTOR/SEAL/O-RING				
				SPIES POOL LLC			3,964.45 007008
8/07/26 00209		7/31/26 07312026	202607 300-36900-10100		*	456.00	
			REFUND OF RENTAL DEPOSIT				
		7/31/26 07312026	202607 300-20700-10100		*	344.00	
			REFUND OF RENTAL DEPOSIT				
				STEVEN JONES			800.00 007009
8/13/26 00119		8/11/26 156116	202607 310-51300-31500		*	99.00	
			EMAIL CORRESP. W/ TOHO				
		8/11/26 156116	202607 310-51300-31500		*	23.00	
			AMERICAN EAGLE CONTRACT				
		8/11/26 156116	202607 310-51300-31500		*	2,331.53	
			REV AGENDA/ATTEND CDD MTG				
		8/11/26 156116	202607 310-51300-31500		*	66.00	
			EXPANSION PARCEL CORRESP				
		8/11/26 156116	202607 310-51300-31500		*	838.00	
			SMFL/WELL DECORATED ARGMT				
		8/11/26 156116	202607 310-51300-31500		*	132.00	
			SALE OF STABLES PARCEL				
		8/11/26 156116	202607 310-51300-31500		*	57.50	
			FITNESS MAINT AGREEMENT				
		8/11/26 156116	202607 310-51300-31500		*	99.00	
			ORLANDO HEALTH LICENSE				
		8/11/26 156116	202607 310-51300-31500		*	66.00	
			BROKERAGE AGREEMENT				
		8/11/26 156117	202607 310-51300-31500		*	759.00	
			KINGWOOD COOP AGREEMENT				
		8/11/26 156118	202607 310-51300-31500		*	4,759.55	
			TRACT OWNERSHIP DISPUTE				
				LATHAM LUNA EDEN AND BEAUDINE LLP			9,230.58 007010
8/13/26 00103		8/03/26 08032026	202608 300-20700-10000		*	214.98	
			FY26 DEBT SRVC SER2015A				
				REUNION EAST CDD C/O USBANK			214.98 007011
8/13/26 00103		8/03/26 08032026	202608 300-20700-10800		*	94.93	
			FY26 DEBT SERVICE SER2021				
				REUNION EAST CDD C/O USBANK			94.93 007012
8/13/26 00002		7/31/26 OSA10276	202607 310-51300-48000		*	673.58	
			NOT.OF FY27 BUDGET/CDD MT				
				TRIBUNE PUBLISHING COMPANY LLC DBA			673.58 007013
				REUE REUNION EAST TVISCARRA			

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8/21/26	00095	8/14/26 260651	202608 320-53800-57400		*	139.65	
		8/14/26 260651	202608 300-13100-10100		*	105.35	
			PLUGGED IN TRANSFORMER				
			PLUGGED IN TRANSFORMER				
				ACCESS CONTROL SYSTEMS LLC			245.00 007014
8/21/26	99999	8/21/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 007015
8/21/26	99999	8/21/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 007016
8/21/26	00129	8/06/26 6178	202608 320-53800-46200		*	1,282.50	
			10 NEW BLUE UMBRELLAS				
		8/06/26 6178	202608 300-13100-10100		*	967.50	
			10 NEW BLUE UMBRELLAS				
		8/06/26 6179	202607 320-53800-47700		*	390.45	
			STABLES-RPLC FLUSH VALVE				
		8/06/26 6179	202607 300-13100-10100		*	294.55	
			STABLES-RPLC FLUSH VALVE				
		8/06/26 6180	202607 320-53800-47700		*	780.90	
			HC-RPLC VALVE & UMBRELLA				
		8/06/26 6180	202607 300-13100-10100		*	589.10	
			HC-RPLC VALVE & UMBRELLA				
		8/06/26 6181	202607 320-53800-47700		*	381.90	
			SE-PATCH/PAINT 2 HOLES				
		8/06/26 6181	202607 300-13100-10100		*	288.10	
			SE-PATCH/PAINT 2 HOLES				
		8/06/26 6182	202607 320-53800-53000		*	242.25	
			GH-PATCHED HOLE IN WALL				
		8/06/26 6182	202607 300-13100-10100		*	182.75	
			GH-PATCHED HOLE IN WALL				
		8/06/26 6183	202608 320-53800-47200		*	85.50	
			HOMESTEAD-RPLC 2 LIGHTS				
		8/06/26 6183	202608 300-13100-10100		*	64.50	
			HOMESTEAD-RPLC 2 LIGHTS				
		8/06/26 6184	202608 320-53800-47700		*	441.75	
			SE-PATCH HOLE IN WALL				
		8/06/26 6184	202608 300-13100-10100		*	333.25	
			SE-PATCH HOLE IN WALL				
		8/06/26 6185	202607 320-53800-47700		*	71.25	
			ADJUST ARM PLATE ON GATE				
		8/06/26 6185	202607 300-13100-10100		*	53.75	
			ADJUST ARM PLATE ON GATE				

REUE REUNION EAST TVISCARRA

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		8/06/26 6189	202607 320-53800-47700 HOMESTEAD-PAINTED BEAMS		*	1,171.92	
		8/06/26 6189	202607 300-13100-10100 HOMESTEAD-PAINTED BEAMS		*	884.08	
		8/13/26 6191	202608 320-53800-46200 STABLES-RPLC 2 UMBRELLAS		*	119.70	
		8/13/26 6191	202608 300-13100-10100 STABLES-RPLC 2 UMBRELLAS		*	90.30	
		8/13/26 6192	202608 320-53800-47700 HC-RMV TEMP DANCE FLOOR		*	159.60	
		8/13/26 6192	202608 300-13100-10100 HC-RMV TEMP DANCE FLOOR		*	120.40	
		8/13/26 6193	202608 320-53800-47200 HC-RPLC 24 LIGHT BULBS		*	225.15	
		8/13/26 6193	202608 300-13100-10100 HC-RPLC 24 LIGHT BULBS		*	169.85	
		8/13/26 6194	202608 320-53800-48100 INSTALL NEW FENCING		*	473.10	
		8/13/26 6194	202608 300-13100-10100 INSTALL NEW FENCING		*	356.90	
		8/13/26 6197	202608 320-53800-47700 TERR. REMOVED GRAFFITI		*	294.12	
		8/13/26 6197	202608 300-13100-10100 TERR. REMOVED GRAFFITI		*	221.88	
			BERRY CONSTRUCTION INC.				10,737.00 007017
8/21/26 00134		8/05/26 04837	202607 310-51300-31100 COORD ON CURB REPAIR		*	149.25	
		8/05/26 04837	202607 310-51300-31100 CDD MEETING		*	721.15	
		8/05/26 04837	202607 310-51300-31100 STABLES RESEARCH		*	199.00	
			BOYD CIVIL ENGINEERING INC				1,069.40 007018
8/21/26 00210		7/23/26 1	202607 310-51300-42500 HP 923 INK CARTRIDGES		*	86.00	
		7/23/26 1	202607 310-51300-51000 HP PRINTER PAPER 8.5 X 11		*	9.25	
			DIANE DAVIS				95.25 007019
8/21/26 00049		8/01/26 688	202608 320-53800-12000 FIELD MANAGEMENT AUG26		*	3,838.58	
		8/01/26 689	202606 320-53800-47700 ELECTRIC TIME-POOL CLOCK		*	782.02	
		8/01/26 689	202606 300-13100-10100 ELECTRIC TIME-POOL CLOCK		*	589.94	
			REUE REUNION EAST TVISCARRA				

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		8/01/26 689A	202608 310-51300-34000		*	4,414.50	
			MANAGEMENT FEES AUG26				
		8/01/26 689A	202608 310-51300-35200		*	108.17	
			WEBSITE ADMIN FEE AUG26				
		8/01/26 689A	202608 310-51300-35100		*	162.25	
			INFORMATION TECH AUG26				
		8/01/26 689A	202608 310-51300-31300		*	901.25	
			DISSEMINATION FEE AUG26				
		8/01/26 689A	202608 310-51300-51000		*	.87	
			OFFICE SUPPLIES AUG26				
		8/01/26 689A	202608 310-51300-42000		*	107.78	
			POSTAGE AUG26				
			GOVERNMENTAL MANAGEMENT SERVICES				10,905.36 007020
8/21/26 00079		8/02/26 12216178	202608 320-53800-47900		*	48.34	
			MTHLY PEST CONTROL AUG26				
		8/02/26 12216178	202608 300-13100-10100		*	36.46	
			MTHLY PEST CONTROL AUG26				
		8/10/26 12216334	202608 320-53800-47900		*	79.63	
			QRTLY TERMITE BAIT				
		8/10/26 12216334	202608 300-13100-10100		*	60.07	
			QRTLY TERMITE BAIT				
			HOMETEAM PEST DEFENSE				224.50 007021
8/21/26 00186		8/06/26 111908	202607 320-53800-57400		*	192.66	
			REPLACE KIOSK CAMERA				
		8/06/26 111908	202607 300-13100-10100		*	145.34	
			REPLACE KIOSK CAMERA				
			HIDDEN EYES LLC DBA ENVERA SYSTEMS				338.00 007022
8/21/26 99999		8/21/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
			*****INVALID VENDOR NUMBER*****				.00 007023
8/21/26 00092		8/17/26 4001	202607 320-53800-41000		*	49.77	
			CP PHONE LINE 7585 JUL26				
		8/17/26 4001	202607 300-13100-10100		*	37.54	
			CP PHONE LINE 7585 JUL26				
		8/17/26 4001	202607 320-53800-41000		*	49.77	
			HC PHONE LINE 7693 JUL26				
		8/17/26 4001	202607 300-13100-10100		*	37.54	
			HC PHONE LINE 7693 JUL26				
		8/17/26 4001	202607 320-53800-41000		*	49.77	
			HS FIRE PANEL 1 JUL26				
		8/17/26 4001	202607 300-13100-10100		*	37.54	
			HS FIRE PANEL 1 JUL26				

REUE REUNION EAST TVISCARRA

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		8/17/26 4001	202607 320-53800-41000 HS FIRE PANEL 2 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HS FIRE PANEL 2 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC IRRG LINE 1 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC IRRG LINE 1 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC IRRG LINE 2 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC IRRG LINE 2 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC FIRE LINE 2 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC FIRE LINE 2 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC FIRE LINE 1 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC FIRE LINE 1 JUL26		*	37.54	
		8/17/26 4002	202607 320-53800-41000 CENTURYLNK-CIRCUIT/MODEM		*	385.59	
		8/17/26 4002	202607 300-13100-10100 CENTURYLNK-CIRCUIT/MODEM		*	290.88	
		8/17/26 4002	202607 320-53800-41000 CENTURYLNK-CP GATE ACCESS		*	124.45	
		8/17/26 4002	202607 300-13100-10100 CENTURYLNK-CP GATE ACCESS		*	93.88	
		8/17/26 4003	202607 320-53800-43100 TOHO METER#62644090 JUL26		*	4.15	
		8/17/26 4004	202607 320-53800-43000 DUKEENERGY#9100 8323 9862		*	92.41	
		8/17/26 4005	202607 320-53800-43000 DUKEENERGY#9100 8324 0443		*	744.09	
			KINGWOOD ORLANDO REUNION RESORT LLC				2,433.93 007024
8/21/26 00180		8/17/26 17995	202608 320-53800-48100 MOTOR/CLOCK/CONTROLL BOX		*	2,529.26	
		8/17/26 17995	202608 300-13100-10100 MOTOR/CLOCK/CONTROLL BOX		*	1,908.03	
			LAKE FOUNTAINS & AERATION, INC.				4,437.29 007025
8/21/26 00060		8/01/26 330514	202608 320-53800-46200 SE-260 BULK BLEACH		*	437.16	
		8/01/26 330514	202608 300-13100-10100 SE-260 BULK BLEACH		*	329.79	

REUE REUNION EAST TVISCARRA

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		8/10/26	330765 202608 320-53800-46200 CP-BULK BLEACH/SULF.ACID		*	699.36	
		8/10/26	330765 202608 300-13100-10100 CP-BULK BLEACH/SULF.ACID		*	527.59	
		8/18/26	24369 202608 320-53800-46200 CHEMICAL CONTROLLER MS		*	798.00	
		8/18/26	24369 202608 300-13100-10100 CHEMICAL CONTROLLER MS		*	602.00	
				SPIES POOL LLC			3,393.90 007026
8/21/26 99999		8/21/26 VOID	202608 000-00000-00000 VOID CHECK		C	.00	
				*****INVALID VENDOR NUMBER*****			.00 007027
8/21/26 99999		8/21/26 VOID	202608 000-00000-00000 VOID CHECK		C	.00	
				*****INVALID VENDOR NUMBER*****			.00 007028
8/21/26 00030		7/31/26	1235107 202606 320-53800-47400 RED MAPLE TREE REMOVAL		*	1,482.00	
		7/31/26	1235107 202606 300-13100-10100 RED MAPLE TREE REMOVAL		*	1,118.00	
		7/31/26	1235108 202606 320-53800-47400 PLANT REPLACEMENTS		*	5,024.12	
		7/31/26	1235108 202606 300-13100-10100 PLANT REPLACEMENTS		*	3,790.12	
		7/31/26	1235109 202606 320-53800-47400 LIBERTY BLUFF-RPLC PLANTS		*	2,521.68	
		7/31/26	1235109 202606 300-13100-10100 LIBERTY BLUFF-RPLC PLANTS		*	1,902.32	
		7/31/26	1235110 202606 320-53800-47400 SPINE RD-REPLACE PLANTS		*	2,271.45	
		7/31/26	1235110 202606 300-13100-10100 SPINE RD-REPLACE PLANTS		*	1,713.55	
		7/31/26	1235111 202606 320-53800-47400 CARRIAGE POINT-RPL PLANT		*	1,778.40	
		7/31/26	1235111 202606 300-13100-10100 CARRIAGE POINT-RPLC PLANT		*	1,341.60	
		7/31/26	1235299 202607 320-53800-47400 INSTALL RED MAPLE TREE		*	6,583.50	
		7/31/26	1235299 202607 300-13100-10100 INSTALL RED MAPLE TREE		*	4,966.50	
		7/31/26	1235448 202606 320-53800-47400 REUNION VILLAGE-MOWING		*	1,550.40	
		7/31/26	1235448 202606 300-13100-10100 REUNION VILLAGE-MOWING		*	1,169.60	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/31/26	1235449 202607 320-53800-47400 HOMESTEAD-TREE CLEAN UP		*	2,422.50	
		7/31/26	1235449 202607 300-13100-10100 HOMESTEAD-TREE CLEAN UP		*	1,827.50	
		7/31/26	1235450 202606 320-53800-46500 PVC FITTINGS/VALVE		*	570.00	
		7/31/26	1235450 202606 300-13100-10100 PVC FITTINGS/VALVE		*	430.00	
		7/31/26	1235451 202607 320-53800-47400 REUNION VILLAGE-CLEANUP		*	601.92	
		7/31/26	1235451 202607 300-13100-10100 REUNION VILLAGE-CLEANUP		*	454.08	
		7/31/26	1240227 202607 320-53800-47300 LANDSCAPE MAINT JUL26		*	41,089.59	
		7/31/26	1240227 202607 300-13100-10100 LANDSCAPE MAINT JUL26		*	30,997.41	
		7/31/26	1240227 202607 320-53800-47300 TURF CARE JUL26		*	912.00	
		7/31/26	1240227 202607 300-13100-10100 TURF CARE JUL26		*	688.00	
		7/31/26	1240227 202607 320-53800-47300 TREE/SHRUBCARE JUL26		*	912.00	
		7/31/26	1240227 202607 300-13100-10100 TREE/SHRUBCARE JUL26		*	688.00	
		7/31/26	1240227 202607 320-53800-47300 IRRIGATION MAINT JUL26		*	7,060.02	
		7/31/26	1240227 202607 300-13100-10100 IRRIGATION MAINT JUL26		*	5,325.98	
		7/31/26	1240227 202607 320-53800-47300 CREDIT REMAINING PHASE		*	1,939.71-	
		7/31/26	1240227 202607 300-13100-10100 CREDIT REMAINING PHASE		*	1,463.29-	
YELLOWSTONE LANDSCAPE SOUTHEAST LLC						127,789.24	007029
8/28/26	00129	7/05/26	6158 202606 320-53800-47700 HC-RPR POOL SHOWER LEAK		*	162.45	
		7/05/26	6158 202606 300-13100-10100 HC-RPR POOL SHOWER LEAK		*	122.55	
		7/10/26	6163 202607 320-53800-48100 PAVILIONS RAMP REPAIR		*	475.95	
		7/10/26	6163 202607 300-13100-10100 PAVILIONS RAMP REPAIR		*	359.05	
		7/10/26	6164 202607 320-53800-47700 HC-REPLACED CONCRETE RAMP		*	721.05	
		7/10/26	6164 202607 300-13100-10100 HC-REPLACED CONCRETE RAMP		*	543.95	
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/10/26 6165	202606 320-53800-46200		*	379.05	
			REPLACED 3 UMBRELLAS				
		7/10/26 6165	202606 300-13100-10100		*	285.95	
			REPLACED 3 UMBRELLAS				
		8/20/26 6201	202608 320-53800-46200		*	954.75	
			UMBRELLAS/CHAIRS/LIGHTS				
		8/20/26 6201	202608 300-13100-10100		*	720.25	
			UMBRELLAS/CHAIRS/LIGHTS				
				BERRY CONSTRUCTION INC.			4,725.00 007030
8/28/26 00176		7/22/26 31479A	202607 320-53800-48200		*	14.25	
			PREVENTATIVE MAINT JUL26				
		7/22/26 31479A	202607 300-13100-10100		*	10.75	
			PREVENTATIVE MAINT JUL26				
		8/17/26 31570	202608 320-53800-48200		*	199.50	
			PREVENTATIVE MAINT AUG26				
		8/17/26 31570	202608 300-13100-10100		*	150.50	
			PREVENTATIVE MAINT AUG26				
				FITNESS SERVICES OF FLORIDA INC			375.00 007031
8/28/26 00204		8/14/26 1156-THE	202608 320-53800-47700		*	879.80	
			PARTS - FINAL PAYMENT				
		8/14/26 1156-THE	202608 300-13100-10100		*	663.70	
			PARTS - FINAL PAYMENT				
				FLORIDA VILLA SERVICES, INC			1,543.50 007032
8/28/26 00206		6/16/26 IV011775	202605 320-53800-47800		*	820.80	
			ANNUAL BACKFLOW INSPECT				
		6/16/26 IV011775	202605 300-13100-10100		*	619.20	
			ANNUAL BACKFLOW INSPECT				
				PYE-BARKER FIRE & SAFETY, LLC			1,440.00 007033
8/28/26 99999		8/28/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 007034
8/28/26 99999		8/28/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 007035
8/28/26 00060		8/01/26 330517	202608 320-53800-46200		*	264.77	
			HOMESTEAD-PVC FITTINGS				
		8/01/26 330517	202608 300-13100-10100		*	199.73	
			HOMESTEAD-PVC FITTINGS				
		8/10/26 330746	202608 320-53800-46200		*	256.50	
			SE-FIXED SPA 1 JETS				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/10/26	330746	202608 300-13100-10100	SE-FIXED SPA 1 JETS		*	193.50	
8/10/26	330751	202608 320-53800-46200	SE-POOL ADA SEAT BELT		*	169.29	
8/10/26	330751	202608 300-13100-10100	SE-POOL ADA SEAT BELT		*	127.71	
8/10/26	330753	202608 320-53800-46200	INSTL GUAGE/TIMER/VALVE		*	442.32	
8/10/26	330753	202608 300-13100-10100	INSTL GUAGE/TIMER/VALVE		*	333.68	
8/10/26	330763	202608 320-53800-46200	CP-INSTL MAX-E PUMP/VALVE		*	486.21	
8/10/26	330763	202608 300-13100-10100	CP-INSTL MAX-E PUMP/VALVE		*	366.79	
8/11/26	330809	202608 320-53800-46200	HC-MOTOR/SEALS/O-RING		*	710.79	
8/11/26	330809	202608 300-13100-10100	HC-MOTOR/SEALS/O-RING		*	536.21	
8/12/26	328734	202608 320-53800-46200	CP-ESCUTCHEONS/GUTR GATES		*	489.35	
8/12/26	328734	202608 300-13100-10100	CP-ESCUTCHEONS/GUTR GATES		*	369.15	
8/12/26	330819	202608 320-53800-46200	SE-SPA 2 CLOCK INSTALLED		*	186.39	
8/12/26	330819	202608 300-13100-10100	SE-SPA 2 CLOCK INSTALLED		*	140.61	
8/14/26	330916	202608 320-53800-46200	CP-INST COAST GUARD RINGS		*	392.10	
8/14/26	330916	202608 300-13100-10100	CP-INST COAST GUARD RINGS		*	295.80	
8/14/26	330938	202608 320-53800-46200	SE-330 BULK BLEACH		*	548.88	
8/14/26	330938	202608 300-13100-10100	SE-330 BULK BLEACH		*	414.07	
8/17/26	328317	202608 320-53800-46200	HC POOLB-RMV ECOLAB EQUIP		*	128.25	
8/17/26	328317	202608 300-13100-10100	HC POOLB-RMV ECOLAB EQUIP		*	96.75	
8/17/26	330976	202608 320-53800-46200	CP-REMOVED TOY FROM VALVE		*	241.68	
8/17/26	330976	202608 300-13100-10100	CP-REMOVED TOY FROM VALVE		*	182.32	
8/17/26	330977	202608 320-53800-46200	TERR.INSTALL TORO VALVE		*	174.99	
8/17/26	330977	202608 300-13100-10100	TERR.INSTALL TORO VALVE		*	132.01	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/18/26 331023	202608 320-53800-46200		*	758.64	
			HC POOLB-BLEACH/SULF.ACID				
		8/18/26 331023	202608 300-13100-10100		*	572.31	
			HC POOLB-BLEACH/SULF.ACID				
		8/18/26 331024	202608 320-53800-46200		*	672.60	
			TERR. 290 BULK BLEACH				
		8/18/26 331024	202608 300-13100-10100		*	507.40	
			TERR. 290 BULK BLEACH				
				SPIES POOL LLC			10,390.80 007036
8/28/26 00070		8/20/26 86452	202608 320-53800-47200		*	1,198.14	
			INSTALL 10 LED FIXTURES				
		8/20/26 86452	202608 300-13100-10100		*	903.86	
			INSTALL 10 LED FIXTURES				
				TERRY S ELECTRIC INC			2,102.00 007037
8/28/26 00030		8/12/25 974115	202510 320-53800-47400		*	4,588.50	
			PLANT INSTALLATION AUG25				
		8/12/25 974115	202510 300-13100-10100		*	3,461.50	
			PLANT INSTALLATION AUG25				
				YELLOWSTONE LANDSCAPE SOUTHEAST LLC			8,050.00 007038
TOTAL FOR BANK A						256,147.60	
TOTAL FOR REGISTER						256,147.60	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/07/26	00046	8/06/26 CDD-0001	202607 320-53800-60000	STRMWTR-CURBS & GUTTERS	*	27,408.36	
		8/06/26 CDD-0001	202607 300-13100-10100	STRMWTR-CURBS & GUTTERS	*	20,676.49	
SM FL CONSTRUCTION SERVICES LLC							48,084.85 000320
8/07/26	00047	7/22/26 1017	202607 320-53800-60000	DEPOSIT-SE MEN'S BATHROOM	*	9,659.22	
		7/22/26 1017	202607 300-13100-10100	DEPOSIT-SE MEN'S BATHROOM	*	7,286.78	
		7/22/26 1018	202607 320-53800-60000	DEP-WOMEN'S BATHROOM	*	12,055.50	
		7/22/26 1018	202607 300-13100-10100	DEP-WOMEN'S BATHROOM	*	9,094.50	
WELL DECORATED LLC							38,096.00 000321
8/13/26	00040	7/27/26 I-5859	202607 320-53800-60000	RPR ROOF/COLUMNS/COPING	*	4,694.52	
		7/27/26 I-5859	202607 300-13100-10100	RPR ROOF/COLUMNS/COPING	*	3,541.48	
ADVANTAGE ROOFING INC							8,236.00 000322
TOTAL FOR BANK C						94,416.85	
TOTAL FOR REGISTER						94,416.85	

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. It is essential to engage with local stakeholders from the outset to ensure that the project is relevant and sustainable.

The second part of the paper focuses on the design and implementation of the project. This involves setting clear objectives, developing a detailed plan, and allocating resources effectively. It is crucial to monitor and evaluate the progress of the project regularly to identify any challenges and make necessary adjustments.

The third part of the paper discusses the importance of building local capacity and fostering community ownership. This can be achieved through training, mentorship, and the establishment of local committees or organizations. By empowering the local community, the project can have a lasting impact and be more resilient to external shocks.

The final part of the paper concludes with a summary of the key findings and recommendations. It emphasizes the need for a holistic and participatory approach to development work, one that recognizes the value of local knowledge and the importance of long-term commitment.

Reunion East

Community Development District

Summary of Invoices

September 01, 2026 - September 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/4/26	7039-7044	\$ 26,657.16
	9/10/26	7045-7050	117,139.91
	9/17/26	7051-7055	15,726.74
	9/18/26	7056-7057	119,582.64
	9/25/26	7058-7065	20,568.99
			\$ 299,675.44
Payroll			
	<u>September 2026</u>		
	Diane Davis	50898	184.70
	John Magnusson	50899	184.70
	June Wispelwey	50900	184.70
	Mark Greenstein	50901	184.70
	Trudy Hobbs	50902	184.70
			\$ 923.50
TOTAL			\$ 300,598.94

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	00074	8/31/26 238897	202608 320-53800-47000		*	776.91	
		AQUATIC PLANT MGMT AUG26					
		8/31/26 238897	202608 300-13100-10100		*	586.09	
		AQUATIC PLANT MGMT AUG26					
				APPLIED AQUATIC MANAGEMENT INC			1,363.00 007039
9/04/26	00095	8/31/26 261028	202608 320-53800-57400		*	195.23	
		REPLACED BARRIER GATE ARM					
		8/31/26 261028	202608 300-13100-10100		*	147.27	
		REPLACED BARRIER GATE ARM					
				ACCESS CONTROL SYSTEMS LLC			342.50 007040
9/04/26	00129	8/26/26 6202	202608 320-53800-53000		*	1,881.00	
		TERR. RPLC 3 SIDEWALKS					
		8/26/26 6202	202608 300-13100-10100		*	1,419.00	
		TERR. RPLC 3 SIDEWALKS					
		8/26/26 6203	202608 320-53800-47700		*	162.45	
		SE-REMOVED WATER COOLERS					
		8/26/26 6203	202608 300-13100-10100		*	122.55	
		SE-REMOVED WATER COOLERS					
		8/28/26 6204	202608 320-53800-57400		*	570.00	
		GH-TRACK SLEEVE/ROLLERS					
		8/28/26 6204	202608 300-13100-10100		*	430.00	
		GH-TRACK SLEEVE/ROLLERS					
				BERRY CONSTRUCTION INC.			4,585.00 007041
9/04/26	00206	5/31/26 IV011534	202604 320-53800-47800		*	114.00	
		HC-SEMIANNUAL SPRINKLR INS					
		5/31/26 IV011534	202604 300-13100-10100		*	86.00	
		HC-SEMIANNUAL SPRINKLR INS					
				PYE-BARKER FIRE & SAFETY, LLC			200.00 007042
9/04/26	00054	9/01/26 2026SEP	202609 320-53800-34500		*	6,650.00	
		SECURITY SERVICES SEP26					
		9/01/26 2026SEP	202609 300-13100-10100		*	5,016.66	
		SECURITY SERVICES SEP26					
				REUNION RESORT AND CLUB MASTER ASSC			11,666.66 007043
9/04/26	00175	9/01/26 1012882	202609 320-53800-46200		*	4,845.00	
		POOL MAINTENANCE SEP26					
		9/01/26 1012882	202609 300-13100-10100		*	3,655.00	
		POOL MAINTENANCE SEP26					
				ROBERTS POOL SERVICE AND REPAIR INC			8,500.00 007044
9/10/26	00095	9/08/26 261087	202609 320-53800-57400		*	473.10	
		REPLACE GATE WIRING					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/08/26	261087 202609 300-13100-10100 REPLACE GATE WIRING		*	356.90	
		9/08/26	261140 202609 320-53800-57400 CARD READER INSPECTION		*	111.15	
		9/08/26	261140 202609 300-13100-10100 CARD READER INSPECTION		*	83.85	
		9/08/26	261173 202609 320-53800-57400 BARRIER ARM INSPECTION		*	111.15	
		9/08/26	261173 202609 300-13100-10100 BARRIER ARM INSPECTION		*	83.85	
			ACCESS CONTROL SYSTEMS LLC				1,220.00 007045
9/10/26	00186	9/01/26	773018 202609 300-15500-10000 ALARM MONITOR SRVC OCT26		*	790.25	
		9/01/26	773018 202609 300-13100-10100 ALARM MONITOR SRVC OCT26		*	596.16	
			HIDDEN EYES LLC DBA ENVERA SYSTEMS				1,386.41 007046
9/10/26	99999	9/10/26	VOID 202609 000-00000-00000 VOID CHECK		C	.00	
			*****INVALID VENDOR NUMBER*****				.00 007047
9/10/26	00192	8/03/26	2128A 202608 320-53800-43300 POOL AMENITIES AUG26		*	2,163.15	
		8/03/26	2128A 202608 300-13100-10100 POOL AMENITIES AUG26		*	1,631.85	
		8/03/26	2128A 202608 320-53800-43300 POOL ATTENDANT AUG26		*	5,400.75	
		8/03/26	2128A 202608 300-13100-10100 POOL ATTENDANT AUG26		*	4,074.25	
		8/03/26	2128A 202608 320-53800-43300 HC CLEANING SERVICE AUG26		*	617.74	
		8/03/26	2128A 202608 300-13100-10100 HC CLEANING SERVICE AGU26		*	466.01	
		9/01/26	2136 202609 320-53800-43300 POOL AMENITIES SEP26		*	2,163.15	
		9/01/26	2136 202609 300-13100-10100 POOL AMENITIES SEP26		*	1,631.85	
		9/01/26	2136 202609 320-53800-43300 POOL ATTENDANT SEP26		*	5,400.75	
		9/01/26	2136 202609 300-13100-10100 POOL ATTENDANT SEP26		*	4,074.25	
		9/01/26	2136 202609 320-53800-43300 HC CLEANING SRVC SEP26		*	617.74	
		9/01/26	2136 202609 300-13100-10100 HC CLEANING SRVC SEP26		*	466.01	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	2136	202609 320-53800-43300		*	427.50		
			WINDOWS DEEP CLEANING						
		9/01/26	2136	202609 300-13100-10100		*	322.50		
			WINDOWS DEEP CLEANING						
PG SERVICE GROUP LLC								29,457.50	007048
9/10/26	00060	8/25/26	328318	202608 320-53800-46200		*	128.25		
			HOMESTEAD-RMV ECOLAB EQP						
		8/25/26	328318	202608 300-13100-10100		*	96.75		
			HOMESTEAD-RMV ECOLAB EQP						
		8/25/26	328320	202608 320-53800-46200		*	128.25		
			TERR.-RMV ECOLAB EQUIP						
		8/25/26	328320	202608 300-13100-10100		*	96.75		
			TERR.-RMV ECOLAB EQUIP						
		8/25/26	331174	202608 320-53800-46200		*	202.92		
			CP-INSTALLED TORO VALVE						
		8/25/26	331174	202608 300-13100-10100		*	153.08		
			CP-INSTALLED TORO VALVE						
SPIES POOL LLC								806.00	007049
9/10/26	00030	8/31/26	126710	202608 320-53800-47300		*	41,089.59		
			LANDSCAPE MAINT AUG26						
		8/31/26	126710	202608 300-13100-10100		*	30,997.41		
			LANDSCAPE MAINT AUG26						
		8/31/26	126710	202608 320-53800-47300		*	912.00		
			TURF CARE AUG26						
		8/31/26	126710	202608 300-13100-10100		*	688.00		
			TURF CARE AUG26						
		8/31/26	126710	202608 320-53800-47300		*	912.00		
			TREE/SHRUBCARE AUG26						
		8/31/26	126710	202608 300-13100-10100		*	688.00		
			TREE/SHRUBCARE AUG26						
		8/31/26	126710	202608 320-53800-47300		*	7,060.02		
			IRRIGATION MAINT AUG26						
		8/31/26	126710	202608 300-13100-10100		*	5,325.98		
			IRRIGATION MAINT AUG26						
		8/31/26	126710	202608 320-53800-47300		*	1,939.71-		
			CREDIT REMAINING PHASE						
		8/31/26	126710	202608 300-13100-10100		*	1,463.29-		
			CREDIT REMAINING PHASE						
YELLOWSTONE LANDSCAPE SOUTHEAST LLC								84,270.00	007050
9/17/26	00129	9/09/26	6206	202608 320-53800-47200		*	769.50		
			INSTL 3 GROUND LIGHTS						
		9/09/26	6206	202608 300-13100-10100		*	580.50		
			INSTL 3 GROUND LIGHTS						

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT	...
		9/09/26	6208	202609 320-53800-53000		*	2,256.06		
				HC-WATERLINE/RPLC ASPHALT					
		9/09/26	6208	202609 300-13100-10100		*	1,701.94		
				HC-WATERLINE/RPLC ASPHALT					
					BERRY CONSTRUCTION INC.			5,308.00	007051
9/17/26	00134	9/02/26	04856	202608 310-51300-31100		*	770.90		
				ATTEND CDD MEETING					
					BOYD CIVIL ENGINEERING INC			770.90	007052
9/17/26	99999	9/17/26	VOID	202609 000-00000-00000		C	.00		
				VOID CHECK					
					*****INVALID VENDOR NUMBER*****			.00	007053
9/17/26	00119	9/11/26	157152	202608 310-51300-31500		*	2,112.00		
				STABLES PARCEL CORRESP.					
		9/11/26	157152	202608 310-51300-31500		*	232.50		
				AA&FF/CMEX NOT. TO OWNER					
		9/11/26	157152	202608 310-51300-31500		*	66.00		
				OPTIC-TREE COUNT CORRESP					
		9/11/26	157152	202608 310-51300-31500		*	69.00		
				DRAFT FRANK AIR AGRMNT					
		9/11/26	157152	202608 310-51300-31500		*	66.00		
				CORRESP. W/ SEVEN EAGLES					
		9/11/26	157152	202608 310-51300-31500		*	151.50		
				REV CONDO INQUIRY					
		9/11/26	157152	202608 310-51300-31500		*	57.50		
				SET MTG FOR FDOT ISSUES					
		9/11/26	157152	202608 310-51300-31500		*	99.00		
				ENCORE-KIOSK DISCUSSION					
		9/11/26	157152	202608 310-51300-31500		*	231.00		
				GATHERING DR DEMAND REV					
		9/11/26	157152	202608 310-51300-31500		*	1,406.52		
				REV AGENDA/ATTEND CDD MTG					
		9/11/26	157152	202608 310-51300-31500		*	33.52		
				POSTAGE FOR AUG26					
		9/11/26	157153	202608 310-51300-31500		*	989.00		
				FDOT/EMINENT DOM. CORRESP					
		9/11/26	157155	202608 310-51300-31500		*	66.00		
				CORRESP W/ KINGWOOD					
		9/11/26	157156	202608 310-51300-31500		*	1,959.35		
				TRACT OWNERSHIP DISPUTE					
					LATHAM LUNA EDEN AND BEAUDINE LLP			7,538.89	007054
9/17/26	00060	9/01/26	331351	202609 320-53800-46200		*	520.38		
				CARRIAGE-290GAL OF BLEACH					
					REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	331351	202609 300-13100-10100		*	392.57		
				CARRIAGE-290GAL OF BLEACH					
		9/01/26	331352	202609 320-53800-46200		*	681.72		
				SE-230GALS OF BULK BLEACH					
		9/01/26	331352	202609 300-13100-10100		*	514.28		
				SE-230GALS OF BULK BLEACH					
					SPIES POOL LLC			2,108.95	007055
9/18/26	00113	9/17/26	34190	202609 300-15500-10000		*	20,331.00		
				FY27 GEN.LIAB/PUBLIC OFFC					
		9/17/26	34190	202609 300-15500-10000		*	52,083.42		
				FY27 PROPERTY INSURANCE					
		9/17/26	34190	202609 300-13100-10100		*	37,715.58		
				FY27 PROPERTY INSURANCE					
					EGIS INSURANCE ADVISORS, LLC.			110,130.00	007056
9/18/26	00049	9/01/26	690	202609 320-53800-12000		*	3,838.58		
				FIELD MANAGEMENT SEP26					
		9/01/26	691	202607 310-51300-42000		*	.81		
				USPS 941 FORM					
		9/01/26	691A	202609 310-51300-34000		*	4,414.50		
				MANAGEMENT FEES SEP26					
		9/01/26	691A	202609 310-51300-35200		*	108.17		
				WEBSITE ADMIN FEE SEP26					
		9/01/26	691A	202609 310-51300-35100		*	162.25		
				INFORMATION TECH SEP26					
		9/01/26	691A	202609 310-51300-31300		*	901.25		
				DISSEMINATION FEE SEP26					
		9/01/26	691A	202609 310-51300-51000		*	1.05		
				OFFICE SUPPLIES SEP26					
		9/01/26	691A	202609 310-51300-42000		*	24.68		
				POSTAGE SEP26					
		9/01/26	691A	202609 310-51300-42500		*	1.35		
				COPIES SEP26					
					GOVERNMENTAL MANAGEMENT SERVICES			9,452.64	007057
9/25/26	00129	9/17/26	6209	202609 320-53800-46200		*	213.75		
				STABLES-RPLC 5 UMBRELLAS					
		9/17/26	6209	202609 300-13100-10100		*	161.25		
				STANLES-RPLC 5 UMBRELLAS					
		9/17/26	6210	202609 320-53800-46200		*	151.05		
				TERR. RPLC BROKEN CLOCK					
		9/17/26	6210	202609 300-13100-10100		*	113.95		
				TERR. RPLC BROKEN CLOCK					
		9/17/26	6211	202609 320-53800-47700		*	1,397.64		
				RPLC TILES/VALVES/LIGHTS					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/17/26 6211	202609 300-13100-10100 RPLC TILES/VALVES/LIGHTS		*	1,054.36	
		9/17/26 6214	202609 320-53800-47700 SE-CLN GUTTER/ROOF/TRASH		*	467.40	
		9/17/26 6214	202609 300-13100-10100 SE-CLN GUTTER/ROOF/TRASH		*	352.60	
		9/17/26 6215	202609 320-53800-47700 HC-CLEANED GUTTERS/ROOF		*	156.75	
		9/17/26 6215	202609 300-13100-10100 HC-CLEANED GUTTERS/ROOF		*	118.25	
				BERRY CONSTRUCTION INC.			4,187.00 007058
9/25/26 00176		9/15/26 31671	202609 320-53800-48200 VARIOUS PARTS & REPAIRS		*	450.30	
		9/15/26 31671	202609 300-13100-10100 VARIOUS PARTS & REPAIRS		*	339.70	
		9/15/26 31673	202609 320-53800-48200 PREVENTATIVE MAINT SEP26		*	199.50	
		9/15/26 31673	202609 300-13100-10100 PREVENTATIVE MAINT SEP26		*	150.50	
				FITNESS SERVICES OF FLORIDA INC			1,140.00 007059
9/25/26 00079		9/07/26 12301528	202609 320-53800-47900 MTHLY PEST CONTROL SEP26		*	48.34	
		9/07/26 12301528	202609 300-13100-10100 MTHLY PEST CONTROL SEP26		*	36.46	
				HOMETEAM PEST DEFENSE			84.80 007060
9/25/26 99999		9/25/26 VOID	202609 000-00000-00000 VOID CHECK		C	.00	
				*****INVALID VENDOR NUMBER*****			.00 007061
9/25/26 00060		9/05/26 331580	202609 320-53800-46200 HOMESTEAD-MOTOR/SEAL/RING		*	972.73	
		9/05/26 331580	202609 300-13100-10100 HOMESTEAD-MOTOR/SEAL-RING		*	733.82	
		9/14/26 331770	202609 320-53800-46200 HC POOL B-BLEACH/SUL.ACID		*	325.44	
		9/14/26 331770	202609 300-13100-10100 HC POOL B-BLEACH/SUL.ACID		*	245.51	
		9/14/26 331771	202609 320-53800-46200 HC POOL A-BLEACH/SUL.ACID		*	572.28	
		9/14/26 331771	202609 300-13100-10100 HC POOL A-BLEACH/SUL.ACID		*	431.72	
		9/14/26 331772	202609 320-53800-46200 HOMESTEAD-BLEACH/SUL.ACID		*	528.96	
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/14/26	331772 202609 300-13100-10100 HOMESTEAD-BLEACH/SUL.ACID		*	399.04	
		9/14/26	331773 202609 320-53800-46200 SE-BLEACH/SULFURIC ACID		*	408.12	
		9/14/26	331773 202609 300-13100-10100 SE-BLEACH/SULFURIC ACID		*	307.88	
		9/14/26	331774 202609 320-53800-46200 TERR.-BLEACH/SULF. ACID		*	519.84	
		9/14/26	331774 202609 300-13100-10100 TERR.-BLEACH/SULF. ACID		*	392.16	
		9/18/26	24499 202609 320-53800-46200 CHEMICAL CONTROLLER MS		*	798.00	
		9/18/26	24499 202609 300-13100-10100 CHEMICAL CONTROLLER MS		*	602.00	
				SPIES POOL LLC			7,237.50 007062
9/25/26 00070		9/16/26	86777 202609 320-53800-47200 LED LIGHT INSPECTION		*	182.40	
		9/16/26	86777 202609 300-13100-10100 LED LIGHT INSPECTION		*	137.60	
				TERRY S ELECTRIC INC			320.00 007063
9/25/26 00117		8/25/26	8310874 202608 310-51300-32300 TRUSTEE FEES SER.2015A		*	4,125.00	
		8/25/26	8310874 202608 310-51300-32300 INCIDENTAL EXP SER.2015A		*	319.69	
				USBANK			4,444.69 007064
9/25/26 00188		8/19/26	7464195 202608 320-53800-47700 INSTL NEW DRINKING FOUNT		*	1,798.35	
		8/19/26	7464195 202608 300-13100-10100 INSTL NEW DRINKING FOUNT		*	1,356.65	
				WIND RIVER ENVIRONMENTAL LLC			3,155.00 007065
				TOTAL FOR BANK A		299,675.44	
				TOTAL FOR REGISTER		299,675.44	

REUE REUNION EAST TVISCARRA

SECTION iv

Reunion East
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Reunion East
Community Development District
Balance Sheet
August 31, 2026

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 249,867	\$ 43,489	\$ -	\$ -	\$ 293,356
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	102,173	-	102,173
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	199,458	-	199,458
Construction	-	-	-	12	12
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,236,662	-	1,236,662
Prepayment	-	-	15,248	-	15,248
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	722,371	-	722,371
Construction	-	-	-	671,068	671,068
Investment - Custody	543,757	-	-	-	543,757
SBA - Operating	626,795	-	-	-	626,795
SBA - Reserve	-	3,715,187	-	-	3,715,187
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	332,335	46,204	-	-	378,539
Prepaid Expenses	790	-	-	-	790
Total Assets	\$ 1,753,543	\$ 3,804,881	\$ 3,572,074	\$ 671,080	\$ 9,801,577
Liabilities:					
Accounts Payable	\$ 141,795	\$ -	\$ -	\$ -	\$ 141,795
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Reunion West	57,440	3,135	-	-	60,575
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	\$ 204,236	\$ 3,135	\$ 19,544,681	\$ -	\$ 19,752,052
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (10,176,229)	\$ -	\$ (10,176,229)
Assigned For Debt Service 2005	-	-	(9,066,813)	-	(9,066,813)
Assigned For Debt Service 2015A	-	-	1,431,909	-	1,431,909
Assigned For Debt Service 2021	-	-	1,838,526	-	1,838,526
Assigned For Capital Projects 2005	-	-	-	12	12
Assigned For Capital Projects 2021	-	-	-	671,068	671,068
Unassigned	1,549,307	3,801,746	-	-	5,351,053
Total Fund Balances	\$ 1,549,307	\$ 3,801,746	\$ (15,972,607.01)	\$ 671,080	\$ (9,950,475)
Total Liabilities & Fund Equity	\$ 1,753,543	\$ 3,804,881	\$ 3,572,074	\$ 671,080	\$ 9,801,577

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 2,325,718	\$ 2,325,718	\$ 2,356,387	\$ 30,669
Interest	47,400	43,450	55,237	11,787
Miscellaneous Revenues	-	-	10,000	10,000
Rental Income	6,000	5,500	19,565	14,065
Total Revenues	\$ 2,379,118	\$ 2,374,668	\$ 2,441,189	\$ 66,521
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 10,600	\$ 400
FICA Expense	918	842	811	31
Engineering Fees	30,000	27,500	16,705	10,795
Attorney	100,000	91,667	101,421	(9,754)
Arbitrage	900	-	-	-
Dissemination Agent	10,815	9,914	10,014	(100)
Annual Audit	4,750	4,750	4,750	-
Trustee Fees	8,869	4,445	4,445	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,974	48,560	48,560	-
Information Technology	1,947	1,785	1,785	-
Website Maintenance	1,298	1,190	1,190	(0)
Telephone	75	69	-	69
Postage	1,500	1,375	809	566
Printing & Binding	500	458	89	369
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	4,583	3,392	1,191
Other Current Charges	600	550	140	410
Office Supplies	250	229	20	210
Property Appraiser Fee	1,000	1,000	1,944	(944)
Property Taxes	400	400	100	300
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 262,653	\$ 239,173	\$ 234,466	\$ 4,706

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 46,063	\$ 42,224	\$ 42,224	\$ 0
Amenity Management	5,472	5,016	-	5,016
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	20,900	29,520	(8,620)
Electric	380,606	348,889	355,686	(6,797)
Water & Sewer	42,750	39,188	43,619	(4,431)
Gas	59,850	54,863	58,179	(3,316)
Landscape - Contract	581,400	532,950	671,706	(138,756)
Landscape - Contingency	71,250	65,313	48,225	17,088
Pond Maintenance	14,250	13,063	10,947	2,115
Irrigation Repairs & Maintenance	19,950	18,288	10,077	8,211
Pool & Fountain Maintenance	219,450	201,163	181,467	19,696
Building Repairs & Maintenance	28,500	26,125	52,385	(26,260)
Contract Cleaning	80,900	74,158	86,314	(12,155)
Fitness Center Repairs & Maintenance	7,923	7,263	6,097	1,165
Gate & Gatehouse Maintenance	45,600	41,800	28,088	13,712
Amenity/Pool Lights	11,400	10,450	19,910	(9,460)
Maintenance (Inspections)	5,700	5,225	3,186	2,039
Operating Supplies	2,850	2,613	34	2,578
Parking Violation Tags	285	261	1,028	(766)
Pest Control	1,756	1,610	1,306	
Pressure Washing	28,500	26,125	24,852	1,273
Repairs & Maintenance	20,520	18,810	7,470	11,340
Roadways/Sidewalks/Bridge	22,800	20,900	31,851	(10,951)
Security	121,904	111,745	101,621	10,124
Signage	11,400	10,450	8,356	2,094
Hurricane Expenses	5,700	5,225	-	5,225
Total Maintenance - Shared Expenses	\$ 1,928,365	\$ 1,773,400	\$ 1,886,888	\$ (113,791)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Total Reserves	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Total Expenditures	\$ 2,379,118	\$ 2,200,673	\$ 2,309,454	\$ (109,085)
Excess Revenues (Expenditures)	\$ (0)		\$ 131,735	
Fund Balance - Beginning	\$ -		\$ 1,417,572	
Fund Balance - Ending	\$ (0)		\$ 1,549,307	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 241,248	\$ 1,507,188	\$ 84,621	\$ 62,920	\$ 48,413	\$ 172,087	\$ 46,314	\$ 193,401	\$ 195	\$ -	\$ -	\$ 2,356,387
Interest	3,504	3,035	4,231	6,969	6,087	5,842	5,904	5,099	4,862	5,024	4,680	-	55,237
Miscellaneous Revenues	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Rental Income	-	2,081	285	2,480	3,833	-	4,845	2,451	456	3,135	-	-	19,565
Total Revenues	\$ 3,504	\$ 246,364	\$ 1,511,704	\$ 94,070	\$ 72,840	\$ 64,254	\$ 182,835	\$ 53,865	\$ 198,719	\$ 8,354	\$ 4,680	\$ -	\$ 2,441,189
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,400	\$ -	\$ 10,600
FICA Expense	77	77	61	77	61	61	77	61	77	77	107	-	811
Engineering Fees	2,603	1,283	1,767	1,260	1,212	2,115	2,488	970	1,169	1,069	771	-	16,705
Attorney	8,197	4,450	3,670	6,261	14,908	9,112	5,575	14,375	18,104	9,231	7,539	-	101,421
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	901	901	901	1,001	901	901	901	901	-	10,014
Annual Audit	-	-	-	-	-	-	-	-	4,750	-	-	-	4,750
Trustee Fees	-	-	-	-	-	-	-	-	-	-	4,445	-	4,445
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	-	48,560
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	128	16	73	54	148	108	-	809
Printing & Binding	-	1	-	-	2	-	-	-	-	86	-	-	89
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	815	424	-	560	425	674	-	-	3,392
Other Current Charges	-	-	-	-	-	-	35	-	35	-	70	-	140
Office Supplies	1	1	1	1	1	1	1	1	1	10	1	-	20
Property Appraiser Fee	-	-	-	-	1,944	-	-	-	-	-	-	-	1,944
Property Taxes	-	100	-	-	-	-	-	-	-	-	-	-	100
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 45,209	\$ 12,602	\$ 12,405	\$ 14,256	\$ 25,358	\$ 18,227	\$ 14,877	\$ 22,426	\$ 31,200	\$ 17,880	\$ 20,026	\$ -	\$ 234,466

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	\$ 3,839	\$ 3,839	\$ -	\$ 42,224
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	6,952	3,243	3,594	1,474	1,739	1,834	1,651	1,598	3,323	3,545	568	-	29,520
Electric	32,651	21,166	47,214	28,430	23,705	40,890	30,855	33,189	32,957	32,025	32,605	-	355,686
Water & Sewer	2,801	3,069	4,275	3,520	4,476	4,154	3,295	3,710	2,941	6,963	4,414	-	43,619
Gas	1,340	1,869	4,569	7,558	9,372	13,485	8,470	5,253	3,321	1,609	1,333	-	58,179
Landscape - Contract	48,034	125,259	70,963	53,727	48,034	62,591	48,034	48,034	70,963	48,034	48,034	-	671,706
Landscape - Contingency	4,589	7,820	1,881	550	2,021	1,790	4,685	653	14,628	9,608	-	-	48,225
Pond Maintenance	995	995	995	995	995	995	995	995	995	995	995	-	10,947
Irrigation Repairs & Maintenance	775	801	1,532	3,218	-	661	1,014	1,506	570	-	-	-	10,077
Pool & Fountain Maintenance	14,127	15,915	16,352	16,297	17,043	15,130	17,734	16,203	18,454	18,692	15,519	-	181,467
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	8,037	912	4,662	7,734	9,746	3,736	-	52,385
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	8,182	8,182	8,182	8,182	8,182	8,182	-	86,314
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	675	185	723	538	713	200	-	6,097
Gate & Gatehouse Maintenance	1,324	581	1,694	1,158	2,415	7,818	4,039	3,039	2,730	1,624	1,666	-	28,088
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	3,076	-	1,796	550	185	2,278	-	19,910
Maintenance (Inspections)	447	456	504	-	627	-	114	821	217	-	-	-	3,186
Operating Supplies	-	-	-	-	-	-	-	-	-	-	34	-	34
Parking Violation Tags	-	-	-	-	-	-	-	-	1,028	-	-	-	1,028
Pest Control	48	128	48	48	128	504	48	128	48	48	128	-	1,306
Pressure Washing	-	-	8,807	14,735	-	-	-	399	-	912	-	-	24,852
Repairs & Maintenance	493	-	1,047	-	-	-	-	-	1,736	476	3,718	-	7,470
Roadways/Sidewalks/Bridge	285	333	1,026	958	-	-	11,907	6,755	-	8,707	1,881	-	31,851
Security	8,714	8,714	8,714	8,714	8,714	8,714	8,734	13,754	8,865	10,038	7,947	-	101,621
Signage	2,722	647	1,468	-	315	564	1,958	-	462	219	-	-	8,356
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 214,398	\$ 206,478	\$ 187,704	\$ 162,316	\$ 133,845	\$ 182,939	\$ 156,651	\$ 155,238	\$ 184,080	\$ 166,161	\$ 137,076	\$ -	\$ 1,886,888
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Reserves	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Expenditures	\$ 259,607	\$ 219,080	\$ 388,209	\$ 176,572	\$ 159,203	\$ 201,166	\$ 171,528	\$ 177,664	\$ 215,280	\$ 184,041	\$ 157,103	\$ -	\$ 2,309,454
Excess Revenues (Expenditures)	\$ (256,104)	\$ 27,284	\$ 1,123,495	\$ (82,502)	\$ (86,363)	\$ (136,912)	\$ 11,307	\$ (123,799)	\$ (16,561)	\$ (175,687)	\$ (152,423)	\$ -	\$ 131,735

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Transfer In	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Interest	150,000	137,500	134,650	(2,850)
Total Revenues	\$ 338,100	\$ 325,600	\$ 322,750	\$ (2,850)
Expenditures:				
Contingency	\$ 600	\$ 550	\$ 520	\$ 30
Capital Outlay	372,991	341,908	211,977	129,931
Total Expenditures	\$ 373,591	\$ 342,458	\$ 212,497	\$ 129,961
Excess Revenues (Expenditures)	\$ (35,491)		\$ 110,253	
Fund Balance - Beginning	\$ 3,494,902		\$ 3,691,493	
Fund Balance - Ending	\$ 3,459,411		\$ 3,801,746	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 3,220	\$ 3,220
Total Revenues	\$ -	\$ -	\$ 3,220	\$ 3,220
Expenditures:				
Series 2002A-2				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 3,220	
Fund Balance - Beginning	\$ -		\$ (10,179,449)	
Fund Balance - Ending	\$ -		\$ (10,176,229)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 6,287	\$ 6,287
Total Revenues	\$ -	\$ -	\$ 6,287	\$ 6,287
Expenditures:				
Series 2005				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 6,287	
Fund Balance - Beginning	\$ -		\$ (9,073,099)	
Fund Balance - Ending	\$ -		\$ (9,066,813)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Special Assessments	\$ 2,563,488	\$ 2,563,488	\$ 2,597,316	\$ 33,828
Special Assessments - Prepayments	-	-	21,616	21,616
Interest	60,000	55,000	59,541	4,541

Total Revenues	\$ 2,623,488	\$ 2,618,488	\$ 2,678,472	\$ 59,984
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Expenditures:

Series 2015A

Interest - 11/01	\$ 423,375	\$ 423,375	\$ 423,375	\$ -
Principal - 05/01	1,765,000	1,765,000	1,765,000	-
Interest - 05/01	423,375	423,375	423,375	-
Special Call - 05/01	-	-	10,000	(10,000)

Total Expenditures	\$ 2,611,750	\$ 2,611,750	\$ 2,621,750	\$ (10,000)
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Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
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Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
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Excess Revenues (Expenditures)	\$ 11,738	\$ 56,722		
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Fund Balance - Beginning	\$ 1,180,058	\$ 1,375,187		
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Fund Balance - Ending	\$ 1,191,796	\$ 1,431,909		
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Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 1,131,989	\$ 1,131,989	\$ 1,146,919	\$ 14,930
Interest	60,000	55,000	60,390	5,390
Total Revenues	\$ 1,191,989	\$ 1,186,989	\$ 1,207,309	\$ 20,320
Expenditures:				
Series 2021				
Interest - 11/01	\$ 326,361	\$ 326,361	\$ 326,361	\$ -
Principal - 05/01	465,000	465,000	465,000	-
Interest - 05/01	326,361	326,361	326,361	-
Total Expenditures	\$ 1,117,723	\$ 1,117,723	\$ 1,117,723	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 74,267		\$ 89,586	
Fund Balance - Beginning	\$ 624,140		\$ 1,748,939	
Fund Balance - Ending	\$ 698,407		\$ 1,838,526	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	\$ -		\$ 12	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 20,613	\$ 20,613
Total Revenues	\$ -	\$ -	\$ 20,613	\$ 20,613
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 20,613	
Fund Balance - Beginning	\$ -		\$ 650,455	
Fund Balance - Ending	\$ -		\$ 671,068	

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)
LESS: PRINCIPAL PAYMENT 05/1/26	(\$1,765,000)

CURRENT BONDS OUTSTANDING	\$15,120,000
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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)
LESS: PRINCIPAL PAYMENT 05/1/26	(\$465,000)

CURRENT BONDS OUTSTANDING	\$18,130,000
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments	\$ 2,474,163.08	\$ 2,727,133.88	\$ 1,204,244.00	\$ 6,405,540.96
Net Assessments	\$ 2,325,713.30	\$ 2,563,505.85	\$ 1,131,989.36	\$ 6,021,208.50

ON ROLL ASSESSMENTS

38.63%	42.57%	18.80%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
11/14/25	ACH	\$50,395.33	\$960.83	\$2,354.04	\$0.00	\$47,080.46	\$18,185.00	\$20,044.32	\$8,851.14	\$47,080.46
11/21/25	ACH	\$613,844.67	\$11,785.81	\$24,553.93	\$0.00	\$577,504.93	\$223,063.34	\$245,870.45	\$108,571.13	\$577,504.92
12/12/25	ACH	\$897.52	\$17.68	\$13.46	\$0.00	\$866.38	\$334.64	\$368.86	\$162.88	\$866.38
12/12/25	ACH	\$3,479,688.78	\$66,810.02	\$139,187.62	\$0.00	\$3,273,691.14	\$1,264,474.90	\$1,393,761.13	\$615,455.11	\$3,273,691.14
12/22/25	ACH	\$665,776.92	\$12,806.34	\$25,459.73	\$0.00	\$627,510.85	\$242,378.31	\$267,160.28	\$117,972.27	\$627,510.86
01/12/26	ACH	\$21,594.47	\$419.30	\$628.87	\$0.00	\$20,546.30	\$7,936.08	\$8,747.51	\$3,862.71	\$20,546.30
01/12/26	ACH	\$205,296.35	\$3,982.78	\$6,158.95	\$0.00	\$195,154.62	\$75,379.17	\$83,086.31	\$36,689.14	\$195,154.62
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$3,380.74	\$3,380.74	\$1,305.82	\$1,439.34	\$635.58	\$3,380.74
02/09/26	ACH	\$5,685.70	\$113.41	\$14.54	\$0.00	\$5,557.75	\$2,146.70	\$2,366.19	\$1,044.86	\$5,557.75
02/09/26	ACH	\$163,956.28	\$3,211.05	\$3,404.35	\$0.00	\$157,340.88	\$60,773.48	\$66,987.26	\$29,580.14	\$157,340.88
03/10/26	ACH	\$1,901.90	\$38.04	\$0.00	\$0.00	\$1,863.86	\$719.92	\$793.53	\$350.41	\$1,863.86
03/10/26	ACH	\$127,454.02	\$2,519.89	\$1,459.20	\$0.00	\$123,474.93	\$47,692.63	\$52,568.97	\$23,213.33	\$123,474.93
04/08/26	ACH	\$20,671.97	\$413.49	\$0.00	\$0.00	\$20,258.48	\$7,824.91	\$8,624.97	\$3,808.60	\$20,258.48
04/08/26	ACH	\$433,492.04	\$8,669.41	\$18.93	\$0.00	\$424,803.70	\$164,081.95	\$180,858.51	\$79,863.25	\$424,803.71
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$465.34	\$465.34	\$179.74	\$198.12	\$87.48	\$465.34
05/08/26	ACH	\$2,829.29	\$56.58	\$0.00	\$0.00	\$2,772.71	\$1,070.97	\$1,180.47	\$521.27	\$2,772.71
05/08/26	ACH	\$119,524.73	\$2,390.50	\$0.00	\$0.00	\$117,134.23	\$45,243.51	\$49,869.44	\$22,021.28	\$117,134.23
06/08/26	ACH	\$89,238.76	\$1,784.77	\$0.00	\$0.00	\$87,453.99	\$33,779.42	\$37,233.19	\$16,441.38	\$87,453.99
06/16/06	ACH	\$421,689.11	\$8,433.78	\$0.00	\$0.00	\$413,255.33	\$159,621.35	\$175,941.83	\$77,692.15	\$413,255.33
07/29/26	ACH	\$0.00	\$0.00	\$0.00	\$504.96	\$504.96	\$195.04	\$214.98	\$94.93	\$504.95
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 6,423,937.84	\$ 124,413.68	\$ 203,253.62	\$ 4,351.04	\$ 6,100,621.58	\$ 2,356,386.88	\$ 2,597,315.66	\$ 1,146,919.04	\$ 6,100,621.58

101.32%	Net Percent Collected
\$ (79,413.08)	Balance Remaining to Collect

SECTION V

Reunion East and West R&M	
FY2026 Project List	Month
Seven Eagles Fountain Refurbishment/Linear Park	Completed
Seven Eagles, Restrooms Counters, Tile, Paint	In Process
Stormwater Catch Basins - Drain Inlet	Completed
Stormwater Concrete Curbs and Gutters	Completed
Concrete Sidewalks	TBD
ROW Paver Crosswalks Spine & Tradition	Completed
Pool Equipment Allowance	TBD
ADA Pool Lift Terraces (2)	Completed
Pool Furniture Allowance	Completed
HVAC Replacement Allowance	In Process
Signage Replacement Allowance	TBD
Heritage Crossings Furniture	Completed
Contingency	
Projects deferred from 2025 project list	
Access Control System at Reunion Village Gate	Completed
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	Completed
Reunion Village No Parking Signs Phase 4 (completed) & 5 (pending)	September
Signage Replacement, Radar Speed	Invoiced FY25

SECTION vi

September Reunion Report

The below data is for the 7 emails sent for September.

Reunion East - 267 active subscribers

Reunion West - 229 active subscribers

There were 2 emails sent to both districts in September.

2 sent to Reunion East exclusively and 3 sent to Reunion West exclusively.

There is a 71% open rate based on the average of opens over the 7 emails sent.

4 emails related to Board of Supervisors Meetings.

1 email related to Facility Closures.

2 emails related to Open Seat on Board.