Reunion East Community
Development District

Agenda

November 12, 2026

AGENDA

Reunion East

Community Development District

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

November 5, 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, November 12, 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 September 23, 2026 Special Meeting and the October 8, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Setting a Public Hearing to Amend and Restate the Parking Rules
5. Consideration of Resolution 2027-02 Amending the Fiscal Year 2026 Budget
6. Discussion of Board of Supervisors Action Item List Requested by Supervisor Davis
7. Consideration of Agreement with PayGOV.US for Electronic Payment Processing
8. Consideration of Reserve Study Proposal from Reserve Advisors
9. Discussion of Legal and Administrative Steps to Install Sidewalks on Vacant Lot Right of Way
10. Consideration of Settlement Proposal for Insurance Case (Franchetti, Elizabeth v. Reunion East – 1298-GL-24-0300349-001) and Discussion of Settlement Authority for Cases Defended by Insurers
11. Staff Reports
    A. Attorney
        i. Discussion Regarding Landscape Maintenance in Verge Area in Front of Residential Property
    B. Engineer
    C. Field Manager Updates
    D. District Manager's Report
        i. Reunion Rental Report
        ii. Action Items
        iii. Approval of Check Register
        iv. Balance Sheet and Income Statement
        v. Replacement and Maintenance Project List
        vi. E-Mail Subscriber Report
    E. Security Report
12. Other Business
13. Supervisors' Requests
14. Next Meeting Date: December 10, 2026
15. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Reunion East Community Development District was held on Wednesday, **September 23, 2026** at 2:30 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey *(via Zoom)*	Assistant Secretary
Diane Davis	Assistant Secretary
John Magnusson	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jan Carpenter	District Counsel
Ryan Eaton	District Counsel
Alan Scheerer	Field Manager
Billy Dove *(via Zoom)*	Eminent Domain Counsel, GrayRobinson
Residents	

The following is a summary of the discussions and actions taken at the September 23, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 2:31 p.m. and called the roll. Mr. Greenstein, Ms. Hobbs, Ms. Davis, and Mr. Magnusson were present in person, constituting a quorum. Ms. Wispelwey participated via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams explained that the special meeting was scheduled to address time-sensitive eminent domain matters previously included on the agenda for the canceled September 10, 2026, regular meeting.

Ms. Adams opened the public comment period. Mr. Graham Staley, a resident of Reunion West and Chairman of the Reunion West CDD Board, who was representing his daughter, a resident of 7450 Gathering Drive, suggested that the Board hold an additional public comment period at the conclusion of the discussion of the item under consideration.

Mr. Mueller and Mr. Nelson Rich questioned the acquisition timeline and whether the special meeting had been properly noticed. Ms. Adams stated that notice had been published in a newspaper of general circulation in Osceola County at least seven days before the meeting. There being no further comments, she closed the public comment period.

THIRD ORDER OF BUSINESS **Update and Recommendation for Parcels Subject to Eminent Domain Proceedings (Parcels 100, 109, 127, 137, 140 and 163)**

Ms. Carpenter reported that FDOT was seeking to acquire District-owned interests associated with Parcels 100, 109, 127, 137, 140, and 163 on an accelerated schedule. The Board would consider a resolution authorizing eminent domain counsel to submit counteroffers.

Mr. Billy Dove of GrayRobinson reported that his firm had reviewed the plans, appraisals, offers and title work and had coordinated with the District Engineer, who confirmed that there were no engineering concerns regarding the parcels. To facilitate FDOT's construction of the Poinciana connector, FDOT had offered $28,540 for Parcel 127, a 2.854-acre parcel and $367,250 for Parcel 100, which would accommodate an elevated roadway and a stormwater drainage pond. Based on a licensed appraiser's recommendation, Mr. Dove recommended counteroffers of $57,080 for Parcel 127 and $734,500 for Parcel 100, subject to staff approval.

In addition, north of Parcels 100 and 127, Mr. Dove identified two triangular areas. The area on the northwest side would remain accessible to pedestrians, as existing trails were present and FDOT planned to construct an elevated bridge. The triangular parcel on the northeast side of Parcel 100 was a wetland and would be inaccessible; however, the CDD would receive compensation for the parcel.

Mr. Dove further presented FDOT's offers of $31,200 for Parcel 140, a 0.25-acre parcel located on the southeast side of the Tradition Boulevard bridge; $4,700 for Parcel 109, a 0.467-acre parcel; $425,400 for Parcel 137, a 0.201-acre strip of land along I-4 adjacent to Reunion Village Boulevard and $400 for Parcel 163, a 0.03-acre wetland parcel, for which FDOT would install drainage improvements to support the roadway. Mr. Dove recommended counteroffers of

$62,400 for Parcel 140, in addition to the replacement of a water line and reconnection of utilities; $9,400 for Parcel 109; $510,480 for Parcel 137; and $5,000 for Parcel 163.

Mr. Dove reported that discussions had also taken place with Kingwood Orlando Reunion Resort regarding golf course property adjacent to Parcel 100, to identify any potential recourse available to the community. For Parcel 127, FDOT had conducted a sound study to analyze roadway noise in adjacent residential areas, to determine whether a sound barrier would reduce noise levels. FDOT determined that a sound wall would not provide any significant benefit to adjacent homeowners, because this portion of the roadway would be elevated.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Authorizing Eminent Domain Counsel to Present Counteroffers to FDOT**

Mr. Dove presented Resolution 2026-09, Authorizing and Directing Eminent Domain Counsel to Present Counteroffers for Parcels 100, 109, 127, 137, 140 and 163 to the Florida Department of Transportation.

> On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor Resolution 2026-09 Authorizing Eminent Domain Counsel to Present Counteroffers to FDOT and for the Chairman to accept and execute the necessary agreements and documents in the event that FDOT accepts the counteroffers as presented was adopted.

**Mr. Dove left the meeting following the adoption of the resolution.*

- **Public Comment Period** *(Added)*

Mr. Craig Alexanian requested consideration of sound barriers comparable to those along State Road 417 and additional noise evaluation. Mr. Jeff Gilbert asked whether noise impacts near Parcel 100 would also be studied. Ms. Carpenter summarized the noise information previously reported by eminent domain counsel and stated that she did not recall sound walls being proposed for that section. Ms. Adams directed residents to project information and contacts on the Moving I-4 Forward website.

Ms. Carpenter recalled Mr. Dove stating that FDOT had determined that a sound wall along Carriage Point would not provide any significant benefit to adjacent homeowners. Mr. Jeff Gilbert, a resident of 7478 Gathering Drive, asked whether a similar study would be conducted for Parcel 100. Ms. Carpenter did not recall any sound walls being proposed along that section;

however, the golf course could provide some buffering through the installation of walls and plantings.

In response to a question from the Balsers regarding the use of acquisition proceeds, Ms. Carpenter explained that the District needed to determine whether the affected property or improvements had been financed with bond proceeds and whether restrictions would apply. The District Engineer was assisting with that review. Potential uses discussed included bond repayment, trail improvements, and landscaping, subject to the applicable restrictions.

Mr. Greenstein acknowledged counsel's work and stated that FDOT controlled decisions regarding roadway design and sound barriers. He encouraged residents to raise related concerns with the Master Association.

Mr. Staley asked about the future use of the triangular remnant areas and the narrow area associated with Parcel 137. He also requested additional communication to residents regarding the proposed acquisitions and Board action. Ms. Carpenter stated that she would ask the District Engineer to review the northeastern triangular area. Staff and the Chairman noted that project information had been included in prior agenda materials.

Mr. Greenstein moved to adjourn the special meeting.

Mr. Staley felt that the matter warranted further discussion, due to its importance. Ms. Davis recalled the Board's earlier request that FDOT consider installing a sound wall above the proposed barrier wall and expressed concern about the effects of the elevated roadway on nearby residents. Ms. Davis also expressed concern regarding the smaller triangular parcel and the limited compensation that the CDD would receive for it.

The motion did not receive a second and was not put to a vote. Discussion continued.

Several residents requested further discussion. Mr. Greenstein explained the limited scope of the special meeting and the District's limited authority over FDOT's project.

Mr. Steve Goldstein asked about proposed improvements at the I-4/State Road 429 interchange. Mr. Greenstein stated that the area was outside District ownership. Ms. Carpenter directed residents to the Moving I-4 Forward website and advised that questions could be submitted to the District Manager for referral to eminent domain counsel.

There being no further comments, Ms. Adams closed the public comment period and stated that the next meeting was scheduled for October 8, 2026.

FIFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the special meeting was adjourned at 3:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, **October 8, 2026** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary
John Magnusson	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant District Manager
Jan Carpenter	District Counsel
Ryan Eaton	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Victor Vargas	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the October 8, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order and called the roll. All Supervisors were present in person.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. No one offered public comment

THIRD ORDER OF BUSINESS **Approval of the Minutes of the August 13, Board of Supervisors Meeting**

Ms. Adams presented the August 13, 2026 Board of Supervisors meeting minutes. Corrections were received from the Chairman prior to the meeting.

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Minutes of the August 13, 2026 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Discussion of Reunion Village and Spectrum Parking Zones**

Ms. Adams recalled that the Board had adopted parking rules that were enforced through towing. The District also had an agreement with the Master Association to provide security services for parking enforcement, including the issuance of parking violations. However, following the installation of parking signs at Reunion Village there have been numerous resident complaints regarding residential properties with multiple drivers, small garages, narrow driveways and limited parking along public roadways. A diagram showing the additional proposed parking zone locations, prepared by the District Engineer along with the existing Parking Rules, were included in the agenda package.

Ms. Adams reported that the Spectrum Townhomes Association Manager had asked whether the CDD could adopt Parking Rules to designate no-parking zones in front of the townhomes on Spectrum Drive and establish a designated parking area instead of allowing parking along the roadway. The Chairman requested additional signage and recommended allowing parking on only one side of the street, as his concern was with blocked sidewalks and vehicles impeding traffic.

- **Engineer - Discussion of Potential Mailbox Locations** *(Item 14Bi)*

The District Engineer provided a map showing potential mailbox locations at Reunion Viillage. Ms. Wispelwey suggested relocating one of the mailboxes to accommodate more street parking. Ms. Davis preferred to prohibit parking along a main thoroughfare and locating a mailbox near the cul-de-sac to allow drivers to turn around easily.

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor scheduling a public hearing to amend and restate the Parking Rules for December 10, 2026 and directing staff to provide the Board with a revised map and proposed language for the Parking Rules at the November meeting was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposals to Purchase Audio Video Equipment**

A. Partners in Sound Productions Orlando

B. Soundwaves Audio Video Interiors

Ms. Wells presented proposals from Partners in Sound Productions Orlando and Soundwaves Audio Video Interiors. Staff recommended Soundwaves. The Chair preferred Partners in Sound because its proposal identified the equipment makes and models."

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal from Partners in Sound Productions Orlando for the purchase of audio-visual equipment in the amount of $2180.50 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Proposal for Spectrum Internet and Wi-Fi Services at Heritage Crossing Community Center**

Ms. Wells reported that the HCCC required Wi-Fi services and presented a proposal from Spectrum for internet and Wi-Fi services. The proposal included gigabit internet service for $115 per month and Wi-Fi service for $20 per month, for a total monthly cost of $135 over a 12-month period. An additional $99 installation fee and a $20 activation fee would apply.

Ms. Wispelwey voiced concern about Spectrum's reliability, due to comments posted on Facebook. Ms. Adams asked whether the internet service challenges were specific to Reunion or related to the vendor. Ms. Wispelwey indicated that cell tower coverage in Reunion was inadequate and recalled that Reunion Resort used AT&T. The Chairman recalled that AT&T subcontracted with CenturyLink, which had not provided satisfactory service. He recommended trying Spectrum but requested that staff investigate satellite internet options as well.

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in the proposal for Spectrum internet and Wi-Fi services at the Heritage Crossing Community Center as stated above was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Reunion Resort Tai Chi Classes at Heritage Crossing Community Center**

Reunion Resort requested use of the HCCC one morning per week for resident Tai Chi classes. Supervisors discussed how the Special Events Policy distinguished resident programming from private rentals. The Board expressed support for the classes.

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

Ms. Wells presented the Reunion Rental Report. There were six rentals in October, three in November and eight in December. Since the last meeting, there were six inquiries, resulting in three bookings. She was working on an email blast to promote holiday parties at the HCCC.

EIGHTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes**

Ms. Adams presented an audit engagement letter from DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2026. The engagement covered a one-year period at an annual cost of $5,000. Upon receipt of the signed engagement letter, the firm would begin the District's annual independent audit, which was required by the State and due to be filed by June 30.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Audit Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes for the Fiscal Year 2026 Audit in the amount of $5,000 was approved.

NINTH ORDER OF BUSINESS **Consideration of Fiscal Year 2027 Contract Renewals**

A. Aquatic Plant Management Proposal with Applied Aquatic Management

Mr. Scheerer presented a proposal with Applied Aquatic to renew aquatic management services from October 1, 2026 through September 30, 2027 in the amount of $16,848. The services would cover 11 ponds in Reunion Village and one pond in Patriots Landing. It was included in the budget for Fiscal Year 2027.

B. Custodial Services Proposal with PG Service Group

PG Service Group proposed a custodial rate of $861 per month effective January 1, 2027, a 6% increase. The Board deferred the renewal and requested competing proposals.

C. Landscape Services Proposal with Yellowstone Landscape

Mr. Scheerer presented a proposal with Yellowstone Landscape to renew the contract for landscape services from October 1, 2026 through September 30, 2027 in the amount of $885,828, which was included in the budget for Fiscal Year 2027.

D. Pool Maintenance Services Proposal with Roberts Pool Service and Repair

Mr. Scheerer presented a proposal with Roberts Pool Service and Repair for pool and fountain maintenance services in the amount of $9,100 per month. This was an increase over the prior amount of $8,800.

Ms. Davis raised concerns about debris in the Terraces fountain. Mr. Scheerer reported that the contractor planned to vacuum the fountain, pressure wash the fountains in November and install an automated chemical delivery system.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the contract renewals with Applied Aquatic for aquatic management, Yellowstone Landscape for landscape services and Roberts Pool Service and Repair for pool maintenance services were approved.

TENTH ORDER OF BUSINESS **Ratification of Franks's AC Agreement for HVAC Equipment Installation at Seven Eagles**

Ms. Adams recalled that, at the prior meeting, the Board had reviewed proposals for air conditioning upgrades at Seven Eagles and delegated authority to the Chairman to approve the final proposal. Mr. Scheerer confirmed that the Chairman had worked with him and Frank's AC to select the appropriate AC unit and installation was scheduled for Tuesday, October 13. Seven Eagles would be closed from 8:00 a.m. to 11:00 a.m. during the installation. The gym would remain open, but would be without air conditioning for several hours. A remote sensor would be installed for the thermostat, which would be located in the janitor's office. Ms. Adams noted that the cost of the AC unit was $44,227.03 and the agreement was fully executed.

> On MOTION by Ms. Hobbs seconded by Ms. Davis with all in favor the Agreement with Frank's Air for the AC service upgrade installation at Seven Eagles in the amount of $44,227.03 was ratified.

ELEVENTH ORDER OF BUSINESS **Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports**

Ms. Adams presented AMTEC's arbitrage rebate calculation reports for the Series 2015A and Series 2021 bonds. The reports identified no rebate liability for either series.

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

TWELFTH ORDER OF BUSINESS **Discussion of Proposed Costs and Administrative Steps to Install Sidewalks on Vacant Lot Right-of-Way**

Counsel presented a memorandum on proposed sidewalk segments adjacent to vacant lots. The Board discussed right-of-way limits, access to private property, grading, responsibility for future damage, and the engineer's role in documenting the safety need.

- **Security Report** *(Item 14E)*

Ms. Adams provided security reports from Reunion Security and Reunion West Encore for informational purposes.

THIRTEENTH ORDER OF BUSINESS **Review of Long Log Action Items from Supervisor Davis**

This item would be discussed after the Field Manager Updates.

- **Field Manager Updates** *(Item 14C)*

The Field Manager reported on routine maintenance activities, including landscape and irrigation inspections, guardhouse gate repairs, gym upgrades, crosswalk striping, replacement of the partition in the Terraces Ladies' Room and replacement of the water line at the pool restroom. The standalone bathroom at The Terraces would remain closed due to vandalism and ongoing nearby construction. Ms. Wispelwey requested that the bathroom be opened during rentals.

Mr. Scheerer recommended repairs to the pergolas at the Homestead and The Terraces. Ms. Davis requested that latex paint be used. Ms. Chambers noted that moisture would cause the wood to deteriorate rapidly if latex paint were used. *There was Board consensus to replace the pergolas*.

Mr. Scheerer reported that the bollard lights installed on top of the brick pavers had been resecured. The Chairman requested that field continue to monitor ongoing maintenance items and make repairs as needed and report to the Board at the end of each month. District Counsel suggested providing field staff with a list of items identified by the Board.

The Chairman requested that a separate meeting with the Field Operations Manager be scheduled to discuss Ms. Davis' action items. Ms. Davis explained that she provided the list because certain items had not been followed up or addressed.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

District Counsel reported that the Florida Department of Transportation (FDOT) had accepted the counteroffers and would provide purchase contracts for the Chairman's signature, as authorized by the Board. The funds would then be transferred. The District Engineer was reviewing the water management permits to determine whether any conservation land was located on the parcels and whether bond funds had been used.

**Ms. Wispelwey left the meeting.*

B. Engineer

i. Discussion of Potential Mailbox Locations - *ADDED*

This item was discussed.

C. Field Manager Updates

This item was discussed.

D. District Manager's Report

i. Reunion Rental Report – Christine Wells

This item was discussed.

ii. Action Items

Ms. Adams presented the Action Items List.

iii. Approval of Check Register

Ms. Adams presented the Check Register from August 1, 2026, through August 31, 2026, in the amount of $351,857.35.

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

iv. Balance Sheet and Income Statement

This item was not discussed.

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

This item was not discussed.

vi. E-Mail Subscriber Report

This item was not discussed.

E. Security Report

This item was provided to the Board.

FIFTEENTH ORDER OF BUSINESS **Other Business**

There was no other business.

SIXTEENTH ORDER OF BUSINESS **Supervisors' Requests**

There were no Supervisors' requests.

SEVENTEENTH ORDER OF BUSINESS **Next Meeting Date: November 12, 2026**

The next meeting was scheduled for November 12, 2026, at 12:30 p.m.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION NO. 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PUBLIC HEARING TO BE HELD ON DECEMBER 10, 2026, AT 1:00 P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT OF REVISED RULES FOR PARKING ON DISTRICT PROPERTY AND THE TOWING OF IMPROPERLY PARKED VEHICLES ON DISTRICT PROPERTY IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "Board") of the Reunion East Community Development District (the "District"), pursuant to Board action, has determined to amend rules related to parking on District Property and the towing of improperly parked vehicles on certain areas of District Property (the "Parking and Towing Rules"), the Board now desires to hold a public hearing to consider the advisability and propriety of said amended rules and policies, and also desires to provide notice of said public hearing.

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

1. That there is hereby declared a public hearing to be held on December 10, 2026, at 1:00 p.m., at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747, for the purpose of hearing comment and objection to the proposed Parking and Towing Rules, and the adoption of said Parking and Towing Rules. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or via email to tadams@gmscfl.com.

2. That the Board also hereby accepts for the purposes of this Resolution, the preliminary, proposed Parking and Towing Rules, attached hereto as **Exhibit "A."**

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

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

[*SIGNATURES ON FOLLOWING PAGE*]

SIGNATURE PAGE TO RESOLUTION 2027-01
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

PASSED AND ADOPTED this 12th day of November, 2026.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____	_____
Print: _____	Print: _____
Secretary / Assistant Secretary	Chairman / Vice Chairman

EXHIBIT "A"

Proposed Revised Parking and Towing Rules

[See attached.]

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
CHAPTER V
PARKING AND TOWING RULES

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04
Revised as of November 11, 2021 by Resolution 2022-03; Revised March 14, 2024 by Resolution 2024-03; Revised October 9, 2025 by Resolution 2026-02; Revised April 9, 2026 by Resolution 2026-03; Revised _____, 2027 by Resolution 2027-___

5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules." Parking is at your own risk. The District is not responsible for any damages or incidents that occur while a vehicle is parked within the boundary of the District.

5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District Rights-of-Way, including but not limited to the roads, streets, thoroughfares, verge areas (space between sidewalk and roadway), swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised _____ 2027**"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.

5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.

5.3 On-Street Parking; Mailbox and Playground Parking.

5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised _____ 2027**, attached hereto as Appendix 5.0, parking in the

non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

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

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

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

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

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

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes. Parking for mailbox kiosk spaces is limited to no more than fifteen (15) minutes. Parking within the Euston playground parking area and the Homestead pool parking area is limited to no more than twenty-four (24) hours. Vehicles parked beyond the time limits set forth herein may be towed at the vehicle owner's expense in accordance with Section 715.07, *Florida Statutes*.

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

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

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

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

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

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas shall be used as

a domicile or residence either temporarily or permanently.

5.3.8 Speed humps have been installed throughout the community as traffic-calming measures to enhance roadway safety for residents and pedestrians. Speed humps are marked with standard warning striping. To ensure visibility, emergency access, and the effectiveness of traffic calming features, except for designated parking spaces located off the roadway, parking is strictly prohibited within 20 feet of any speed hump in either direction. Vehicles found in violation are subject to towing. No vehicle, trailer, or object shall obstruct or impede visibility or access to speed humps, warning signage, or painted roadway markings. Obstructing vehicles, trailers and/or objects are subject to towing.

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

5.5 Enforcement

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

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

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

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

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

District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

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

Effective Date: _____, 2027

Appendix 5.0

District Parking and Towing Maps – Revised _____2027

[ATTACHED ON FOLLOWING PAGE(S)]

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

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

Rev.	Date	Description	Ckd By

REUNION EAST CDD
REUNION CDD
OSCEOLA COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

Date: 4/28/2026
Scale: AS SHOWN
Project No.: 1003.001
Drawn By: CDB
Designed By: CDB
Checked By: SNB

SHEET NO.
1.00

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

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LEGEND

AREAS OF NO PARKING

24 HOUR TIME RESTRICTED PARKING

0 200' 400' 800'

NORTH

SCALE: 1"=400'

SHEET NO. 1.01

Checked By: SNB
Designed By: CDB
Drawn By: CDB
Project: 1003.001
Scale: AS SHOWN
Date: 3/27/2024

REUNION EAST CDD

REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 1 OF 6

Rev.	Date	Description	Chk By

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

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

Z:\Shared\Share\PROJECTS\1003.001 Street PArking MAps\Plans\REUNION EAST NO PARKING JRC.dwg Plotted By:James R. Curley Plotted:April 28, 2026, 2:59:36 PM



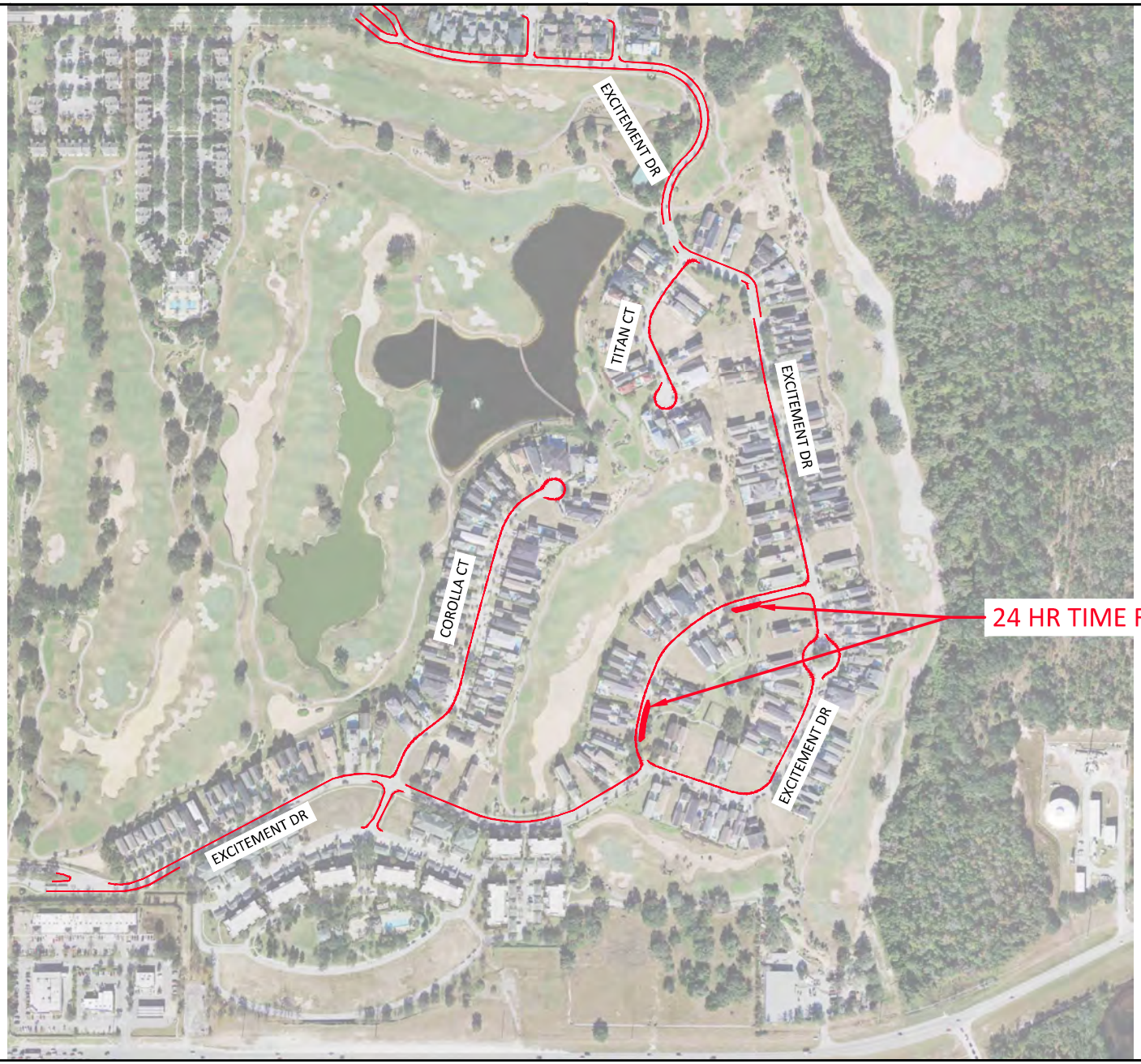
LEGEND

AREAS OF NO PARKING

0 125' 250' 500'

NORTH
SCALE: 1"=250'

SHEET NO. 1.02	Checked By: SNB Designed By: CDB Drawn By: CDB Project No.: 1003.001 Scale: AS SHOWN Date: 3/27/2024	REUNION EAST CDD REUNION CDD OSCEOLA COUNTY, FLORIDA NO PARKING DETAIL 2 OF 6	Rev. / Date / Description / Chk By	Civil Engineer STEVEN N. BOYD, P.E. License No. 43225	BOYD CIVIL ENGINEERING 6816 Hanging Moss Road Orlando, Florida 32807 Office: (407)494-2693 Certificate of Auth. 29791



0' 175' 350' 700'
NORTH
SCALE: 1"=350'

LEGEND

AREAS OF NO PARKING

24 HOUR TIME RESTRICTED PARKING

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

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

Rev.	Date	Description	Ckd By

REUNION EAST CDD
REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 6

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

SHEET NO.
1.03

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



SHEET NO. 1.04

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Designed By: WEW
Drawn By: WEW
Project: 1003.001
Scale: AS SHOWN
Date: 10/8/2025

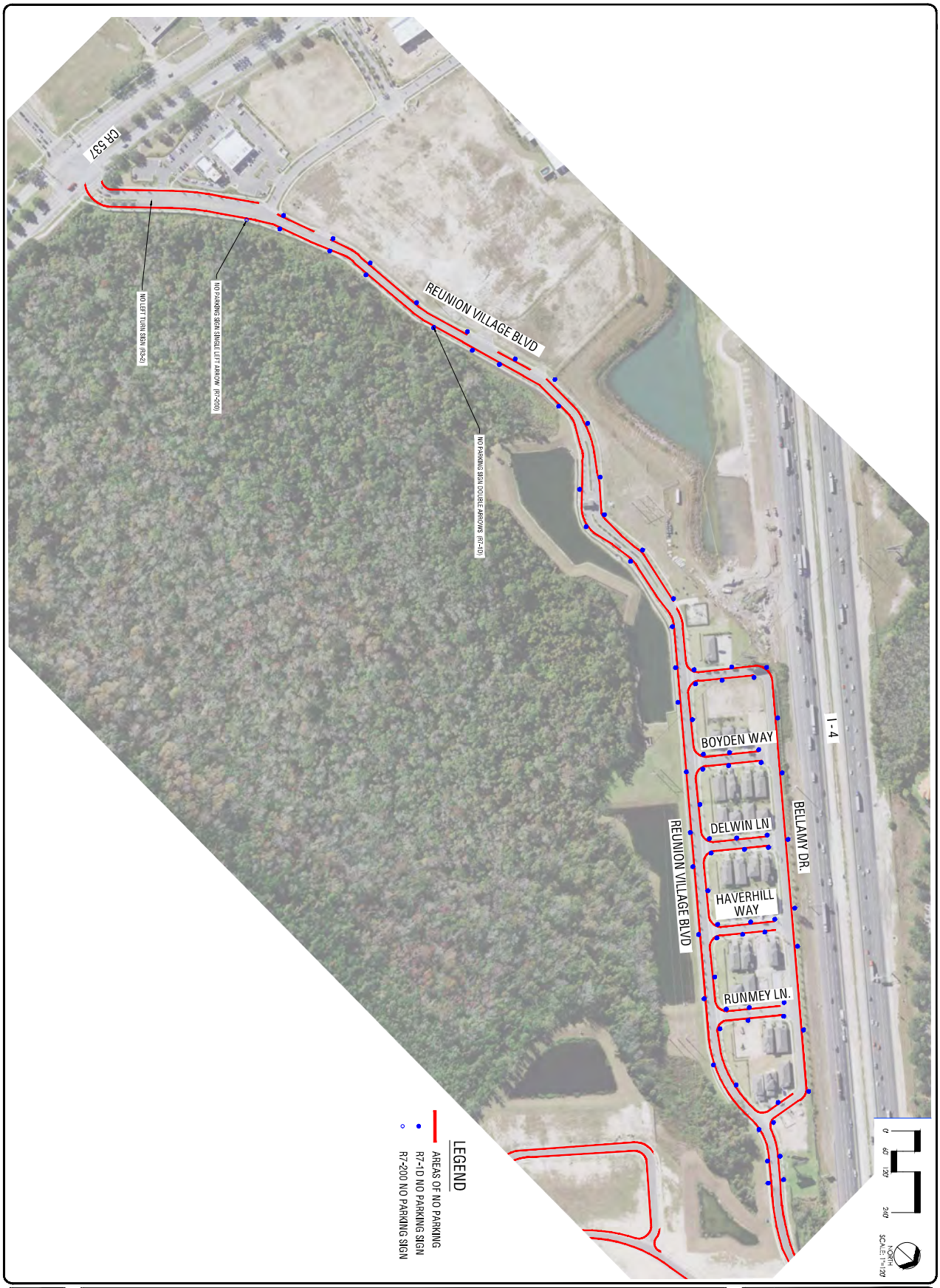
REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 4 OF 6

Rev.	Date	Description	Chk By

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

Plotted: October 8, 2025, 3:12:29 PM
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SHEET NO. 1.05

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

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 5 OF 6

Rev.	Date	Description	Chk By

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

Plotted: October 8, 2025, 3:12:47 PM
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SHEET NO. 1.06

Checked By: SNB
Designed By: WEW
Drawn By: WEW
Project: 1003.001
Scale: AS SHOWN
Date: 10/8/2025

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 6 OF 6

Rev.	Date	Description	Chk By

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

Plotted: October 8, 2025, 3:13:17 PM
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LEGEND

AREAS OF NO PARKING

24 HOUR TIME RESTRICTED PARKING

SCALE: 1" = 200'
0 100 200 400
NORTH

SHEET NO. 1.07

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

REUNION EAST CDD

REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 7 OF 7

Rev.	Date	Description	Chk. By

Civil Engineer
STEVEN N. BOYD, P.E.

License No. 43225

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

SECTION 5

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING AMENDMENTS TO THE GENERAL FUND BUDGET FOR FISCAL YEAR 2026 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2025-08 the Reunion East Community Development District Board of Supervisors (the "Board") adopted a General Fund Budget for Fiscal Year 2026; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2026.

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

1. The General Fund Budget for Fiscal Year 2026 is hereby amended and restated as set forth on the Fiscal Year 2026 Budget attached hereto as **"Exhibit A"**.

2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 12th day of November, 2026.

ATTEST:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

Exhibit A

Reunion East

Community Development District

Amended Budget

FY2026

Table of Contents

1-3 General Fund

4 Debt Service Fund Series 2015A

Reunion East

Community Development District

Amended Budget

FY2026

General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
Revenues:				
Special Assessments - Tax Collector	$ 2,325,718	$ -	$ 2,325,718	$ 2,374,548
Interest	47,400	11,900	59,300	59,272
Miscellaneous Income	-	10,000	10,000	10,000
Rental Income	6,000	15,475	21,475	21,475
Carry Forward Surplus	-	124,401	124,401	37,338
Total Revenues	**$ 2,379,118**	**$ 161,776**	**$ 2,540,894**	**$ 2,502,633**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 11,600
FICA Expense	918	-	918	887
Engineering Fees	30,000	(5,000)	25,000	20,221
Attorney	100,000	22,250	122,250	122,220
Arbitrage	900	-	900	900
Dissemination	10,815	100	10,915	10,915
Annual Audit	4,750	-	4,750	4,750
Trustee Fees	8,869	20	8,889	8,889
Assessment Administration	8,111	-	8,111	8,111
Management Fees	52,974	-	52,974	52,974
Information Technology	1,947	-	1,947	1,947
Website Maintenance	1,298	-	1,298	1,298
Telephone	75	(75)	-	-
Postage	1,500	(650)	850	834
Printing & Copies	500	(400)	100	90
Insurance	20,571	-	20,571	19,407
Legal Advertising	5,000	-	5,000	4,413
Other Current Charges	600	(400)	200	175
Office Supplies	250	(200)	50	21
Property Appraiser Fee	1,000	950	1,950	1,944
Property Taxes	400	(300)	100	100
Dues, Licenses & Subscriptions	175	-	175	175
Total Administrative:	**$ 262,653**	**$ 16,295**	**$ 278,948**	**$ 271,871**

Reunion East

Community Development District

Amended Budget

FY2026

General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26	
Maintenance - Shared Expenses					
Field Services	$ 46,063	$ -	$ 46,063	$ 46,063	1
Amenity Management	5,472	(5,472)	-	-	2
Property Insurance	68,786	(6,047)	62,739	62,739	3
Telephone	22,800	1,500	24,300	24,146	4
Electric	380,606	7,100	387,706	387,018	5
Water & Sewer	42,750	5,600	48,350	48,318	6
Gas	59,850	-	59,850	59,492	7
Trash Services	-	-	-	-	8
Landscape Maintenance	581,400	161,700	743,100	743,012	9
Landscape Contingency	71,250	(21,250)	50,000	48,225	10
Pond Maintenance	14,250	-	14,250	11,943	11
Irrigation Repairs	19,950	(8,850)	11,100	10,077	12
Pool & Fountain Maintenance	219,450	(19,450)	200,000	196,958	13
Building Repairs & Maintenance	28,500	28,000	56,500	56,128	14
Contract Cleaning	80,900	15,100	96,000	94,923	15
Fitness Center Repairs & Maintenance	7,923	-	7,923	7,659	16
Gate & Gatehouse Repairs & Maintenance	45,600	(12,600)	33,000	31,288	17
Amenity/Pool Lights	11,400	9,100	20,500	20,092	18
Maintenance (Inspections)	5,700	-	5,700	3,785	19
Operating Supplies	2,850	(2,750)	100	34	20
Parking Violation Tags	285	800	1,085	1,028	21
Pest Control	1,756	-	1,756	1,355	22
Pressure Washing	28,500	-	28,500	24,852	23
Repairs & Maintenance	20,520	(10,000)	10,520	7,878	24
Roadways/Sidewalks/Bridge	22,800	17,200	40,000	35,854	25
Security	121,905	(9,000)	112,905	110,422	26
Signage	11,400	-	11,400	9,160	27
Contingency	5,700	(5,200)	500	214	28
Total Operations & Maintenance:	**$ 1,928,365**	**$ 145,481**	**$ 2,073,846**	**$ 2,042,661**	
Reserves					
Transfer Out - R&M Fund	$ 188,100	$ -	$ 188,100	$ 188,100	
Total Reserves	**$ 188,100**	**$ -**	**$ 188,100**	**$ 188,100**	
Total Expenditures	**$ 2,379,118**	**$ 161,776**	**$ 2,540,894**	**$ 2,502,633**	
Excess Revenues (Expenditures)	$ (0)	$ -	$ (0)	$ 0	

Net Assessment	$2,325,718
Collection Cost (6%)	$148,450
Gross Assessment	$2,474,168

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2026

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

Fiscal Year 2025

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

Variance Chart

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

*304 Units reallocated to Multi-Family for FY2026.

Reunion East

Community Development District

Amended Budget

FY2026

Debt Service Fund

Series 2015A

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
Revenues:				
Special Assessments	$ 2,563,488	$ -	$ 2,563,488	$ 2,617,334
Special Assessments - Prepayments	-	21,616	21,616	21,616
Interest	60,000	3,510	63,510	63,502
Carry Forward Surplus	1,180,058	20,129	1,200,187	1,200,187
Total Revenues	**$ 3,803,546**	**$ 45,255**	**$ 3,848,801**	**$ 3,902,639**
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	10,000
Total Expenditures	**$ 2,611,750**	**$ 10,000**	**$ 2,621,750**	**$ 2,621,750**
Excess Revenues (Expenditures)	$ 1,191,796	$ 35,255	$ 1,227,051	$ 1,280,889

Interest - 11/1/2026	**$379,250**
Total	**$379,250**
Net Assessment	**$2,563,488**
Collection Cost (6%)	**$163,627**
Gross Assessment	**$2,727,115**

Reunion East Projected EAU Calculation 2015A

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

*SF unit reflects one lot payoff in FY22

SECTION 6

Column1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed	Additional notes
1	Open	Approved Tree List Implemention	High	10/1/25	District Manager	Admin	Sept 2025 CDD/HOA Agreement Mtg-Approved Tree Installs.Reports-Not Occuring		
2	Open	Approved Bio-barrier Implemention	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 documenst.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 Surverys 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	Additonal 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:Clarigy 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 Caterpilllars-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		

Column1	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 Maintenace 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 supervison. 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 Trafffic 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 Maintenace	High	5/4/26	District Manager	Maint	Update and clarify gym contract for care and maintenace		
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.Thieft.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 7

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

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

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Reunion East Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 8

Kejsi Shuaipi, Account Manager
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level II Reserve Study

Reunion East and West Community Development District

Reunion, FL



Reserve Advisors
Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

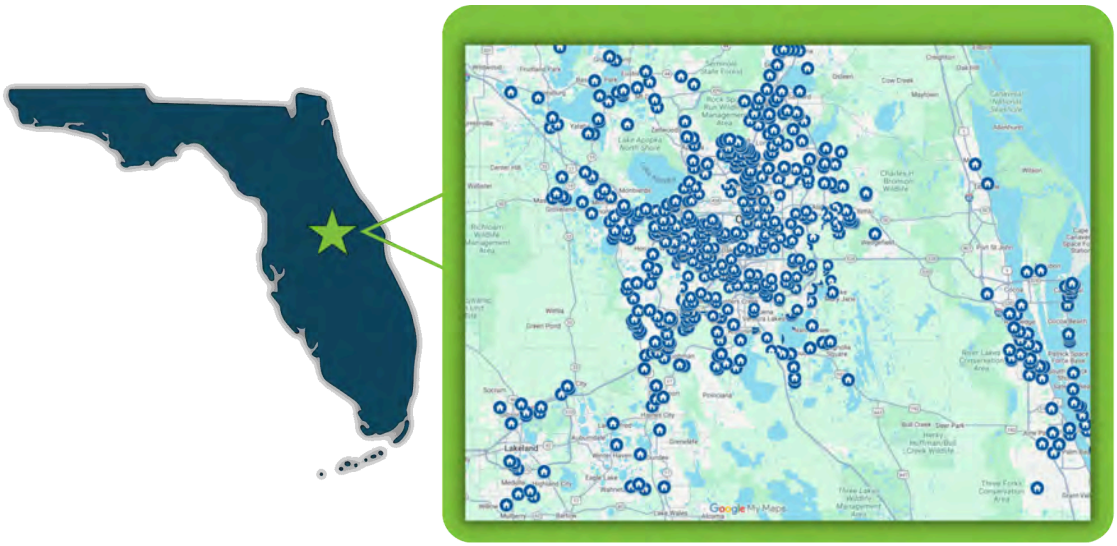
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lissette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level II Reserve Study Update With Site-Visit

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
RESERVE STUDY PROCESS			
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
KEY DELIVERABLES			
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
		★ RECOMMENDED SERVICE LEVEL	

With historical knowledge of your property, we are proposing a Level II Reserve Study Update with Site Visit. The process closely aligns with the comprehensive Level I Reserve Study previously conducted. We reassess and verify the component inventory and quantities. Moreover, our dedicated reserve specialist will conduct a thorough visual inspection, evaluate the rate of deterioration between studies and re-evaluate the remaining useful lives of every component, considering the current conditions and projected replacement costs in the prevailing economic climate. This is the most economical approach to ensuring your community's reserve funding outlook remains aligned with the financial demands of preserving its common property.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level II Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: If applicable, the reserve study consultant will update the list of reserve components to reflect any changes to the property since the previous reserve study. We will conduct a new condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. We will update life and valuation estimates to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Reunion East and West Community Development District comprises 5379 units within. We've identified and will include the following reserve components:

The component inventory will reflect the latest reserve study conducted by Reserve Advisors. Before commencing the study, our engineer will review the component list with you to ensure the inclusion of any recently added items. You can find the list of reserve components in section 3 of the reserve study linked here.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

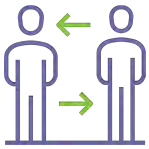
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

> RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.
>
> **Ellen C. | Treasurer**

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study Update With Site Visit (Level II)	$11,000.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of delivery.
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

Scheduling Flexibility Discount Option	
☐ ~15% Discount for project kickoff in Q1 of 2027 Contingent upon contract being approved by 12/31/2026. The kickoff and inspection must be scheduled in Q1 of 2027 for this discount to be applied.	-$1,650.00

We will collaborate with you to deliver an updated reserve study that refreshes the 2021 report and reflects changes since then. The Association has completed several capital projects, including the installation of additional security gates at a new location, which should be incorporated into the component inventory, useful lives, and cost projections. In addition, with continued development in the Reunion East CDD / Reunion Village area and the project now virtually built out, this update is an important opportunity to confirm the final scope of Association-maintained assets and align the long-term funding plan with the community's stabilized, post-development conditions.

---

2. Sign below

Signature: _____ Title: _____

Name: _____ Date: _____

For: Reunion East and West Community Development District Ref: 090500

---

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 7/22/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SECTION 9

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

MICHAEL J. BEAUDINE
KEITH T. BROWN
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
DANIEL H. COULTOFF
RYAN P. EATON
JENNIFER S. EDEN
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BRANDON E. POWNALL
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

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

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,

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 s 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.

SM FL 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/ld	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
Movilization 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!

Ph 2 Par 3

PATRIOTS LANDING



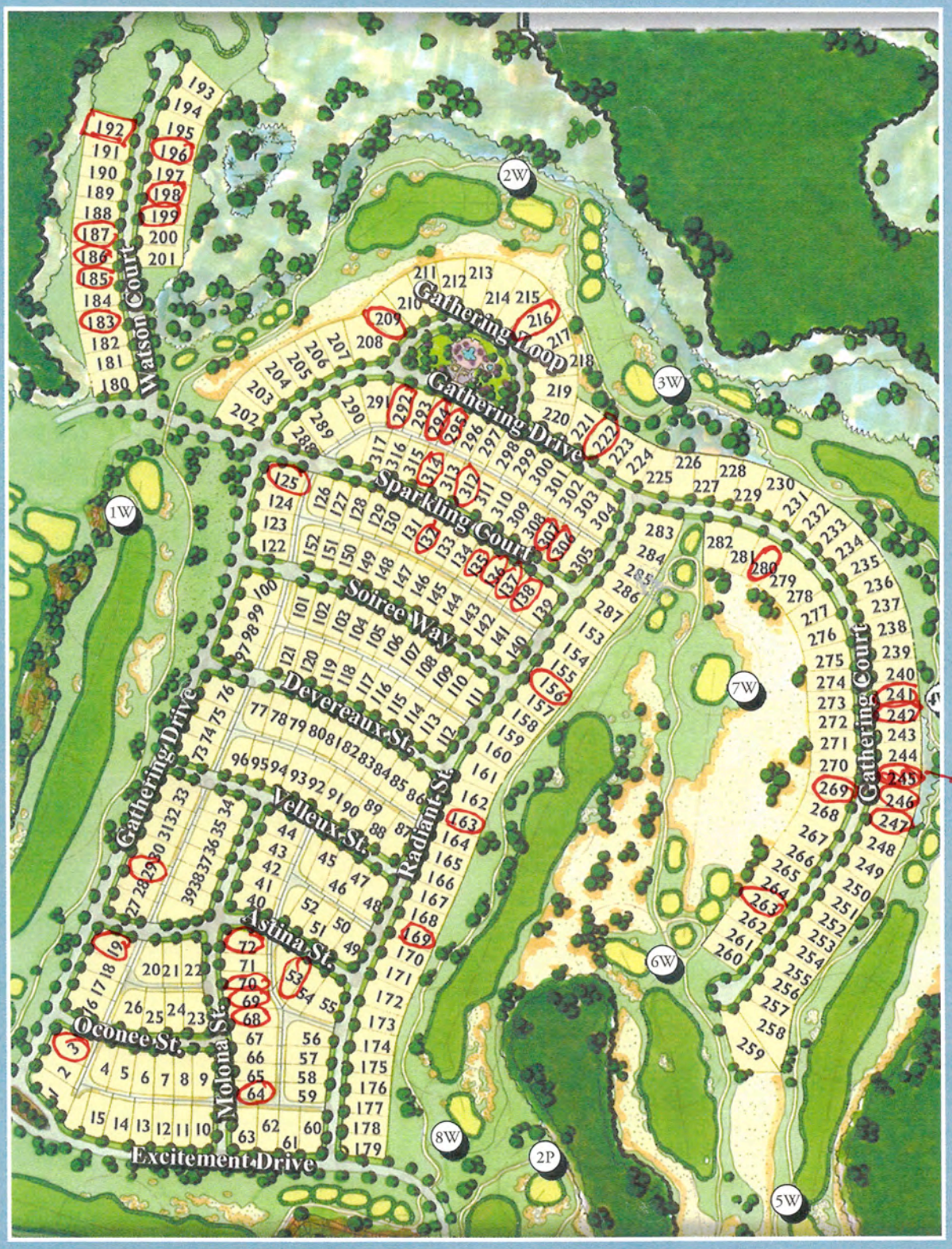


Ginn
REUNION® RESORT

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.

Ph I Par I

HOMESTEAD



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Ph 2 Par 1 & 1A

LIBERTY BLUFF



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SECTION 11

SECTION D

SECTION i

Room Rental Report

Reunion East Community Development District
November 12, 2026
Presented by: Christine Wells, Assistant District Manager

5	2	4	8
RENTAL INQUIRIES	BOOKINGS	NOVEMBER EVENTS	DECEMBER EVENTS

Rental Inquiries

For October 5 – November 5, 2026, staff had 5 prospective rental inquiries. Two of those inquires materialized into rentals. The other 3 were informational or pending agreement.

Holiday Marketing

A holiday rental promotion featuring the Seven Eagles Pavilion & Pool Area and Heritage Crossing Community Center was sent out in an email blast on Friday, November 6, 2026. The full-size flyer is attached below. The campaign emphasizes holiday celebrations and other private gatherings and directs inquiries to District Management. This was sent out via the District's email contact list as well as the various POAs onsite.

Other Updates

- Tai Chi is reserved for Tuesdays, with only a handful of exceptions. Yoga is scheduled for Mondays and Thursdays. All exceptions have been communicated with Reunion Resort staff.
- Staff is working to finalize the purchase and installation of ballroom sound equipment. Final contract language, equipment specifications, and responsibility for warranties or repairs are under review before execution.
- Spectrum estimated total construction at $18,278.04, including $10,000 covered by Spectrum and a $8,278.04 District construction contribution. Spectrum estimated approximately 21 days for construction once authorized; ongoing service charges are separate. Staff requested alternative quotes from CenturyLink and Starlink and will bring them to the board when received.

Celebrate the Holiday Season at Reunion

HOST YOUR NEXT GATHERING CLOSE TO HOME

Plan a memorable holiday party, family celebration, reunion, birthday or special event at one of Reunion's beautiful venues.



SEVEN EAGLES
PAVILION & POOL AREA

- Resort-style setting for memorable gatherings
- Capacity up to 100 guests
- Temporary exclusive use of the pool area, including a large resort pool and two hot tubs
- Covered pavilion

SPECIAL RENTAL RATE

FOR RESIDENTS & NON-RESIDENT MEMBERS

$750

Please note: During a private pool rental, the fitness center and mailroom remain open and accessible.

1344 Seven Eagles Court, Reunion, FL 34747



HERITAGE CROSSING
COMMUNITY CENTER

- Elegant, spacious venue for larger gatherings
- Ample complimentary parking
- Ideal for parties, reunions, weddings, showers, corporate events and more

SPECIAL RENTAL RATES

FOR RESIDENTS & NON-RESIDENT MEMBERS

Half Ballroom (up to 300 guests)	**$500**
Full Ballroom (up to 614 guests)	**$750**

7715 Heritage Crossing Way, Reunion, FL 34747

Reserve Your Date Today!

Contact Christine Wells at **cwells@gmscfl.com**

SECTION ii

Reunion East Action Items				
Meeting Assigned	**Action 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. Counsel resolving if any unassigned debt residual from bond default will be applied to any future proceeds. Real Estate Representation Agreement is on hold as of 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**	
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 started October 9. Expected to be complete by December 31.

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	**Completed**	BOS delegated authority to Chair to approve NTE $75K. Proposal approved and equipment to be installed October 8. Email to residents completed. Work completed week of October 12.
10/8/26	Amend and Restate Parking Rules	Curley/Adams/Counse	**In Process**	PH to amend and restate parking rules for Phase 4/5 Reunion Village and Spectrum Condos set 12.10.2026 at 1:00 pm. Proposed maps to be reviewed by BOS 11.12.2026
10/8/26	Internet Connection at HCCC	Wells	**In Process**	BOS approved Spectrum 10.08.2026.

10/8/26	Custodial Service	Scheerer	**In Process**	RFP issued 10.28.2026. BOS to review proposal for custodial service and select provider 12.12.2026 effective January 2027

Reunion West Action Items				
Meeting Assigned	**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		**On Hold**	BOS approved proposal 08.13.2026. Legal agreement pending completion and execution as of 09.30.2026. Legal concerns raised 10.08.2026.
8/13/26	Sinclair Road Improvements	Curley	**FY2027**	BOS authorized preliminary engineering work 08.13.2026. Plans and proposals pending BOS review.
9/10/26	Whitemarsh Way Parking Improvements	Curley	**FY2027**	BOS authorized preliminary engineering work 08.13.2026. Plans and proposals pending BOS review.

10/8/26	GTP Dog Park Feasibility	Scheerer	**In Process**	Alan to review site, propose plan and costs for installation and maintenance. Information to be presented 12.10.2026.
	Interlocal Amenity Agreement Amendment	Counsel	**In Process**	Boards reviewed shared cost framework at joint workshop 10.29.2026. Graham and Mark will work on budget, Mike and June will work on interlocal language.

SECTION iii

Reunion East

Community Development District

Summary of Invoices

October 01, 2026 - October 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	10/8/26	7066-7071	$ 4,351.39
	10/30/26	7072-7102	271,135.07
			$ 275,486.46
R&M Fund			
	10/27/26	323-324	$ 89,970.00
			$ 89,970.00
Payroll			
	October 8th, 2026		
	Diane Davis	50903	184.70
	John Magnusson	50904	184.70
	June Wispelwey	50905	184.70
	Mark Greenstein	50906	184.70
	Trudy Hobbs	50907	184.70
			$ 923.50
	October 29th, 2026		
	Diane Davis	50908	184.70
	John Magnusson	50909	184.70
	June Wispelwey	50910	184.70
	Mark Greenstein	50911	184.70
			$ 738.80
TOTAL			**$ 367,118.76**

*** CHECK DATES 10/01/2026 - 10/31/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00189	9/25/26	7474-09- SERIES 2015A ARBITRAGE	202609	310-51300-31400		*	450.00		
		9/25/26	7475-09- SERIES 2021 ARBITRAGE	202609	310-51300-31400		*	450.00		
						AMERICAN MUNICIPAL TAX-EXEMPT			900.00	007066
10/08/26	00129	9/28/26	6218 FIX POOL GATE PLATE - HS	202609	320-53800-47700		*	111.15		
		9/28/26	6218 FIX POOL GATE PLATE - HS	202609	300-13100-10100		*	83.85		
		9/28/26	6219 RESET SLIDING GLASS WHEEL	202609	320-53800-57400		*	82.65		
		9/28/26	6219 RESET SLIDING GLASS WHEEL	202609	300-13100-10100		*	62.35		
						BERRY CONSTRUCTION INC.			340.00	007067
10/08/26	00211	9/10/26	2026-468 NOT. SELL/LEASE STABLES	202609	310-51300-48000		*	343.39		
						STIDHAM MEDIA GROUP HOLDINGS, LLC			343.39	007068
10/08/26	00206	9/25/26	IV013690 STABLES QTRLY SPRLR INSP	202608	320-53800-47800		*	114.00		
		9/25/26	IV013690 STABLES QTRLY SPRLR INSP	202608	300-13100-10100		*	86.00		
		9/25/26	IV013690 HC QTRLY SPRINKLER INSPEC	202608	320-53800-47800		*	114.00		
		9/25/26	IV013690 HC QTRLY SPRINKLER INSPEC	202608	300-13100-10100		*	86.00		
						PYE-BARKER FIRE & SAFETY, LLC			400.00	007069
10/08/26	00060	9/10/26	331724 CP-UNITHREM GOV-SPA HEATR	202609	320-53800-46200		*	470.82		
		9/10/26	331724 CP-UNITHREM GOV-SPA HEATR	202609	300-13100-10100		*	355.18		
		9/21/26	331495 REPLC ESCUTCHEONS - HC	202609	320-53800-46200		*	233.70		
		9/21/26	331495 REPLC ESCUTCHEONS - HC	202609	300-13100-10100		*	176.30		
		9/21/26	331498 TERR-TORO VALVE & BASIN	202609	320-53800-46200		*	320.91		
		9/21/26	331498 TERR-TORO VALVE & BASIN	202609	300-13100-10100		*	242.09		
		9/21/26	331979 SE-TIMER FOR SPA JETS	202609	320-53800-46200		*	233.13		
		9/21/26	331979 SE-TIMER FOR SPA JETS	202609	300-13100-10100		*	175.87		
						SPIES POOL LLC			2,208.00	007070

*** CHECK DATES 10/01/2026 - 10/31/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00070	8/07/26	86323	202608	320-53800-47700			*	91.20		
			SE GYM-FLOURESCENT LIGHTS								
		8/07/26	86323	202608	300-13100-10100			*	68.80		
			SE GYM-FLOURESCENT LIGHTS								
							TERRY S ELECTRIC INC			160.00	007071
10/30/26	00074	9/30/26	239717	202609	320-53800-47000			*	776.91		
			AQUATIC PLANT MGMT SEP26								
		9/30/26	239717	202609	300-13100-10100			*	586.09		
			AQUATIC PLANT MGMT SEP26								
							APPLIED AQUATIC MANAGEMENT INC			1,363.00	007072
10/30/26	00095	9/30/26	260157	202609	320-53800-57400			*	2,421.57		
			RPLC CONCRETE PAD/BOLLARD								
		9/30/26	260157	202609	300-13100-10100			*	1,826.79		
			RPLC CONCRETE PAD/BOLLARD								
		10/20/26	261898	202610	320-53800-57400			*	113.10		
			FIXED MEGA TOWER ARMS								
		10/20/26	261898	202610	300-13100-10100			*	81.90		
			FIXED MEGA TOWER ARMS								
		10/21/26	261801	202610	320-53800-57400			*	255.20		
			REATTACHED 2 BARRIER ARMS								
		10/21/26	261801	202610	300-13100-10100			*	184.80		
			REATTACHED 2 BARRIER ARMS								
							ACCESS CONTROL SYSTEMS LLC			4,883.36	007073
10/30/26	99999	10/30/26	VOID	202610	000-00000-00000			C	.00		
			VOID CHECK								
							******INVALID VENDOR NUMBER******			.00	007074
10/30/26	00129	10/02/26	6224	202609	320-53800-49100			*	213.75		
			DLVR OUTDOOR FURN STABLES								
		10/02/26	6224	202609	300-13100-10100			*	161.25		
			DLVR OUTDOOR FURN STABLES								
		10/08/26	6231	202610	320-53800-46200			*	1,566.00		
			PURCHASE 12 UMBRELLAS								
		10/08/26	6231	202610	300-13100-10100			*	1,134.00		
			PURCHASE 12 UMBRELLAS								
		10/08/26	6232	202610	320-53800-47700			*	841.00		
			ASSMBLD FLOOR/FIXD LIGHTS								
		10/08/26	6232	202610	300-13100-10100			*	609.00		
			ASSMBLD FLOOR/FIXD LIGHTS								
		10/15/26	6233	202610	320-53800-47700			*	1,151.88		
			SIGNS/CLOCKS/TABLES/CHAIR								
		10/15/26	6233	202610	300-13100-10100			*	834.12		
			SIGNS/CLOCKS/TABLES/CHAIR								

*** CHECK DATES 10/01/2026 - 10/31/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/15/26	6234	202610	320-53800-46200			*	684.40		
			RPLC UMBRL/FIX BOARD/CLCK								
		10/15/26	6234	202610	300-13100-10100			*	495.60		
			RPLC UMBRL/FIX BOARD/CLCK								
		10/15/26	6235	202610	320-53800-47700			*	841.00		
			FILED LOCK/UMBRL/SIGNS								
		10/15/26	6235	202610	300-13100-10100			*	609.00		
			FILED LOCK/UMBRL/SIGNS								
		10/15/26	6236	202610	320-53800-57400			*	304.50		
			RPLC 3 CEILING TILES								
		10/15/26	6236	202610	300-13100-10100			*	220.50		
			RPLC 3 CEILING TILES								
		10/22/26	6240	202610	320-53800-48100			*	287.10		
			SPRAY NESTS/LIGHTS/SIGNS								
		10/22/26	6240	202610	300-13100-10100			*	207.90		
			SPRAY NESTS/LIGHTS/SIGNS								
		10/22/26	6241	202610	320-53800-47700			*	145.00		
			FIXED METAL STRIPPING								
		10/22/26	6241	202610	300-13100-10100			*	105.00		
			FIXED METAL STRIPPING								
		10/22/26	6242	202610	320-53800-47700			*	229.10		
			2 POOL SIGNS/INST CLOCK								
		10/22/26	6242	202610	300-13100-10100			*	165.90		
			2 POOL SIGNS/INST CLOCK								
		10/22/26	6243	202610	320-53800-47700			*	301.60		
			FIXED GUTTERS/SIGNS/POSTS								
		10/22/26	6243	202610	300-13100-10100			*	218.40		
			FIXED GUTTERS/SIGNS/POSTS								
		10/22/26	6244	202610	320-53800-48100			*	345.10		
			INST GARBAGE CAN/DOG SIGN								
		10/22/26	6244	202610	300-13100-10100			*	249.90		
			INST GARBAGE CAN/DOG SIGN								
							BERRY CONSTRUCTION INC.			11,921.00	007075
10/30/26	00134	9/30/26	04899	202609	310-51300-31100			*	1,243.75		
			CURB REPAIR MEETNG/REVIEW								
		9/30/26	04899	202609	310-51300-31100			*	2,272.00		
			SPECL.MEETNG FDOT PARCELS								
							BOYD CIVIL ENGINEERING INC			3,515.75	007076
10/30/26	00072	9/29/26	40185	202609	320-53800-57200			*	684.00		
			DELIVERED STOP SIGNS								
		9/29/26	40185	202609	300-13100-10100			*	516.00		
			DELIVERED STOP SIGNS								
							FAUSNIGHT STRIPE AND LINE INC			1,200.00	007077

*** CHECK DATES 10/01/2026 - 10/31/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/26	00176	9/24/26	31691	202609	320-53800-48200		*	712.50		
			VARIOUS PARTS & REPAIRS							
		9/24/26	31691	202609	300-13100-10100		*	537.50		
			VARIOUS PARTS & REPAIRS							
		9/29/26	31722	202609	320-53800-48200		*	199.50		
			PREVENTATIVE MAINT SEP26							
		9/29/26	31722	202609	300-13100-10100		*	150.50		
			PREVENTATIVE MAINT SEP26							
		10/05/26	31738	202610	320-53800-48200		*	759.22		
			VARIOUS PARTS & REPAIRS							
		10/05/26	31738	202610	300-13100-10100		*	549.78		
			VARIOUS PARTS & REPAIRS							
		10/08/26	31743	202610	320-53800-48200		*	203.00		
			PREVENTATIVE MAINT OCT26							
		10/08/26	31743	202610	300-13100-10100		*	147.00		
			PREVENTATIVE MAINT OCT26							
		10/15/26	31777	202610	320-53800-48200		*	203.00		
			PREVENTATIVE MAINT OCT26							
		10/15/26	31777	202610	300-13100-10100		*	147.00		
			PREVENTATIVE MAINT OCT26							
						FITNESS SERVICES OF FLORIDA INC			3,609.00	007078
10/30/26	00049	10/01/26	692	202610	310-51300-34000		*	4,546.92		
			MANAGEMENT FEES OCT26							
		10/01/26	692	202610	310-51300-35200		*	113.58		
			WEBSITE ADMIN OCT26							
		10/01/26	692	202610	310-51300-35100		*	167.08		
			INFORMATION TECH OCT26							
		10/01/26	692	202610	310-51300-31300		*	928.25		
			DISSEMINATION SVCS OCT26							
		10/01/26	692	202610	320-53800-12100		*	477.92		
			MNGMT AGREE SVCS OCT26							
		10/01/26	692	202610	310-51300-51000		*	.96		
			OFFICE SUPPLIES OCT26							
		10/01/26	692	202610	310-51300-42000		*	113.43		
			POSTAGE OCT26							
		10/01/26	693	202610	320-53800-12000		*	4,023.08		
			FIELD MANAGEMENT OCT26							
		10/08/26	694	202610	310-51300-31700		*	8,354.00		
			FY27 ASSESSMENT ROLL CERT							
						GOVERNMENTAL MANAGEMENT SERVICES			18,725.22	007079
10/30/26	00079	10/11/26	12387869	202610	320-53800-47900		*	49.19		
			MTHLY PEST CONTROL OCT26							
		10/11/26	12387869	202610	300-13100-10100		*	35.61		
			MTHLY PEST CONTROL OCT26							
						HOMETEAM PEST DEFENSE			84.80	007080

*** CHECK DATES 10/01/2026 - 10/31/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/26	00186	10/01/26	774181	202610	300	15500	10000			*	804.12		
			ALARM MONITOR SRVC NOV26										
		10/01/26	774181	202610	300	13100	10100			*	582.29		
			ALARM MONITOR SRVS NOV26										
									HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,386.41	007081
10/30/26	99999	10/30/26	VOID	202610	000	00000	00000			C	.00		
			VOID CHECK										
									******INVALID VENDOR NUMBER******			.00	007082
10/30/26	00092	8/26/26	4037	202608	320	53800	41000			*	295.57		
			LUMEN-HC BALLROOM AUG26										
		8/26/26	4037	202608	300	13100	10100			*	222.96		
			LUMEN-HC BALLROOM AUG26										
		8/27/26	4014	202608	320	53800	41000			*	401.24		
			CENTURYLNK PHONE AUG26										
		8/27/26	4014	202608	300	13100	10100			*	302.68		
			CENTURYLNK PHONE AUG26										
		8/27/26	4015	202608	320	53800	41000			*	124.45		
			CENTURYLNK-CP GATE ACCESS										
		8/27/26	4015	202608	300	13100	10100			*	93.88		
			CENTURYLNK-CP GATE ACCESS										
		8/27/26	4016	202608	320	53800	41000			*	385.59		
			CENTURYLNK-CIRCUIT/MODEM										
		8/27/26	4016	202608	300	13100	10100			*	290.88		
			CENTURYLNK-CIRCUIT/MODEM										
		9/01/26	4090	202608	320	53800	43100			*	4.47		
			TOHO METER#62644090										
		9/01/26	4116	202608	320	53800	43000			*	76.78		
			DUKEENERGY#9100 8323 9862										
		9/01/26	4117	202608	320	53800	43000			*	670.67		
			DUKEENERGY#9100 8324 0443										
		9/11/26	4080	202609	320	53800	41000			*	402.33		
			CENTURYLNK SRVC SEP26										
		9/11/26	4080	202609	300	13100	10100			*	303.51		
			CENTURYLNK SRVC SEP26										
		9/30/26	4128	202609	320	53800	41000			*	295.57		
			LUMEN-HC SRVC SEP26										
		9/30/26	4128	202609	300	13100	10100			*	222.96		
			LUMEN-HC SRVC SEP26										
		9/30/26	4129	202609	320	53800	41000			*	124.45		
			CENTURYLNK-CP GATES SEP26										
		9/30/26	4129	202609	300	13100	10100			*	93.88		
			CENTURYLNK-CP GATES SEP26										
		9/30/26	4130	202609	320	53800	41000			*	385.59		
			CENTURYLNK-CIRCUIT/MODEM										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/30/26	4130	202609	300-13100-10100		*	290.88		
			CENTURYLNK-CIRCUIT/MODEM							
		10/01/26	4185	202609	320-53800-43100		*	4.15		
			TOHO METER#62644090							
		10/01/26	4186	202609	320-53800-43000		*	115.25		
			DUKEENERGY#9100 8323 9862							
		10/01/26	4187	202609	320-53800-43000		*	605.74		
			DUKEENEGRY#9100 8324 0443							
						KINGWOOD ORLANDO REUNION RESORT LLC			5,713.48	007083
10/30/26	00183	10/06/26	09012026	202609	320-53800-34500		*	63.84		
			HC-SECURITY SRVC 09/11/26							
		10/06/26	09012026	202609	300-13100-10100		*	48.16		
			HC-SECURITY SRVC 09/11/26							
		10/06/26	09012026	202610	320-53800-34500		*	64.96		
			HC-SECURITY SRVC 10/03/26							
		10/06/26	09012026	202610	300-13100-10100		*	47.04		
			HC-SECURITY SRVC 10/03/26							
		10/26/26	10162026	202610	320-53800-34500		*	97.44		
			HC-SECURITY SRVC 10/16/26							
		10/26/26	10162026	202610	300-13100-10100		*	70.56		
			HC-SECURITY SRVC 10/16/26							
		10/26/26	10162026	202610	320-53800-34500		*	64.96		
			HC-SECURITY SRVC 10/23/26							
		10/26/26	10162026	202610	300-13100-10100		*	47.04		
			HC-SECURITY SRVC 10/23/26							
						KWR, LLC			504.00	007084
10/30/26	00119	10/13/26	159285	202609	310-51300-31500		*	9,012.56		
			BOS MTG/AGREE/STABLES							
		10/13/26	159286	202609	310-51300-31500		*	6,840.00		
			FDOT SETTLEMENT MATTERS							
		10/13/26	159287	202609	310-51300-31500		*	4,946.60		
			TRACT OWNERSHIP DISPUTE							
						LATHAM LUNA EDEN AND BEAUDINE LLP			20,799.16	007085
10/30/26	00163	10/04/26	2159	202610	320-53800-47500		*	986.00		
			HCCC PRESSURE WASH							
		10/04/26	2159	202610	300-13100-10100		*	714.00		
			HCCC PRESSURE WASH							
						PRESSURE WASH THIS			1,700.00	007086
10/30/26	00192	10/01/26	2151	202610	320-53800-43300		*	8,325.18		
			MTHLY JANITORIAL OCT26							
		10/01/26	2151	202610	300-13100-10100		*	6,028.57		
			MTHLY JANITORIAL OCT26							
						PG SERVICE GROUP LLC			14,353.75	007087

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/26	00206	5/31/26	IV011534	202604	320-53800-47800		*	114.00		
			STABLES QTRLY SPRLR INSP							
		5/31/26	IV011534	202604	300-13100-10100		*	86.00		
			STABLES QTRLY SPRLR INSP							
		6/23/26	IV011891	202606	320-53800-47700		*	803.68		
			RPLC VALVE PACKING KIT							
		6/23/26	IV011891	202606	300-13100-10100		*	606.27		
			RPLC VALVE PACKING KIT							
		9/23/26	IV013643	202609	320-53800-47700		*	547.18		
			RPLC 4 FIRE EXTINGUISHERS							
		9/23/26	IV013643	202609	300-13100-10100		*	412.77		
			RPLC 4 FIRE EXTINGUISHERS							
		10/26/26	IV014263	202608	320-53800-47800		*	256.50		
			SE QTRLY SPRINKLER INSP							
		10/26/26	IV014263	202608	300-13100-10100		*	193.50		
			SE QTRLY SPRINKLER INSP							
						PYE-BARKER FIRE & SAFETY, LLC			3,019.90	007088
10/30/26	00212	8/27/26	52476	202608	320-53800-53200		*	119.70		
			SE 24X36 SIGN/FRAME							
		8/27/26	52476	202608	300-13100-10100		*	90.30		
			SE 24X36 SIGN/FRAME							
						PRANAPRINT LLC			210.00	007089
10/30/26	00054	1/01/26	2026OCT	202610	320-53800-34500		*	6,766.67		
			SECURITY SERVICES OCT26							
		1/01/26	2026OCT	202610	300-13100-10100		*	4,899.99		
			SECURITY SERVICES OCT26							
						REUNION RESORT AND CLUB MASTER ASSC			11,666.66	007090
10/30/26	00175	10/01/26	1012956	202610	320-53800-46200		*	5,278.00		
			POOL MAINTENANCE OCT26							
		10/01/26	1012956	202610	300-13100-10100		*	3,822.00		
			POOL MAINTENANCE OCT26							
						ROBERTS POOL SERVICE AND REPAIR INC			9,100.00	007091
10/30/26	99999	10/30/26	VOID	202610	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	007092
10/30/26	99999	10/30/26	VOID	202610	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	007093
10/30/26	99999	10/30/26	VOID	202610	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	007094

*** CHECK DATES 10/01/2026 - 10/31/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/26	99999	10/30/26	VOID VOID CHECK	202610	000	00000	00000			C	.00		
									******INVALID VENDOR NUMBER******			.00	007095
10/30/26	00060	6/08/26	328838 HC POOL B-180 BULK BLEACH	202606	320	53800	46200			*	282.15		
		6/08/26	328838 HC POOL B-180 BULK BLEACH	202606	300	13100	10100			*	212.85		
		9/22/26	331504 TRT SPA/RPLC FILTER/ACID	202609	320	53800	46200			*	566.30		
		9/22/26	331504 TRT SPA/RPLC FILTER/ACID	202609	300	13100	10100			*	427.20		
		9/22/26	332021 CP-INSTALLED TORO VALVE	202609	320	53800	46200			*	202.92		
		9/22/26	332021 CP-INSTALLED TORO VALVE	202609	300	13100	10100			*	153.08		
		9/23/26	332113 RPLC HEADS/FOOT PAD/RINGS	202609	320	53800	46200			*	416.02		
		9/23/26	332113 RPLC HEADS/FOOT PAD/RINGS	202609	300	13100	10100			*	313.83		
		9/23/26	332114 HC-REPLACED POLE HANGERS	202609	320	53800	46200			*	156.70		
		9/23/26	332114 HC-REPLACED POOL HANGERS	202609	300	13100	10100			*	118.20		
		9/25/26	332155 HC-REPAIR POOL SHOWER	202609	320	53800	46200			*	203.49		
		9/25/26	332155 HC-REPAIR POOL SHOWER	202609	300	13100	10100			*	153.51		
		9/25/26	332156 HC-REPAIRED POOL SHOWER	202609	320	53800	46200			*	225.72		
		9/25/26	332156 HC-REPAIRED POOL SHOWER	202609	300	13100	10100			*	170.28		
		9/28/26	332204 CP-BULK BLEACH/SULF ACID	202609	320	53800	46200			*	711.91		
		9/28/26	332204 CP-BULK BLEACH/SULF ACID	202609	300	13100	10100			*	537.04		
		9/30/26	331492 RINGS/ESCUTCHEONS/CLOCK	202609	320	53800	46200			*	585.91		
		9/30/26	331492 RINGS/ESCUTCHEONS/CLOCK	202609	300	13100	10100			*	441.99		
		9/30/26	332246 HC-INSPECT LED FIXTURES	202609	320	53800	46200			*	134.98		
		9/30/26	332246 HC-INSPECT LED FIXTURES	202609	300	13100	10100			*	101.82		
		9/30/26	332247 HC-INSP LED/INST TIMER	202609	320	53800	46200			*	209.19		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/26		9/30/26	332247	202609	300-13100-10100			*	157.81		
			HC-INSP LED/INST TIMER								
10/01/26		10/01/26	332305	202610	320-53800-46200			*	771.98		
			HC-INSTALLED 50' LED								
10/01/26		10/01/26	332305	202610	300-13100-10100			*	559.02		
			HC-INSTALLED 50' LED								
10/01/26		10/01/26	332414	202610	320-53800-46200			*	360.18		
			INST CUP/VALVE/ESCUTCHEON								
10/01/26		10/01/26	332414	202610	300-13100-10100			*	260.82		
			INST CUP/VALVE/ESCUTCHEON								
10/05/26		10/05/26	332373	202610	320-53800-46200			*	865.94		
			SE-INST MOTOR/SEAL/SPA								
10/05/26		10/05/26	332373	202610	300-13100-10100			*	627.06		
			SE-INST MOTOR/SEAL/SPA								
10/05/26		10/05/26	332374	202610	320-53800-46200			*	130.50		
			TERR. FOUNTAIN SRVC CALL								
10/05/26		10/05/26	332374	202610	300-13100-10100			*	94.50		
			TERR. FOUNTAIN SRVC CALL								
10/06/26		10/06/26	332432	202610	320-53800-46200			*	130.50		
			HC-INSP SHOWER/ADJ VALVE								
10/06/26		10/06/26	332432	202610	300-13100-10100			*	94.50		
			HC-INSP SHOWER/ADJ VALVE								
10/06/26		10/06/26	332436	202610	320-53800-46200			*	1,515.54		
			HC-INSTALLED 2 50' LED								
10/06/26		10/06/26	332436	202610	300-13100-10100			*	1,097.46		
			HC-INSTALLED 2 50' LED								
10/07/26		10/07/26	332498	202610	320-53800-46200			*	130.50		
			TERR.CHLORINE TO FOUNTAIN								
10/07/26		10/07/26	332498	202610	300-13100-10100			*	94.50		
			TERR.CHLORINE TO FOUNTAIN								
10/08/26		10/08/26	332518	202610	320-53800-46200			*	158.92		
			HC-INSP JETS/BREAKER								
10/08/26		10/08/26	332518	202610	300-13100-10100			*	115.08		
			HC-INSP JETS/BREAKER								
10/12/26		10/12/26	331496	202610	320-53800-46200			*	202.98		
			HC-QTRLY INSP POOL/SPA								
10/12/26		10/12/26	331496	202610	300-13100-10100			*	146.97		
			HC-QTRLY INSP POOL/SPA								
10/12/26		10/12/26	332576	202610	320-53800-46200			*	185.58		
			HC-RPLC LID&RING/FILTER								
10/12/26		10/12/26	332576	202610	300-13100-10100			*	134.37		
			HC-RPLC LID&RING/FILTER								
10/12/26		10/12/26	332578	202610	320-53800-46200			*	583.48		
			SE-BULK BLEACH/SULF ACID								
10/12/26		10/12/26	332578	202610	300-13100-10100			*	422.52		
			SE-BULK BLEACH/SULF ACID								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/12/26	332579 TERR. BULK BLEACH	202610	320-53800-46200			*	292.32		
		10/12/26	332579 TERR. BULK BLEACH	202610	300-13100-10100			*	211.68		
		10/13/26	331497 TRT SPA/RPLC FILTER/TIMER	202610	320-53800-46200			*	515.02		
		10/13/26	331497 TRT SPA/RPLC FILTER/TIMER	202610	300-13100-10100			*	372.93		
		10/18/26	24629 CHEMICAL CONTROLLER MS	202610	320-53800-46200			*	812.00		
		10/18/26	24629 CHEMICAL CONTROLLER MS	202610	300-13100-10100			*	588.00		
		10/21/26	332842 CP-BULK BLEACH	202610	320-53800-46200			*	444.84		
		10/21/26	332842 CP-BULK BLEACH	202610	300-13100-10100			*	322.11		
		10/21/26	332844 HC-BULK BLEACH/SULF ACID	202610	320-53800-46200			*	534.76		
		10/21/26	332844 HC-BULK BLEACH/SULF ACID	202610	300-13100-10100			*	387.24		
		10/21/26	332845 SE-POOL CHEMICALS	202610	320-53800-46200			*	178.64		
		10/21/26	332845 SE-POOL CHEMICALS	202610	300-13100-10100			*	129.36		
		10/21/26	332846 TERR. POOL CHEMICALS	202610	320-53800-46200			*	178.64		
		10/21/26	332846 TERR. POOL CHEMICALS	202610	300-13100-10100			*	129.36		
							SPIES POOL LLC			20,262.70	007096
10/30/26	00002	9/14/26	OSA12504 NOT. OF FY27 MTG DATES	202609	310-51300-48000			*	406.67		
		9/21/26	OSA13306 NOT. OF SPCL MTG 9/23/26	202609	310-51300-48000			*	270.54		
							TRIBUNE PUBLISHING COMPANY LLC DBA			677.21	007097
10/30/26	00070	10/07/26	87006 RPLC BULBS/POSTS/BOXES	202610	320-53800-47200			*	1,886.14		
		10/07/26	87006 RPLC BULBS/POSTS/BOXES	202610	300-13100-10100			*	1,365.82		
		10/09/26	87053 HCCC-OUTLET TESTING	202610	320-53800-47200			*	139.20		
		10/09/26	87053 HCCC-OUTLET TESTING	202610	300-13100-10100			*	100.80		
							TERRY S ELECTRIC INC			3,491.96	007098

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/26	00117	9/25/26	8348780	202609	310-51300-32300			*	4,444.69		
			TRUSTEE FEES SER2021								
							USBANK			4,444.69	007099
10/30/26	00188	7/22/26	7425790	202607	320-53800-47700			*	168.06		
			SRVC CALL PLUMB BATHROOM								
		7/22/26	7425790	202607	300-13100-10100			*	126.78		
			SRVC CALL PLUMB BATHROOM								
							WIND RIVER ENVIRONMENTAL LLC			294.84	007100
10/30/26	00030	9/30/26	1287001	202609	320-53800-47300			*	71,305.29		
			LANDSCAPE MAINT SEP26								
		9/30/26	1287001	202609	300-13100-10100			*	53,791.71		
			LANDSCAPE MAINT SEP26								
							YELLOWSTONE LANDSCAPE SOUTHEAST LLC			125,097.00	007101
10/30/26	00092	8/17/26	3995	202511	320-53800-41000			*	295.56		
			LUMEN-HC BALLROOM NOV25								
		8/17/26	3995	202511	300-13100-10100			*	222.97		
			LUMEN-HC BALLROOM NOV25								
		8/17/26	3996	202510	320-53800-41000			*	295.56		
			LUMEN-HC BALLROOM OCT25								
		8/17/26	3996	202510	300-13100-10100			*	222.97		
			LUMEN-HC BALLROOM OCT25								
		8/17/26	3997	202510	320-53800-41000			*	295.56		
			LUMEN-HC BALLROOM AUG25								
		8/17/26	3997	202510	300-13100-10100			*	222.97		
			LUMEN-HC BALLROOM AUG25								
		8/17/26	3998	202510	320-53800-41000			*	295.56		
			LUMEN-HC BALLROOM SEP25								
		8/17/26	3998	202510	300-13100-10100			*	222.97		
			LUMEN-HC BALLROOM SEP25								
		8/17/26	3999	202512	320-53800-41000			*	295.56		
			LUMEN-HC BALLROOM DEC25								
		8/17/26	3999	202512	300-13100-10100			*	222.97		
			LUMEN-HC BALLROOM DEC25								
		8/17/26	4000	202607	320-53800-41000			*	295.56		
			LUMEN-HC BALLROOM JUL26								
		8/17/26	4000	202607	300-13100-10100			*	222.97		
			LUMEN-HC BALLROOM JUL26								
							KINGWOOD ORLANDO REUNION RESORT LLC			3,111.18	007102

TOTAL FOR BANK A 275,486.46

TOTAL FOR REGISTER 275,486.46

*** CHECK DATES 10/01/2026 - 10/31/2026 ***
R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/27/26	00023	9/28/26	39848	202609	320-53800-53200				*	31,971.30		
			INST. NO PARKING SIGNS									
		9/28/26	39848	202609	300-13100-10100				*	24,118.70		
			INST. NO PARKING SIGNS									
								FAUSNIGHT STRIPE AND LINE INC			56,090.00	000323
10/27/26	00041	5/29/26	7717	202605	320-53800-53000				*	19,311.60		
			PAVER CROSSWALKS PROJECT									
		5/29/26	7717	202605	300-13100-10100				*	14,568.40		
			PAVER CROSSWALKS PROJECT									
								UCC GROUP INC			33,880.00	000324

TOTAL FOR BANK C 89,970.00

TOTAL FOR REGISTER 89,970.00

SECTION iv

Reunion East

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Reunion East

Community Development District

Balance Sheet

September 30, 2026

	General Fund	*Replacement & Maintenance Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist	$ 307,851	$ 86,637	$ -	$ -	$ 394,488
Assessment Receivable	18,161	-	28,858	-	47,019
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	102,457	-	102,457
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	200,012	-	200,012
Construction	-	-	-	12	12
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,240,581	-	1,240,581
Prepayment	-	-	15,290	-	15,290
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	727,476	-	727,476
Construction	-	-	-	672,931	672,931
Investment - Custody	545,371	-	-	-	545,371
SBA - Operating	428,689	-	-	-	428,689
SBA - Reserve	-	3,727,179	-	-	3,727,179
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	229,882	61,892	-	-	291,774
Prepaid Expenses	77,221	-	-	-	77,221
Total Assets	**$ 1,607,175**	**$ 3,875,708**	**$ 3,610,836**	**$ 672,943**	**$ 9,766,662**
Liabilities:					
Accounts Payable	$ 186,616	$ 143,936	$ -	$ -	$ 330,551
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Reunion West	35,324	-	-	-	35,324
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	**$ 226,940**	**$ 143,936**	**$ 19,544,681**	**$ -**	**$ 19,915,557**
Fund Balances:					
Assigned For Debt Service 2002A-2	$ -	$ -	$ (10,175,945)	$ -	$ (10,175,945)
Assigned For Debt Service 2005	-	-	(9,066,259)	-	(9,066,259)
Assigned For Debt Service 2015A	-	-	1,455,889	-	1,455,889
Assigned For Debt Service 2021	-	-	1,852,470	-	1,852,470
Assigned For Capital Projects 2005	-	-	-	12	12
Assigned For Capital Projects 2021	-	-	-	672,931	672,931
Unassigned	1,380,235	3,731,773	-	-	5,112,007
Total Fund Balances	**$ 1,380,235**	**$ 3,731,773**	**$ (15,933,845.05)**	**$ 672,943**	**$ (10,148,895)**
Total Liabilities & Fund Equity	$ 1,607,175	$ 3,875,708	$ 3,610,836	$ 672,943	$ 9,766,662

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 2,325,718	$ 2,325,718	$ 2,374,548	$ 48,830
Interest	47,400	47,400	59,272	11,872
Miscellaneous Revenues	-	-	10,000	10,000
Rental Income	6,000	6,000	21,475	15,475
Total Revenues	**$ 2,379,118**	**$ 2,379,118**	**$ 2,465,295**	**$ 86,177**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 11,600	$ 400
FICA Expense	918	918	887	31
Engineering Fees	30,000	30,000	20,221	9,779
Attorney	100,000	100,000	122,220	(22,220)
Arbitrage	900	900	900	-
Dissemination Agent	10,815	10,815	10,915	(100)
Annual Audit	4,750	4,750	4,750	-
Trustee Fees	8,869	8,869	8,889	(20)
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,974	52,974	52,974	-
Information Technology	1,947	1,947	1,947	-
Website Maintenance	1,298	1,298	1,298	(0)
Telephone	75	75	-	75
Postage	1,500	1,500	834	666
Printing & Binding	500	500	90	410
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	5,000	4,413	587
Other Current Charges	600	600	175	425
Office Supplies	250	250	21	229
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**	**$ 262,653**	**$ 271,871**	**$ (9,218)**

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 46,063	$ 46,063	$ 46,063	$ 0
Amenity Management	5,472	5,472	-	5,472
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	22,800	24,146	(1,346)
Electric	380,606	380,606	387,018	(6,412)
Water & Sewer	42,750	42,750	48,318	(5,568)
Gas	59,850	59,850	59,492	358
Landscape - Contract	581,400	581,400	743,012	(161,612)
Landscape - Contingency	71,250	71,250	48,225	23,025
Pond Maintenance	14,250	14,250	11,943	2,307
Irrigation Repairs & Maintenance	19,950	19,950	10,077	9,873
Pool & Fountain Maintenance	219,450	219,450	196,958	22,492
Building Repairs & Maintenance	28,500	28,500	56,128	(27,628)
Contract Cleaning	80,900	80,900	94,923	(14,023)
Fitness Center Repairs & Maintenance	7,923	7,923	7,659	264
Gate & Gatehouse Maintenance	45,600	45,600	31,288	14,312
Amenity/Pool Lights	11,400	11,400	20,092	(8,692)
Maintenance (Inspections)	5,700	5,700	3,785	1,915
Operating Supplies	2,850	2,850	34	2,816
Parking Violation Tags	285	285	1,028	(743)
Pest Control	1,756	1,756	1,355	
Pressure Washing	28,500	28,500	24,852	3,648
Repairs & Maintenance	20,520	20,520	7,878	12,642
Roadways/Sidewalks/Bridge	22,800	22,800	35,854	(13,054)
Security	121,904	121,904	110,422	11,482
Signage	11,400	11,400	9,160	2,241
Contingency	5,700	5,700	214	5,486
Total Maintenance - Shared Expenses	**$ 1,928,365**	**$ 1,928,365**	**$ 2,042,661**	**$ (114,698)**
Reserves				
Capital Reserve Transfer	$ 188,100	$ 188,100	$ 188,100	$ -
Total Reserves	**$ 188,100**	**$ 188,100**	**$ 188,100**	**$ -**
Total Expenditures	**$ 2,379,118**	**$ 2,379,118**	**$ 2,502,633**	**$ (123,916)**
Excess Revenues (Expenditures)	$ (0)		$ (37,338)	
Fund Balance - Beginning	$ -		$ 1,417,572	
Fund Balance - Ending	$ (0)		$ 1,380,235	

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	$ -	$ 18,161	$ 2,374,548
Interest	3,504	3,035	4,231	6,969	6,087	5,842	5,904	5,099	4,862	5,024	4,680	4,035	59,272
Miscellaneous Revenues	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Rental Income	-	2,081	285	2,480	3,833	-	4,845	2,451	456	3,135	-	1,910	21,475
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**	**$ 24,106**	**$ 2,465,295**
Expenditures:													
Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ 800	$ 1,000	$ 800	$ 1,000	$ 1,000	$ 1,400	$ 1,000	$ 11,600
FICA Expense	77	77	61	77	61	61	77	61	77	77	107	77	887
Engineering Fees	2,603	1,283	1,767	1,260	1,212	2,115	2,488	970	1,169	1,069	771	3,516	20,221
Attorney	8,197	4,450	3,670	6,261	14,908	9,112	5,575	14,375	18,104	9,231	7,539	20,799	122,220
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	900	900
Dissemination Agent	901	901	901	901	901	901	1,001	901	901	901	901	901	10,915
Annual Audit	-	-	-	-	-	-	-	-	4,750	-	-	-	4,750
Trustee Fees	-	-	-	-	-	-	-	-	-	-	4,445	4,445	8,889
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	4,415	52,974
Information Technology	162	162	162	162	162	162	162	162	162	162	162	162	1,947
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	108	1,298
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	128	16	73	54	148	108	25	834
Printing & Binding	-	1	-	-	2	-	-	-	-	86	-	1	90
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	815	424	-	560	425	674	-	1,021	4,413
Other Current Charges	-	-	-	-	-	-	35	-	35	-	70	35	175
Office Supplies	1	1	1	1	1	1	1	1	1	10	1	1	21
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**	**$ 37,405**	**$ 271,871**

Reunion East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance - Shared Expenses													
Field Maintenance	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 46,063
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	2,533	1,770	2,121	1,474	1,739	1,834	1,651	1,598	3,323	2,072	1,898	2,133	24,146
Electric	32,651	21,166	47,214	28,430	23,705	40,890	30,855	33,189	32,957	32,025	33,352	30,585	387,018
Water & Sewer	2,801	3,069	4,275	3,520	4,476	4,154	3,295	3,710	2,941	6,963	4,418	4,695	48,318
Gas	1,340	1,869	4,569	7,558	9,372	13,485	8,470	5,253	3,321	1,609	1,333	1,313	59,492
Landscape - Contract	48,034	125,259	70,963	53,727	48,034	62,591	48,034	48,034	70,963	48,034	48,034	71,305	743,012
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	995	11,943
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	18,736	18,692	15,519	15,209	196,958
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	8,037	912	4,662	8,538	9,915	3,827	2,680	56,128
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	8,182	8,182	8,182	8,182	8,182	8,182	8,609	94,923
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	675	185	723	538	713	200	1,562	7,659
Gate & Gatehouse Maintenance	1,324	581	1,694	1,158	2,415	7,818	4,039	3,039	2,730	1,624	1,666	3,200	31,288
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	3,076	-	1,796	550	185	2,278	182	20,092
Maintenance (Inspections)	447	456	504	-	627	-	228	821	217	-	485	-	3,785
Operating Supplies	-	-	-	-	-	-	-	-	-	-	34	-	34
Parking Violation Tags	-	-	-	-	-	-	-	-	1,028	-	-	-	1,028
Pest Control	48	128	48	48	128	504	48	128	48	48	128	48	1,355
Pressure Washing	-	-	8,807	14,735	-	-	-	399	-	912	-	-	24,852
Repairs & Maintenance	493	-	1,047	-	-	-	-	-	1,736	476	3,718	408	7,878
Roadways/Sidewalks/Bridge	285	333	1,026	958	-	-	11,907	6,755	-	8,707	1,881	4,003	35,854
Security	8,714	8,714	8,714	8,714	8,714	8,714	8,734	13,754	8,865	10,038	7,947	8,801	110,422
Signage	2,722	647	1,468	-	315	564	1,958	-	462	219	120	684	9,160
Contingency	-	-	-	-	-	-	-	-	-	-	-	214	214
Total Maintenance - Shared Expenses	**$ 209,980**	**$ 205,005**	**$ 186,232**	**$ 162,316**	**$ 133,845**	**$ 182,939**	**$ 156,765**	**$ 155,238**	**$ 185,166**	**$ 164,856**	**$ 139,854**	**$ 160,465**	**$ 2,042,661**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 188,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 188,100
Total Reserves	**$ -**	**$ -**	**$ 188,100**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 188,100**
Total Expenditures	**$ 255,189**	**$ 217,608**	**$ 386,737**	**$ 176,572**	**$ 159,203**	**$ 201,166**	**$ 171,642**	**$ 177,664**	**$ 216,366**	**$ 182,736**	**$ 159,881**	**$ 197,870**	**$ 2,502,633**
Excess Revenues (Expenditures)	$ (251,685)	$ 28,756	$ 1,124,967	$ (82,502)	$ (86,363)	$ (136,912)	$ 11,193	$ (123,799)	$ (17,647)	$ (174,382)	$ (155,201)	$ (173,764)	$ (37,338)

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Transfer In	$ 188,100	$ 188,100	$ 188,100	$ -
Interest	150,000	150,000	146,763	(3,237)
Total Revenues	**$ 338,100**	**$ 338,100**	**$ 334,863**	**$ (3,237)**
Expenditures:				
Contingency	$ 600	$ 600	$ 563	$ 37
Capital Outlay	372,991	372,991	294,020	78,971
Total Expenditures	**$ 373,591**	**$ 373,591**	**$ 294,584**	**$ 79,007**
Excess Revenues (Expenditures)	$ (35,491)		$ 40,280	
Fund Balance - Beginning	$ 3,494,902		$ 3,691,493	
Fund Balance - Ending	$ 3,459,411		$ 3,731,773	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 3,504	$ 3,504
Total Revenues	**$ -**	**$ -**	**$ 3,504**	**$ 3,504**
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)	$ -		$ 3,504	
Fund Balance - Beginning	$ -		$ (10,179,449)	
Fund Balance - Ending	$ -		$ (10,175,945)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 6,840	$ 6,840
Total Revenues	**$ -**	**$ -**	**$ 6,840**	**$ 6,840**
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)	$ -		$ 6,840	
Fund Balance - Beginning	$ -		$ (9,073,099)	
Fund Balance - Ending	$ -		$ (9,066,259)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 2,563,488	$ 2,563,488	$ 2,617,334	$ 53,846
Special Assessments - Prepayments	-	-	21,616	21,616
Interest	60,000	60,000	63,502	3,502
Total Revenues	**$ 2,623,488**	**$ 2,623,488**	**$ 2,702,452**	**$ 78,964**
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)**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 11,738		$ 80,702	
Fund Balance - Beginning	$ 1,180,058		$ 1,375,187	
Fund Balance - Ending	$ 1,191,796		$ 1,455,889	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 1,131,989	$ 1,131,989	$ 1,155,759	$ 23,770
Interest	60,000	60,000	65,495	5,495
Total Revenues	**$ 1,191,989**	**$ 1,191,989**	**$ 1,221,254**	**$ 29,265**
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		$ 103,531	
Fund Balance - Beginning	$ 624,140		$ 1,748,939	
Fund Balance - Ending	$ 698,407		$ 1,852,470	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 22,476	$ 22,476
Total Revenues	**$ -**	**$ -**	**$ 22,476**	**$ 22,476**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 22,476	
Fund Balance - Beginning	$ -		$ 650,455	
Fund Balance - Ending	$ -		$ 672,931	

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**

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**

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%
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
10/30/26	ACH	$43,025.63	$0.00	$0.00	$3,993.01	$47,018.64	$18,161.12	$20,018.00	$8,839.52	$47,018.64
		$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	$0.00
	TOTAL	**$ 6,466,963.47**	**$ 124,413.68**	**$ 203,253.62**	**$ 8,344.05**	**$ 6,147,640.22**	**$ 2,374,548.00**	**$ 2,617,333.66**	**$ 1,155,758.56**	**$ 6,147,640.22**

102.10%	**Net Percent Collected**
$ (126,431.72)	**Balance Remaining to Collect**

SECTION V

Reunion East and West R&M FY2027 Project List	
FY2027 Project List	**Proposal**
HCCC Updates (restrooms, light fixtures, paint and Capital Repairs)	February
Seven Eagles Pool Pavilion - Fitness Equipment + Free Weights	February
Paint and Stucco Allowance Heritage + Seven Eagles	February
RE Stormwater (gutter curb, inlet and other) Replacement	December
ADA Pool and Spa Lifts (2 at Homestead, 2 at Carriage Pointe)	December
Pool Resurfacing HCCC Pool A, Spa B, Homestead Spa, Carriage Point Spa	December
Signage Allowance Phase 5 Parking Signs Reunion Village	May
Pool Furniture Allowance	February
Pool Equipment Allowance	TBD
HVAC Allowance	TBD
Sidewalk Installation on Reunion East and West Vacant Lots	TBD
Enhanced Street Parking on White Marsh Way	TBD
Sinclair Roadway Improvements	TBD

SECTION vi

October Reunion Report

The below data is for the 10 emails sent for October.

Reunion East - 477 active subscribers

Reunion West - 347 active subscribers

There were 8 emails sent to both districts.

1 sent to Reunion East exclusively and 1 sent to Reunion West exclusively.

There is a 72% open rate based on the average of opens over the 10 emails sent.

3 emails related to Board of Supervisors Meetings.

1 email related to Reunion Traffic Advisories OR Construction.

1 email related to Community Accomplishments.

5 emails related to Facility Closures OR Maintenance.