

*Reunion West Community
Development District*

Agenda

July 9, 2020

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

July 2, 2020

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, July 9, 2020 at 12:30 p.m. via Zoom webinar: <https://zoom.us/j/92539523182>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the June 11, 2020 Meeting
4. Consideration of Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the June 11, 2020 meeting. The minutes are enclosed for your review.

The fourth order is the consideration of agreement with Yellowstone Landscape to provide landscape maintenance services. A copy of the agreement is enclosed for your review.

The fifth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, June 11, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

John Chiste	Chairman
Mark Greenstein	Vice Chairman
Debbie Musser	Assistant Secretary
Michael Mancke	Assistant Secretary
David Burman	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Engineer
Tricia Adams	GMS
Rob Stulz	Yellowstone Landscape
John Cruz	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 p.m. and called the roll. Five Board members were present constituting a quorum. This meeting was held via Zoom and was advertised.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint explained the comment period and reviewed the ways to participate via Zoom and phone. There being no public comment, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 14, 2020 Meeting

Mr. Flint: Did the Board have any additions, comments or corrections on the May 14, 2020 minutes? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Minutes of the May 14, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review of Landscape Review Committee Recommendation and Selection of Landscape Firm

Mr. Flint: Previously Reunion West issued an RFP jointly with Reunion East. You appointed Mr. Greenstein as Reunion West's part of the Evaluation Committee. Mr. Greenstein met with Mr. Goldstein from Reunion East as their representative, as well as Tricia Adams and Alan Scheerer. We advertised an Evaluation Committee for yesterday morning at 10:00 a.m. They met and went through all the proposals and came up with a consensus Evaluation Committee ranking. You all were provided that information this morning. The Evaluation Criteria that was used to review the responses was included in the RFP. All the firms that were submitting were aware of how their responses would be evaluated. The Evaluation Committee is just making a recommendation to you all. You can either choose to accept their rankings, or if the Board wants to go through with review that's your prerogative as well. Tricia, do you have the rankings you can put on and share screen?

Ms. Adams: Yes, I will put those on shared screen. Also, they were transmitted to the Board of Supervisors under separate cover.

Mr. Flint: You can see each of the criteria. The committee went through each one of the responses on each criteria and ranked them. The official results placed Yellowstone first, Florida Commercial second, and BrightView third. Yellowstone came in at 9.48 and Florida Commercial came in at 7 points. Tricia, do you have a summary with prices?

Ms. Adams: I do.

Mr. Chiste: I saw that there is a wide divergence in the pricing.

Mr. Flint: Yes, I think several of the companies were lumped together. There are three lumped together.

Mr. Chiste: There are 4 together on the low end, and 3 on the high end.

Mr. Flint: Price, per your criteria, is 15% of the total. So you can see Yellowstone at \$756,000 and the number two Florida Commercial at \$989,000.

Mr. Chiste: And even big differences between the allocation between East and West, too. Mark, I will look to you. You spent a lot more time on this than most of us I'm sure. Do you have any ancillary comments to bring up.?

Mr. Greenstein: Well again, we went through the process and beyond personal knowledge of the candidates, or reference information, the evaluation kind of lays it out. The question for the Board becomes, is there a difference in quality, and there really isn't that much of a difference in quality among the number 1 and the number 2, or even the number 3. Is it worth the \$240,000 difference? I just personally don't see that. The only time I've ever gone with a higher priced bidder is if there was a substantial difference in quality and the low bidder was just out to lunch when it came to the level of service it was required of them. So, in this case at this point, I would recommend that we maintain Yellowstone as the CDD landscaper and take advantage of this new contract. Budgetarily, there's no question that we cannot absorb another \$240,000 at our expense for something like that.

Mr. Chiste: George, what was the cost last year? What was the last contract on this?

Mr. Flint: I think their bid is, \$10,000 less.

Ms. Adams: Yes, our current contract is \$776,290. Yes, and there's a split of course between East and West.

Mr. Flint: So, they are pretty close on their bid to what their current contract is.

Mr. Chiste: Understood.

Mr. Chiste : And George what is the out on these contracts?

Mr. Flint: It's 30 days without cause termination provisions. That's typical on all our contracts.

Mr. Chiste: There's no ability to re-negotiate with somebody else, correct? So, we couldn't go to number two and say hey, you are really close is there anything you can do to help us, or something like that?

Mr. Flint: Right. Because of the public bidding process, we are obligated to consider the numbers that they provide in their sealed bid. We can't negotiate the price.

Mr. Chiste: Mark, as our liaison, are you making a motion to accept the ranking?

Mr. Greenstein: Yes. Even though this is a new contract, we are basically continuing them and we can re-visit the issue of having multiple contractors on premises later down the road. I could have specified time period we go look at the quality of performance in other factors and they enter into our re-visiting this, but as George pointed out it's a 30 day kick out.

Mr. Flint: Is there a second?

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, approving the recommendation of the Landscape Review Committee to select Yellowstone as the CDD landscape firm, was approved.

Mr. Flint: We will get together and see how Reunion East deals with this as well. I assume we will bring back a contract at the next meeting.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2019 Audit Report

Mr. Flint: Next is review and acceptance of fiscal year 2019 Audit Report. That was prepared by Grau & Associates. It's included in your agenda and it is a clean audit. On pages 28 and 29, you will see the report to management. If there are any findings or solutions they would be indicated there. You can see there are no findings or recommendations and they found that we complied with the provisions of the Auditor General they are required to review. Are there any questions on the audit? If not, is there a motion to accept it?

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, Acceptance of the Fiscal Year 2019 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-03 Setting a Public Hearing for the Establishment of Rules for Parking and Towing

Mr. Flint: We brought this up last month. This is a resolution that would set a public hearing for Reunion West to consider the establishment of a Rule for Parking and Towing Policy. This is not adopting a Parking and Towing Policy; it's just setting the public hearing for the Board to consider adopting a Parking and Towing policy. The preliminary parking and towing rule is attached to the resolution as well as maps that identified the no parking zones included as a part of the rule. Tricia, do you want to go over it?

Ms. Adams: Yeas, as a matter of fact, Supervisors may have noted that the first map attached to the rule is actually affiliated with the Reunion East, so that will be removed and I apologize for that. I am going to go ahead and share a copy on the screen now with the Reunion West maps for consideration. You should be seeing on the first map on the screen and on the side of the street that is marked in red, Alan Scheerer has gone through and identified areas that would be considered no parking zones. In effect there would be parking allowed on one side of the street

only. The next diagram shows part of Grand Traverse as well as Castle Pines and I think the next map is the rest of Grand Traverse and going into Twin Eagles.

Mr. Chiste: There's no alternate parking, once it's set it's one side of the road or the other, right?

Ms. Adams: Yes, and if you need me to go back and look in more detail, I'm not sure what documents you have in front of you or if this shared screen is visible or helpful for you, but you should be able to see on which side of the street parking would be permitted.

Mr. Chiste: Mark, you guys have done this on the East side. The people have the parking on their side of the street, I assume are less happy than the people on the other side?

Mr. Greenstein: No, it's interesting the way that worked out. I think in most cases, if you are entering the court, where there's only one way in and out and you're coming in, we allowed parking on the right-hand side this way it avoids any U-turns. Where there was a situation where it was optional, where people could come in from either end of the street, we chose the route that was most frequently used. In Patriots Landing, we almost had to customize and use logic as to which side of the street we allowed. We allowed the side that allowed for more parking, which was the side that in one area there was a retention pond, the lake. That one you can get 40 cars down the street as compared to maybe 10 where you have to do driveway. But the thing is this, am I correct in saying Tricia and George, that we are talking about here now is setting the public hearing and that even though we are applying the maps, we put the map out that explains the areas we are looking at that we are not locked in at this point to the exact placement of the signs. Is that a correct statement?

Ms. Adams: That is correct.

Mr. Greenstein: Because we have tweaked some before on the East side where it came back to us we realized and took another look and we adjusted. I think in this case, learning from what we did on the East, we'll make sure that before we do anything, before we get to the hearing stage, that we've vetted the whole thing, so that we can anticipate any push back. There was a lot of push back, literally, when we initially had the hearing on the East side because the rental community didn't like it. I think they recognized the importance of it from a safety standpoint. I think it's going to be a smooth transition.

Mr. Flint: Mark, surprisingly there were probably more Reunion West residents at the public hearing than there were Reunion East residents. They were concerned because Reunion

West Board was not doing a new parking policy. So, they were more upset because they wanted a policy to put into place and they showed at the East meeting some support as well as opposition.

Mr. Greenstein: That is true, but we had the rental community who were slightly upset. They think when they are bringing in all these large volumes of renters that they are not going to have a place to park. Public safety is the number one thing though. Eventually I keep saying there is going to have to be some long-term parking facility or some centralized parking facility, that the resort is going to need to support. If any residents has a large number of guests, even on a temporary basis, they can't park on the street unless they are going to walk three or four blocks away. So, hopefully, they will come up with a shuttle service and centralized parking. So far, it's been a smooth transition and we haven't had to tow anyone. People have come around. So, hopefully, I can make a motion to approve Resolution 2020-03.

Mr. Flint: As for the date for the public hearing, we would be looking at the August meeting. There is a 30 day notice required so the July meeting is too soon. Do we want to do the August 13th meeting?

Mr. Greenstein: That's also the budget meeting, right?

Mr. Flint: Correct.

Mr. Greenstein : Yes, so it can coincide with the August budget meeting date.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, Resolution 2020-03 Setting a Public Hearing for the Establishment of Rules for Parking and Towing on Thursday, August 13, 2020 at 12:30 PM at this location, was approved.

SEVENTH ORDER OF BUSINESS

Review and Consideration of Revised Proposed Fiscal Year 2021 Budget

Mr. Flint: Last month you had approved a proposed budget and set the August 13th meeting for the adoption. Subsequent to the meeting, we realized that the allocation percentages that were included in the proposed budget were incorrect. The expense line items themselves have not changed in this version, the only thing that's really changed is how we allocate the expenses between East and West. You can see this current version is based on a 52/48. 52% is West as continued to without that number has gone from a 70/30 down to almost 52/48, it's almost a 50/50 right now. As Reunion Village starts to develop, obviously this is going to change again. So, the percentages may switch back in the other direction a little bit. We wanted to just present this, so

we got it in the record, the error in the allocations that were in the last version. Any questions on the?

Mr. Greenstein: That was the only area that jumped out at me in the initial proposal.

Mr. Flint: Jan, do you think the Board should approve this revised version, or we just wait until the public hearing and include it in the public hearing?

Ms. Carpenter: We can adopt it with changes, if you want to propose it so people can see anything changed prior to that.

Mr. Flint: Yes, that would probably be best. If the Board is amenable, then a motion to approve the Revised Proposed Budget for Fiscal Year 2021 would be in order.

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, the Revised Proposed Fiscal Year 2021 Budget, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jan and Kristen anything else?

Ms. Trucco: No, we do not have anything else to report. Thank you.

B. Engineer

Mr. Flint: Steve, do you have anything for West?

Mr. Boyd: I will give the Board an update. I had hoped to review two things with you today. One an approved plan for the mail kiosk, and two a bid. I hate to report that as far as the permit goes, I received additional comments from the County the first of June, which were surprising in that one of them was that the roadway to be platted to include the parking lots. I'm pushing back on that and I don't think that's going to be required, but they still are asking me to prepare a maintenance of traffic plan which for this scope of work I don't believe are warranted, but we've got to pull together and going to re-submit. They also wanted a costs for the maintenance of traffic included in the estimate for the inspection fee. So, unfortunately we are jumping through some additional hurdles on getting that plan approved. Our low bidder, I had sent the information to him and have been actively communicating with him to get him to update his bid to include all the landscaping. He's become unresponsive. So, I don't have the bid for you either today unfortunately. So, I've got some work to do and I will get back with you next month.

Mr. Greenstein: Sounds like the County needs a little drone photo of the area.

Mr. Boyd : We've got an aerial photo in the plans, they've got some new staff and with everybody working remotely and what was making a difficult situation with the County staff, it's a little bit worse than had been before. So, I'm going to get through those in comments. I've already talked with them about the plat, and so I don't think that's going to be an issue, but I still need to pursue the bid. I may have to go in a different direction with my bidder.

Mr. Greenstein: It's not a raging forest fire, it's just a hairy beast from age, that's all.

C. District Manager's Report

i. Action Items List

Mr. Flint: That was the only item on the Action Item List was the Parking Kiosk for West. The restriping of the approach to the Guardhouse has been complete.

Mr. Greenstein: The only thing that came up was the comments from the peanut gallery I got relative to the signage. Alan talked about additional signage so it's just not on the ground. You indicated you said you had some ideas.

Mr. Scheerer: Well, I did get a hold of the company that did the original signs. I got a them through Carlton Grant's old emails because he did the signs coming off of 429 and Sinclair Road. They haven't give me a price or the concept yet, but hopefully I will have that as soon as possible as well as the costs because we are also looking at replacing the sign that was damaged by the car accident at Sinclair and Tradition Boulevard. He's working on that, I think it's going to be an easy fix. It may be a little expensive cause those signs aren't cheap, but it will look good and it will be about the same size as the original signs.

Mr. Greenstein : So, just for clarification, the signage, the signpost that was mowed down by that vehicle that came across, we paid to put that in?

Mr. Scheerer: I think the Resort did. I think Carlton actually absorbed some of that when he was doing the one as you come off of 429 and Sinclair. There's two there, then there's another one down by the one that got hit by the car. I was just looking at, I was just getting a price. I'm not doing it, I'm just going to get a price to replace it. At the same time, they're in design right now for a couple different designs for what the sign should look like for the visitor and resident lane coming in.

Mr. Greenstein: I'm trying to remember what was on that sign. I think it was basically what I referred to as a Resort sign.

Mr. Scheerer: Yes, it just gave direction to the resort.

Mr. Greenstein: The master was responsible technically for that sign. We can help coordinate getting the repaired or removed or whatever, but from a cost standpoint I think it was a more substantial sign.

Mr. Scheerer: Yes, they were several thousand dollars for those signs. I'll have more information for everybody at the next meeting, it's just taking a little time for them to get the concept together.

Mr. Greenstein : Let me ask you a question. Can we talk to Anthony or David? Can we just pull out the frame? It's an eye sore. The guard rail that's damaged is laying low on the ground, it's really not that noticeable, but the twisted and mangled metal that is sticking up 6 feet in the air are. Hopefully they took pictures for insurance purposes or whatever they are going to do.

Mr. Scheerer: We can pull those out, we can get those pulled out.

Mr. Greenstein: That would be great.

Mr. Scheerer: I did clean up some of the debris when I came in one morning, I've got the actual sign itself here at the office, so if they need to do something with it, I do have it here. But we did clean up some of that mess and get rid of it except for the post. But I will get rid of those as well.

Mr. Greenstein: Thank you.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register from May 1st through May 31st, for \$77,183. Are there any questions on the Check Register?

On MOTION by Mr. Burman, seconded by Ms. Greenstein, with all in favor, the Check Register was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through April 30th. If there are any questions, we can discuss those. No action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: We have the status of the direct bills. I think you've got a June payment that is due, but it's not overdue yet.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT
(REUNION WEST CDD)

THIS LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT (“Agreement”) is made and enter into effective as of the ____ day of _____, 2020 (the “Effective Date”), between the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC**, a Florida limited liability company, (hereinafter referred to as “Contractor”), whose address is P.O. Box 849, Bunnell, Florida 32110.

W I T N E S S E T H:

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

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of this Landscape/Grounds Maintenance Services Agreement and the exhibits attached hereto. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and one of the exhibits attached hereto, the terms of this Agreement (without the conflicting exhibit term(s)) shall prevail. This Agreement also incorporates the requirements set forth in the Landscape/Grounds Maintenance Services Joint Request for Proposals No. 2020-101.

(b) **Services.** The term Services as used in this Agreement shall be construed to include all Services set forth in **Exhibit “A”** and all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 14 of this Agreement, the changed services set forth therein.

2. **SCOPE OF WORK.**

(a) A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as described in **Exhibit “A,”** attached hereto and incorporated herein by reference (hereinafter the “Services”). Areas to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

(b) The following exhibit is applicable to the Services under this Agreement:

i. **Exhibit “A,” Scope of Work**

3. COMMENCEMENT OF SERVICES. Contractor shall commence its Services immediately upon receipt of a Notice to Proceed sent by the District Manager, as defined below, and shall perform the same in accordance with any schedules set forth in the Agreement.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

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

5. COMPENSATION AND PAYMENTS.

(a) Provided that the Contractor shall strictly perform all of its obligations under this Agreement, the District agrees to pay Contractor for the Services pursuant to the terms set forth in **Exhibit "B,"** subject only to additions and/or deductions by Work Authorizations as defined in Section 5(b) herein.

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

(c) District retains the right to reduce any portion of Contractor's Scope of Work as set forth in Article 2. Should this occur, a revised Scope of Work will be agreed upon in writing by both District and Contractor.

(d) The Contractor shall on the 15th day of each calendar month deliver to the District an Application for Payment in such form and with such detail as the District requires. Based on the Contractor's Application for Payment, and the approval of the Application for Payment, the District shall make monthly payments to the Contractor. Such monthly payments

shall be made on or before the 30th day of each calendar month or the 30th day after receipt by the District of the Contractor's Application for Payment and any such documentation to verify the amount owed as the District may require, whichever is later; provided, however, that the District shall have no obligation to make payment as aforesaid if it has withheld approval of any Application for Payment.

(e) District retains the right to reduce any portion of Contractor's Service, or as amended in any Work Authorization. Should this occur, a revised Scope of Work/Services and fee summary will be agreed upon in writing by both District and Contractor.

(f) After the Services are completed, the District shall have the right of an inspection to accept or deny the sufficiency of the Services before payment is required to be made by the District.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

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

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

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

review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises.

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

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

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

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

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

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY

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

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

(c) Contractor will provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training.

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

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that the District is a local unit of special purpose government and as such is subject to certain requirements under, *inter alia*, Chapters 119 and 289, *Florida Statutes*. All documents of any kind relating to this Agreement are the District's property and may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. If Contractor does not comply with a public records request as required by law, that failure to comply shall be considered a default of this Agreement. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

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

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

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

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

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

**LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN: DISTRICT
PUBLIC RECORDS CUSTODIAN.**

11. INSURANCE.

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

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$2,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

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

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

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

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

12. **SOVEREIGN IMMUNITY.** Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. **INDEMNIFICATION.** Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees,

which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing, in the form and manner attached hereto as **Exhibit "C,"** which shall consist of additions, deletions or other modifications to the Agreement.

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

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

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

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

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed

clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

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

(e) Contractor shall be responsible for the storage of all required maintenance equipment and supplies. No storage facilities are being provided by the District.

16. SUSPENSION OR TERMINATION.

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

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

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

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

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

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

18. TERM. The term of this Agreement commences on the Effective Date and shall proceed until April 30, 2021, in accordance with this Agreement.

19. NOTICE.

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

If to District: REUNION WEST COMMUNITY DEVELOPMENT
DISTRICT
c/o GMS-CFL, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: George Flint, District Manager

Copy to: LATHAM, LUNA, EDEN & BEAUDINE, LLP
111 N. Magnolia Ave, Suite 1400
Orlando, Florida 32801
Attn: Jan Albanese Carpenter, District Counsel

If to Contractor: YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC
P.O. Box 849
Bunnell, Florida 32110

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

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

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

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

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

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

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

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

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

**SIGNATURE PAGE TO
LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

WITNESSES:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print: _____

By: _____
Name: _____
Chairman /Vice-Chair, Board of Supervisors

CONTRACTOR:

WITNESSES:

**YELLOWSTONE LANDSCAPE-
SOUTHEAST, LLC**, a Florida limited
liability company

Print: _____

By: _____
Print: _____
Title: _____

EXHIBIT “A”

Scope of Work

[*ATTACHED*]

Scope of Services Summary



The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

I. LANDSCAPE MAINTENANCE PROGRAM

A. Turfgrass Specifications

1. Mowing

- a. Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance. Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- b. Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- c. Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- d. Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- e. Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

2. Edging & Trimming

- a. **Yellowstone Landscape** will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- b. Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.
- c. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- d. All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
- e. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- f. Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.

Scope of Services Summary



3. Debris Removal

- a. Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- b. Landscape debris generated on the property during landscape maintenance is the sole responsibility of **Yellowstone Landscape**, and will be removed no additional expense to the **Client**.

4. Fertilizer

- a. Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements. Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions.
- b. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

5. Insect, Disease, and Weed Control

- a. Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of **Yellowstone Landscape**.
- b. All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- c. **Yellowstone Landscape** must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- d. Access to a water source on the Client's property must be provided for use in spray applications.

B. Plant Material Specifications

1. Shrubs

- a. All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- b. Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- c. Clippings are to be removed by **Yellowstone Landscape** following pruning.

Scope of Services Summary



2. Tree Maintenance

- a. Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- b. Palm Trees will have only brown or broken fronds removed at time of pruning.
- c. **Yellowstone Landscape** will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

3. Edging and Trimming

- a. Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- b. "Weedeating" type edging will not be used around trees.

4. Insect, Disease and Weed Control

- a. Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, **Yellowstone Landscape** will offer suggestions regarding the best course of action.
- b. Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- c. **Yellowstone Landscape** will maintain a log listing all applications and will have MSDS sheets available for each product used on the **Client's** property.
- d. The **Client** must provide access to a suitable water source on their property for use by **Yellowstone Landscape** in spray applications.

5. Fertilization

- a. Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- b. Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- c. Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

C. Irrigation System Specifications

- 1. Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.

Scope of Services Summary



2. Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
3. Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
4. **Yellowstone Landscape** will promptly inform the client of any system malfunction or deficiencies.
5. Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client's approval and billed accordingly. Any damage caused by **Yellowstone Landscape** personnel shall be repaired promptly at no cost to the **Client**. In the event that a problem arises to the system that could result in additional damage occurring or threat to safety, **Yellowstone Landscape** will immediately make the necessary repairs and then contact the Client.

D. Annual Flower Specifications

1. Annual flowers will be changed with selected standard varieties best suited to the seasonal and environmental conditions at the ideal spacing for the plant varieties chosen.
2. Fungicides and insecticides will be applied as needed to maintain healthy planting beds.
3. Annual flower beds will be serviced to remove flowers that are fading or dead ("deadheading") to prolong blooming time and to improve the general appearance of the plant.
4. All soils are to be roto-tilled after removing and prior to installing new flowers.
5. "Flower Saver Plus®" (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change. Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

E. Mulch

1. Mulch will be replenished in accordance with the terms and specifications set forth in the landscape maintenance agreement.

II. ADDITIONAL SERVICES

- A. **Yellowstone Landscape** will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the **Client**.

Scope of Services Summary



III. YELLOWSTONE LANDSCAPE PERSONNEL

- A. **Yellowstone Landscape** will provide all labor, transportation and supervision necessary to perform the work described herein.
- B. Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- C. Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- D. **Yellowstone Landscape** recognizes that its personnel are representatives of the **Client** while on the **Client's** property and, as such, will conduct themselves in an efficient, well-mannered, well-groomed and workman-like manner at all times.
- E. Any damage caused by **Yellowstone Landscape** personnel will be repaired promptly at no cost to the **Client**.
- F. **Yellowstone Landscape** may utilize qualified subcontractors at any time during the agreement period and will be responsible for managing the quality of their services.
- G. All work performed by **Yellowstone Landscape** will be coordinated with the **Client** to minimize disruption and to maximize safety to people and vehicular traffic on the property.

IV. YELLOWSTONE LANDSCAPE VEHICLES AND EQUIPMENT

- A. **Yellowstone Landscape** service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- B. All **Yellowstone Landscape** vehicles must operate in a safe and courteous manner while on the **Client's** property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- C. All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- D. Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

V. ADDITIONAL PROVISIONS

- A. Property inspections will be conducted regularly by an authorized **Yellowstone Landscape** representative. **Yellowstone Landscape** will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- B. **Yellowstone Landscape** will provide the **Client** with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

Reunion Map

Villa Labels

Center Court Ridge-CCR
Heritage Crossing-HC
Carriage Point-CP
The Terraces-TER
Seven Eagles-7E
Villas At Sunset View-7C
Villas At Sandy Ridge-7A
Villas At Whisper Way-5B
Villas At Cabana Court-4A

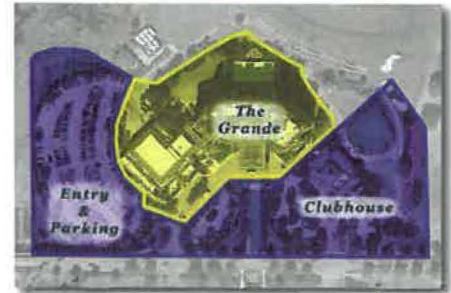
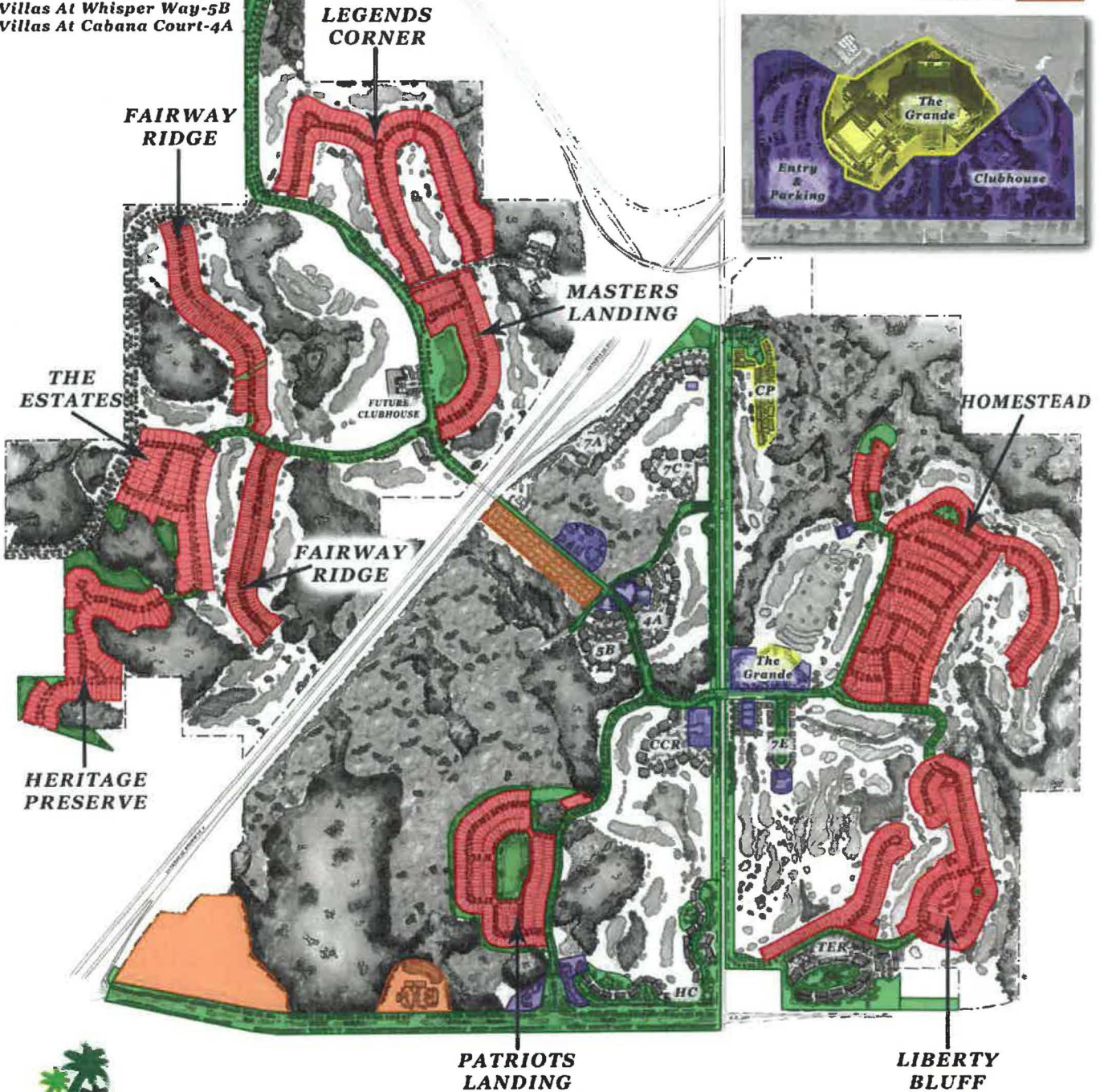
CDD-Community Development District

HOA-Homeowners Association

Multi-Family Villas

Reunion Resort

Encore



REUNION
ORLANDO FLORIDA



YELLOWSTONE
LANDSCAPE

EXHIBIT “B”

Fee Summary

[ATTACHED]

Exhibit "B"

EXHIBIT 2 - FEE SUMMARY REUNION WEST CDD

Contractor: Yellowstone Landscape

Address: 1773 Business Center Lane
Kissimmee, FL 34758
Phone: (407) 396-0520
Fax: (407) 398-2023
Contact: Rob Stultz

Property: Reunion West
CDD

Address: 219 East Livingston Street
Orlando, FL 32801
Phone: 407-841-5524
Fax:

Contact: George Flint
GMS Central Florida
Dates: 5/1/2020 through 4/30/2021

	2021 JAN	2021 FEB	2021 MAR	2021 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2020 OCT	2020 NOV	2020 DEC	TOTAL
GENERAL SERVICES (Schedule A)	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$ 7,145	\$85,740
TURF CARE (Schedule B)	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$ 1,157	\$13,884
TREE / SHRUB CARE (Schedule C)	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$ 870	\$11,640
BEDDING PLANTS (Schedule D) <i>9 Units Per Rotation</i>													\$0
BED DRESSING (Schedule D) <i>30 Yards of Bed Dressing</i>			\$ 1,320										\$1,320
PALM TRIMMING (Schedule D) <i>5 Queen and Fairleaf 9 Sabal 6 Washingtonia</i>										\$ 150 \$ 268			\$418
IRRIGATION MAINT. (Schedule E) <i>44 Number of Zones</i>	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$12,000
TOTAL FEE PER MONTH:	\$10,272	\$10,272	\$11,892	\$10,272	\$10,272	\$10,272	\$10,272	\$10,272	\$10,272	\$10,688	\$10,272	\$10,272	\$125,000
Flat Fee Schedule	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$10,417	\$125,000

Annual Total Reunion East CDD \$631,590.00
Annual Total Reunion West CDD \$125,000.00
Grand Joint Total \$756,590.00

Initials

NA

EXHIBIT 3 – EXTRA SERVICES PRICING SUMMARY
Project:

<u>Material</u>	<u>Description</u>	<u>Price</u>
Mulch	Price/yard installed for quantities <u>over</u> 100 cubic yards	<u>\$40.00</u>
	Price/yard installed for quantities <u>under</u> 100 cubic yards	<u>\$42.00</u>
	Price per 3 cubic foot bag of Mulch	<u>\$7.00</u>
	Price per bale of Pine Straw	<u>\$8.50</u>
Hard Materials	Price per bag for Seminole Chips	<u>\$15.00</u>
	Price per ton for Seminole Chips	<u>\$355.00</u>
	Price per ton for 3"-5" River Jack	<u>\$375.00</u>
Seasonal Color	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	<u>\$1.45</u>
	Bed preparation and installation per 1 gallon pot	<u>\$4.50</u>
	Supply and install 8" to 10" hanging basket	<u>\$65.00</u>
	Assemble 20" to 36" diameter floral pot with centerpiece plant	<u>\$175.00</u>
Sod (St. Augustine)	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 1,000 square feet	<u>\$1.35</u>
	Square foot price for quantities between 1,000 and 3,000 square feet	<u>\$1.10</u>
	Square foot price for quantities between 3,000 and 10,000 square feet	<u>\$1.00</u>
	Square foot for price quantities greater than 10,000 square feet	<u>\$1.00</u>
Irrigation	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	<u>\$55.00</u>
	Irrigation Laborer per hour	<u>\$40.00</u>
	PVC parts	List less <u>20 %</u>
	Non PVC parts	List less <u>20 %</u>
	Valves, Clocks and any part over \$300.00	List less <u>20 %</u>
General Labor	Foreman per hour	<u>\$44.00</u>
	Labor per hour	<u>\$36.00</u>

Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	<u>\$2,000.00</u>
-------------------	--	-------------------

Miscellaneous	Bush hogging per acre @	<u>\$125.00</u>
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The per unit cost for installation of various sizes and quantities of plant material is listed below:

4 inch Groundcover:	< 50 plants	<u>\$3.75</u>
	50 - 100 plants	<u>\$3.50</u>
	100 - 250 plants	<u>\$3.50</u>
	> 250 plants	<u>\$3.50</u>
1-gallon Plant Material:	< 50 plants	<u>\$7.00</u>
	50 – 100 plants	<u>\$6.50</u>
	100 – 250 plants	<u>\$6.50</u>
	> 250 plants	<u>\$6.00</u>
3-gallon Plant Material:	< 50 plants	<u>\$14.75</u>
	50 – 100 plants	<u>\$14.75</u>
	100 – 250 plants	<u>\$14.25</u>
	> 250 plants	<u>\$14.00</u>
7-gallon Plant Material:	< 50 plants	<u>\$48.00</u>
	50 – 100 plants	<u>\$46.00</u>
	100 – 250 plants	<u>\$44.00</u>
	> 250 plants	<u>\$44.00</u>
15-gallon Plant Material:	< 25 plants	<u>\$115.00</u>
	25 – 50 plants	<u>\$110.00</u>
	50 – 100 plants	<u>\$105.00</u>
	> 100 plants	<u>\$100.00</u>
30-gallon Plant Material:	< 25 plants	<u>\$245.00</u>
	25 – 50 plants	<u>\$230.00</u>
	> 50 plants	<u>\$230.00</u>
45-gallon Plant Material:	< 25 plants	<u>\$500.00</u>
	25 – 50 plants	<u>\$500.00</u>
	> 50 plants	<u>\$475.00</u>
65-gallon Plant Material:	< 25 plants	<u>\$620.00</u>
	25 – 50 plants	<u>\$620.00</u>
	> 50 plants	<u>\$600.00</u>

EXHIBIT “C”

Work Authorization Form

[ATTACHED]

WORK AUTHORIZATION FORM

Date: _____
Work Authorization No. _____

To: _____

Budget Code: CDD

Pursuant to the Landscape/Grounds Maintenance Services Agreement dated _____ (the "Agreement"), between the Reunion West Community Development District (the "District") and Yellowstone Landscape-Southeast, LLC (the "Contractor"), the Contractor agrees to perform the services described below for a fixed fee to be computed in the manner set out below or in accordance with Article 5 of the Agreement.

Description of Work Authorization services:

The following are applicable to this Work Authorization as marked:

- _____ A. As a result of this Work Authorization, the Contractor shall be compensated a fee in the amount of \$ _____.
- _____ B. As a result of this Work Authorization, the Contractor shall be deducted a fee in the amount of \$ _____.
- _____ C. Contractor shall proceed immediately with this Work Authorization on timely basis in accordance with the Agreement.

The total amount of this Work Authorization shall be full and complete consideration to the Contractor for performance of the services set forth above and the Contractor hereby waives any and all claims arising out of or related to the services covered by this Work Authorization.

Contractor shall commence the aforesaid authorized services upon the execution hereof and shall perform the same in accordance with the terms and conditions of the Agreement which remain in full force and effect.

This Work Authorization represents the entire and integrated agreement between the parties, and supersedes all prior negotiations and qualifications, for these authorized services; but this Work Authorization and the services contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Agreement including without limitation, those concerning payment.

Reunion West Community Development District: _____

Printed Name/Position: _____

Date: _____

Yellowstone Landscape-Southeast, LLC: _____

Printed Name/Position: _____

Date: _____

SECTION V

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Developer	On Hold	June 2020 RECDD Legal Counsel requested Additional Documentation from Kingwood's Attorney.
2	3/16/17	Allocation of 532 Costs	Legal	On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Williams/Cruz/ Scheerer	First Phase implemented Second Phase Underway	Parking Rules Hearing Scheduled August 13 at 1:00 PM to Expand No Parking Zones; One Clear Map for RECDD No Parking Zones will be Attached.
4	4/11/19	Playground Shade Structure	Scheerer	Pending	Shade structure scheduled for shipping to Reunion July 17.
5	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint	In Process	Encore agreed to have a gate at the entrance to the residential portion of Reunion Village and then another resident only gate before crossing the Davenport Creek bridge going into Reunion proper. Engineer working first revision of Preliminary Plan.
6	5/14/20	Remediate washout under I4 Reunion East/West Bridge	Boyd	In Process	BOS approved NTE \$17K; additional bids being solicited after June 11 BOS Meeting.
7	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carll	In Process	Pools Open; Spas Closed; Dog Park Open, Fitness Center Open as of July 2.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
8		RFID Access Control for Amenities	Cruz	In Process	RFID Readers Installed 9 modifications to improve security pending); RFID Access Card Applications now being processed; Temporary Access Cards attached to readers scheduled for removal 07/31/2020.
9	5/14/20	Seven Eagles MSA	Flint/Carll	In Process	Discussion Meeting Held June 17; Kingwood Reviewing Agreement.
10	5/14/20	Golf Cart Community Status	Flint	In Process	Communication with the County has taken place to determine the steps to be a designated Golf Cart Community.
11	3/19/20	RECDD Amenity Policies	Adams	Completed	Proposed Amenity Policies were discussed and adopted 06/11/2020. Amenity Policies and the Special Events Policies were posted on the RECDD website June 2020.

Reunion West Community Development District

Item #	Meeting Assigned	Action Item	Assigned To:	Status	Comments
1	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	In Process	County requested additional information June 2020; Permit being modified and resubmitted by Engineer. Former low bidder became unresponsive.

SECTION 2

Reunion West

Community Development District

Summary of Check Register

June 1, 2020 to June 30, 2020

Fund	Date	Check No.'s		Amount
General Fund	6/2/20	1602-1603	\$	1,227.50
	6/5/20	1604	\$	7,340.08
	6/12/20	1605-1610	\$	11,693.13
	6/19/20	1611	\$	21.23
	6/23/20	1612-1613	\$	1,118.62
			\$	21,400.56
Payroll	<u>June 2020</u>			
	David Burman	50476	\$	184.70
	Deborah Musser	50477	\$	184.70
	John Chiste	50478	\$	184.70
	Mark Greenstein	50479	\$	184.70
			\$	738.80
			\$	22,139.36

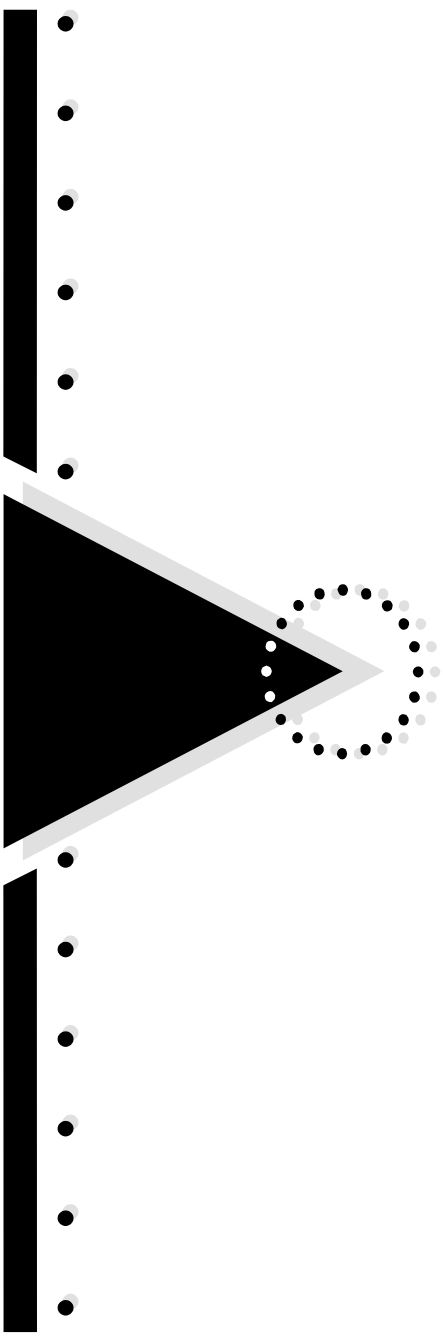
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/02/20	00051	6/01/20 2656	202005 310-51300-31100		*	150.00	
		CDD MEETING					
		6/01/20 2657	202005 310-51300-31100		*	1,002.50	
		CTY REV/LDSCP DESGN/KIOSK					
				BOYD CIVIL ENGINEERING			1,152.50 001602
6/02/20	00043	5/26/20 91555	202004 310-51300-31500		*	75.00	
		MAILBOX LIC.AGR/ROAD DEED					
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			75.00 001603
6/05/20	00020	6/01/20 475	202006 310-51300-34000		*	3,689.50	
		MANAGEMENT FEES MAY20					
		6/01/20 475	202006 310-51300-35100		*	183.33	
		INFORMATION TECH MAY20					
		6/01/20 475	202006 310-51300-31300		*	833.33	
		DISSEMINATION FEE MAY20					
		6/01/20 475	202006 310-51300-51000		*	2.74	
		OFFICE SUPPLIES					
		6/01/20 475	202006 310-51300-42000		*	4.00	
		POSTAGE					
		6/01/20 475	202006 310-51300-42500		*	17.85	
		COPIES					
		6/01/20 476	202006 320-53800-12000		*	2,609.33	
		MANAGEMENT FEES JUN20					
				GOVERNMENTAL MANAGEMENT SERVICES			7,340.08 001604
6/12/20	00035	5/31/20 185849	202005 300-13100-10100		*	73.92	
		AQUATIC PLANT MGMT MAY20					
		5/31/20 185849	202005 320-53800-47000		*	58.08	
		AQUATIC PLANT MGMT MAY20					
				APPLIED AQUATIC MANAGEMENT, INC.			132.00 001605
6/12/20	00011	6/02/20 7-026-81	202005 310-51300-42000		*	17.45	
		DELIVERY 05/23/20					
				FEDEX			17.45 001606
6/12/20	00012	4/02/20 19423	202003 310-51300-32200		*	3,000.00	
		FY19 AUDIT THRU 04/02/20					
		5/08/20 19501	202004 310-51300-31400		*	600.00	
		ARBITRAGE SER2016 4/30/17					
		5/08/20 19501	202004 310-51300-31400		*	600.00	
		ARBITRAGE SER2016 4/30/18					
		5/08/20 19501	202004 310-51300-31400		*	600.00	
		ARBITRAGE SER2016 4/30/19					
		5/08/20 19503	202004 310-51300-31400		*	600.00	
		ARBITRAGE SER2017 6/30/18					

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/08/20 19503	202004 310-51300-31400		*	600.00	
		ARBITRAGE SER2017 6/30/19		GRAU & ASSOCIATES			6,000.00 001607
6/12/20 00005		5/06/20 20796675	202005 310-51300-48000		*	571.26	
		NOT.OF MEETING 05/14/20		ORLANDO SENTINEL			571.26 001608
6/12/20 00036		5/19/20 DUKE-DUK	202004 320-53800-43000		*	452.01	
		DUKE ENERGY #40845-34210					
		5/19/20 DUKE-DUK	202004 320-53800-43000		*	156.53	
		DUKE ENERGY #43303-35141		REUNION RESORT			608.54 001609
6/12/20 00041		5/22/20 5751063	202005 310-51300-32300		*	4,363.88	
		TRUSTEE FEES-SER.2015		US BANK			4,363.88 001610
6/19/20 00011		6/09/20 7-032-65	202005 310-51300-42000		*	21.23	
		DELIVERY 05/28/20		FEDEX			21.23 001611
6/23/20 00011		6/16/20 7-039-92	202006 310-51300-42000		*	151.62	
		DELIVERY 06/05-06/08/20		FEDEX			151.62 001612
6/23/20 00043		6/19/20 92101	202005 310-51300-31500		*	967.00	
		BOS ZOOM MTG/PRK AGR/AGDA		LATHAM,LUNA,EDEN & BEAUDINE,LLP			967.00 001613
TOTAL FOR BANK A						21,400.56	
TOTAL FOR REGISTER						21,400.56	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

May 31, 2020



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
<u>ASSETS:</u>					
CASH	\$1,059,461	\$177,670	---	---	\$1,237,130
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$1,088,593	---	---	\$1,088,593
DUE FROM REUNION EAST	\$41,131	---	---	---	\$41,131
DUE FROM DEBT SERVICE	\$33,480	---	---	---	\$33,480
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$518,114	---	\$518,114
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,439	---	\$163,439
Revenue	---	---	\$126,323	---	\$126,323
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,195	---	\$275,195
Revenue	---	---	\$342,989	---	\$342,989
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,755	---	\$254,755
Revenue	---	---	\$306,242	---	\$306,242
Prepayment	---	---	\$6,734	---	\$6,734
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$326,487	---	\$326,487
Revenue	---	---	\$333,936	---	\$333,936
Interest	---	---	\$3,030	---	\$3,030
Construction	---	---	---	\$92,774	\$92,774
TOTAL ASSETS	\$1,136,944	\$1,266,262	\$3,326,669	\$93,457	\$5,823,332
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$14,031	---	---	---	\$14,031
DUE TO REUNION EAST	\$334,330	\$49,947	---	---	\$384,277
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
DUE TO GENERAL FUND	---	---	\$33,480	---	\$33,480
DUE TO OTHER	---	---	\$145,744	---	\$145,744
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	---	\$1,216,316	---	---	\$1,216,316
UNASSIGNED	\$785,699	---	---	---	\$785,699
RESTRICTED FOR DEBT 2004-1	---	---	\$1,187,516	---	\$1,187,516
RESTRICTED FOR DEBT 2015	---	---	\$289,762	---	\$289,762
RESTRICTED FOR DEBT 2016	---	---	\$618,208	---	\$618,208
RESTRICTED FOR DEBT 2017	---	---	\$567,731	---	\$567,731
RESTRICTED FOR DEBT 2019	---	---	\$484,229	---	\$484,229
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$67	\$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$610	\$610
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$92,774	\$92,774
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,136,944	\$1,266,262	\$3,326,669	\$93,457	\$5,823,332

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,163,411	\$1,163,411	\$1,042,760	(\$120,651)
Special Assessments - Direct	\$133,920	\$133,920	\$133,920	\$0
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$1,297,331	\$1,297,331	\$1,176,682	(\$120,649)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$8,000	\$3,800	\$4,200
FICA	\$918	\$612	\$291	\$321
Engineering	\$8,000	\$5,333	\$7,873	(\$2,540)
Attorney	\$20,000	\$13,333	\$6,602	\$6,732
Trustee Fee	\$21,000	\$14,000	\$4,364	\$9,636
Dissemination	\$10,000	\$6,667	\$6,667	\$0
Arbitrage	\$2,400	\$2,400	\$3,000	(\$600)
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$333	\$392	(\$59)
Annual Audit	\$5,200	\$5,200	\$5,526	(\$326)
Management Fees	\$44,274	\$29,516	\$29,516	\$0
Information Technology	\$3,400	\$2,267	\$1,467	\$800
Telephone	\$300	\$200	\$20	\$180
Postage	\$1,200	\$800	\$835	(\$35)
Printing & Binding	\$1,600	\$1,067	\$281	\$786
Insurance	\$9,400	\$9,400	\$8,754	\$646
Legal Advertising	\$1,500	\$1,000	\$905	\$95
Other Current Charges	\$350	\$233	\$3,050	(\$2,817)
Office Supplies	\$300	\$200	\$109	\$91
Travel Per Diem	\$600	\$400	\$0	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$150,617	\$108,636	\$91,125	\$17,511
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$31,312	\$20,875	\$20,875	(\$0)
Facility Lease Agreement	\$17,980	\$11,987	\$11,987	\$0
Telephone	\$3,740	\$2,493	\$2,500	(\$7)
Electric	\$268,400	\$178,933	\$163,601	\$15,333
Water & Sewer	\$35,200	\$23,467	\$17,752	\$5,714
Gas	\$33,880	\$22,587	\$14,825	\$7,761
Pool and Fountain Maintenance	\$79,200	\$52,800	\$61,684	(\$8,884)
Environmental	\$4,400	\$2,933	\$2,423	\$510
Property Insurance	\$20,130	\$20,130	\$19,604	\$526
Irrigation Repairs	\$6,600	\$4,400	\$6,010	(\$1,610)
Landscape Contract	\$341,568	\$227,712	\$225,671	\$2,041
Landscape Contingency	\$22,000	\$14,667	\$7,928	\$6,738
Landscape Consulting	\$17,160	\$11,440	\$8,474	\$2,966
Gate and Gatehouse Expenses	\$14,080	\$9,387	\$4,525	\$4,862
Roadways/Sidewalks	\$22,000	\$14,667	\$3,288	\$11,379
Lighting	\$4,400	\$2,933	\$883	\$2,050
MSA Building Repairs	\$11,000	\$7,333	\$1,188	\$6,145
Pressure Washing	\$15,400	\$10,267	\$15,730	(\$5,463)
Maintenance (Inspections)	\$770	\$513	\$328	\$185
Repairs & Maintenance	\$8,800	\$5,866	\$1,777	\$4,089
Pest Control	\$319	\$213	\$0	\$213
Signage	\$3,520	\$2,347	\$18,911	(\$16,565)
Security	\$61,600	\$41,067	\$41,067	\$0
Parking Violation Tags	\$0	\$0	\$12	(\$12)
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$20,000	\$13,334	\$0	\$13,334
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$103,255	\$103,255	\$103,255	\$0
TOTAL MAINTENANCE	\$1,146,714	\$805,604	\$754,299	\$51,306
TOTAL EXPENDITURES	\$1,297,331	\$914,241	\$845,424	\$68,817
EXCESS REVENUES (EXPENDITURES)	\$0		\$331,258	
FUND BALANCE - Beginning	\$0		\$454,440	
FUND BALANCE - Ending	\$0		\$785,699	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

REVENUES:

Transfer In - General Fund	\$103,255	\$103,255	\$103,255	\$0
Interest	\$10,000	\$6,667	\$11,411	\$4,744

TOTAL REVENUES

\$113,255	\$109,922	\$114,666	\$4,744
-----------	-----------	-----------	---------

EXPENDITURES:

Building Improvements	\$92,400	\$61,600	\$8,521	\$53,079
Fountain Improvements	\$11,000	\$7,333	\$0	\$7,333
Gate/Gatehouse Improvements	\$4,400	\$2,933	\$0	\$2,933
Landscape Improvements	\$110,000	\$73,333	\$26,257	\$47,077
Lighting Improvements	\$3,520	\$2,347	\$0	\$2,347
Monument Improvements	\$11,000	\$7,333	\$17,019	(\$9,686)
Pool Furniture	\$6,600	\$4,400	\$6,222	(\$1,822)
Pool Repair & Replacements	\$37,400	\$24,933	\$3,648	\$21,285
Roadways/Sidewalks Improvements	\$6,820	\$4,547	\$8,314	(\$3,767)
Signage	\$22,000	\$14,667	\$0	\$14,667
Contingency	\$0	\$0	\$23,669	(\$23,669)

TOTAL EXPENDITURES

\$305,140	\$203,427	\$93,649	\$109,778
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EXCESS REVENUES (EXPENDITURES)

(\$191,885)	\$21,017
-------------	----------

FUND BALANCE - Beginning

\$1,138,890	\$1,195,299
-------------	-------------

FUND BALANCE - Ending

\$947,005	\$1,216,316
-----------	-------------

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,198,197	(\$138,522)
Interest	\$500	\$333	\$13,182	\$12,849
TOTAL REVENUES	\$1,337,219	\$1,337,052	\$1,211,379	(\$125,674)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$436,563	\$436,563	\$436,563	\$0
Principal Expense 05/01	\$475,000	\$475,000	\$475,000	\$0
Interest Expense 05/01	\$436,563	\$436,563	\$436,563	\$0
TOTAL EXPENDITURES	\$1,348,125	\$1,348,125	\$1,348,125	\$0
EXCESS REVENUES (EXPENDITURES)	(\$10,906)		(\$136,746)	
FUND BALANCE - Beginning	\$643,623		\$1,324,262	
FUND BALANCE - Ending	\$632,717		\$1,187,516	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$294,026	(\$32,849)
Interest	\$100	\$67	\$2,539	\$2,473
TOTAL REVENUES	\$326,975	\$326,942	\$296,565	(\$30,376)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$89,644	\$89,644	\$89,644	\$0
Principal Expense 05/01	\$150,000	\$150,000	\$150,000	\$0
Interest Expense 05/01	\$89,644	\$89,644	\$89,644	\$0
TOTAL EXPENDITURES	\$329,288	\$329,288	\$329,288	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,313)		(\$32,722)	
FUND BALANCE - Beginning	\$155,168		\$322,484	
FUND BALANCE - Ending	\$152,856		\$289,762	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$483,956	(\$65,794)
Interest	\$0	\$0	\$4,244	\$4,244
TOTAL REVENUES	\$549,750	\$549,750	\$488,200	(\$61,550)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$193,953	\$193,953	\$193,953	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$191,325	\$191,325	\$191,325	\$0
TOTAL EXPENDITURES	\$530,278	\$530,278	\$530,278	\$0
EXCESS REVENUES (EXPENDITURES)	\$19,472		(\$42,078)	
FUND BALANCE - Beginning	\$383,954		\$660,286	
FUND BALANCE - Ending	\$403,426		\$618,208	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$509,250	\$509,250	\$456,563	(\$52,687)
Special Assessments - Prepayments	\$0	\$0	\$60,876	\$60,876
Interest	\$0	\$0	\$3,911	\$3,911
TOTAL REVENUES	\$509,250	\$509,250	\$521,349	\$12,099
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$182,900	\$182,900	\$182,900	\$0
Principal Expense 11/01	\$140,000	\$140,000	\$140,000	\$0
Interest Expense 05/01	\$180,450	\$180,450	\$180,450	\$0
Special Call 05/01	\$0	\$0	\$60,000	(\$60,000)
TOTAL EXPENDITURES	\$503,350	\$503,350	\$563,350	(\$60,000)
EXCESS REVENUES (EXPENDITURES)	\$5,900		(\$42,001)	
FUND BALANCE - Beginning	\$350,127		\$609,732	
FUND BALANCE - Ending	\$356,027		\$567,731	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
Special Assessments - Tax Collector	\$42,500	\$42,500	\$38,351	(\$4,149)
Special Assessments - Direct Billed	\$392,813	\$392,813	\$115,385	(\$277,428)
Interest	\$0	\$0	\$4,853	\$4,853
Transfer In	\$0	\$0	\$101	\$101

TOTAL REVENUES

\$435,313	\$435,313	\$158,691	(\$276,622)
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EXPENDITURES:

Interest Expense 11/01	\$132,329	\$132,329	\$132,329	\$0
Interest Expense 05/01	\$157,744	\$157,744	\$157,744	\$0
Transfer Out	\$0	\$0	\$3,972	(\$3,972)

TOTAL EXPENDITURES

\$290,073	\$290,073	\$294,045	(\$3,972)
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EXCESS REVENUES (EXPENDITURES)

\$145,240	(\$135,354)
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FUND BALANCE - Beginning

\$291,755	\$619,583
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FUND BALANCE - Ending

\$436,995	\$484,229
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$66	
FUND BALANCE - Ending	\$0		\$67	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$4	
FUND BALANCE - Beginning	\$0		\$606	
FUND BALANCE - Ending	\$0		\$610	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending May 31, 2020

	ADOPTED BUDGET	PRORATED THRU 5/31/20	ACTUAL THRU 5/31/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$10,107	\$10,107
TOTAL REVENUES	\$0	\$0	\$10,107	\$10,107
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$4,700	(\$4,700)
TOTAL EXPENDITURES	\$0	\$0	\$4,700	(\$4,700)
Transfer In/(Out)	\$0	\$0	\$3,870	\$3,870
TOTAL OTHER	\$0	\$0	\$3,870	\$3,870
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,277	
FUND BALANCE - Beginning	\$0		\$83,497	
FUND BALANCE - Ending	\$0		\$92,774	

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$125,588	\$634,336	\$49,045	\$60,908	\$32,781	\$112,820	\$27,283	\$0	\$0	\$0	\$0	\$1,042,760
Special Assessments - Direct	\$66,960	\$0	\$0	\$33,480	\$0	\$0	\$0	\$33,480	\$0	\$0	\$0	\$0	\$133,920
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Total Revenues	\$66,960	\$125,588	\$634,337	\$82,525	\$60,908	\$32,781	\$112,820	\$60,763	\$0	\$0	\$0	\$0	\$1,176,682
Expenses													
Supervisor Fees	\$800	\$0	\$800	\$800	\$0	\$600	\$0	\$800	\$0	\$0	\$0	\$0	\$3,800
FICA	\$61	\$0	\$61	\$61	\$0	\$46	\$0	\$61	\$0	\$0	\$0	\$0	\$291
Engineering	\$832	\$120	\$252	\$849	\$1,680	\$1,430	\$1,559	\$1,153	\$0	\$0	\$0	\$0	\$7,873
Attorney	\$1,306	\$446	\$520	\$919	\$946	\$1,423	\$75	\$967	\$0	\$0	\$0	\$0	\$6,602
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$0	\$0	\$0	\$0	\$4,364
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$6,667
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$392	\$0	\$0	\$0	\$0	\$0	\$0	\$392
Annual Audit	\$1,000	\$26	\$0	\$0	\$1,500	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,526
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$29,516
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$1,467
Telephone	\$7	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Postage	\$141	\$130	\$129	\$137	\$51	\$177	\$28	\$43	\$0	\$0	\$0	\$0	\$835
Printing & Binding	\$36	\$50	\$3	\$53	\$68	\$15	\$53	\$2	\$0	\$0	\$0	\$0	\$281
Insurance	\$8,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,754
Legal Advertising	\$0	\$0	\$0	\$153	\$181	\$0	\$0	\$571	\$0	\$0	\$0	\$0	\$905
Other Current Charges	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,050
Office Supplies	\$16	\$16	\$15	\$15	\$16	\$15	\$16	\$0	\$0	\$0	\$0	\$0	\$109
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$28,383	\$5,507	\$6,486	\$7,693	\$9,149	\$11,804	\$9,436	\$12,667	\$0	\$0	\$0	\$0	\$91,125

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$0	\$0	\$0	\$0	\$20,875
Facility Lease Agreement	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$0	\$0	\$0	\$0	\$11,987
Telephone	\$320	\$327	\$324	\$324	\$322	\$331	\$331	\$221	\$0	\$0	\$0	\$0	\$2,500
Electric	\$22,896	\$22,357	\$19,533	\$18,651	\$19,602	\$20,291	\$21,837	\$18,434	\$0	\$0	\$0	\$0	\$163,601
Water & Sewer	\$2,464	\$1,982	\$5,125	\$1,882	\$1,743	\$1,752	\$1,346	\$1,459	\$0	\$0	\$0	\$0	\$17,752
Gas	\$412	\$912	\$1,303	\$3,100	\$2,985	\$2,771	\$2,080	\$1,263	\$0	\$0	\$0	\$0	\$14,825
Pool and Fountain Maintenance	\$6,163	\$6,672	\$7,887	\$11,728	\$7,441	\$9,471	\$4,898	\$7,424	\$0	\$0	\$0	\$0	\$61,684
Environmental	\$115	\$115	\$616	\$115	\$616	\$115	\$616	\$115	\$0	\$0	\$0	\$0	\$2,423
Property Insurance	\$18,899	\$683	\$0	\$0	\$0	\$0	\$0	\$21	\$0	\$0	\$0	\$0	\$19,604
Irrigation Repairs	\$1,545	\$0	\$409	\$432	\$437	\$1,032	\$465	\$1,690	\$0	\$0	\$0	\$0	\$6,010
Landscape Contract	\$23,844	\$47,536	\$30,687	\$23,844	\$23,844	\$30,316	\$22,749	\$22,850	\$0	\$0	\$0	\$0	\$225,671
Landscape Contingency	\$5,332	\$0	\$2,332	\$0	\$0	\$0	\$264	\$0	\$0	\$0	\$0	\$0	\$7,928
Landscape Consulting	\$1,430	\$1,961	\$1,887	\$1,766	\$1,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,474
Gate and Gatehouse Expenses	\$217	\$292	\$0	\$930	\$59	\$1,639	\$493	\$895	\$0	\$0	\$0	\$0	\$4,525
Roadways/Sidewalks	\$301	\$0	\$0	\$0	\$218	\$602	\$2,167	\$0	\$0	\$0	\$0	\$0	\$3,288
Lighting	\$0	\$0	\$0	\$0	\$0	\$883	\$0	\$0	\$0	\$0	\$0	\$0	\$883
MSA Building Repairs	\$221	\$51	\$373	\$0	\$103	\$0	\$440	\$0	\$0	\$0	\$0	\$0	\$1,188
Pressure Washing	\$154	\$0	\$0	\$6,169	\$4,191	\$5,216	\$0	\$0	\$0	\$0	\$0	\$0	\$15,730
Maintenance (Inspections)	\$68	\$0	\$57	\$42	\$0	\$29	\$0	\$132	\$0	\$0	\$0	\$0	\$328
Repairs & Maintenance	\$334	\$0	\$992	\$83	\$0	\$352	\$16	\$0	\$0	\$0	\$0	\$0	\$1,777
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,875	\$396	\$5,412	\$277	\$10,786	\$0	\$165	\$0	\$0	\$0	\$0	\$0	\$18,911
Security	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$0	\$0	\$0	\$0	\$41,067
Parking Violation Tags	\$0	\$0	\$0	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$0	\$0	\$0	\$103,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,255
Total Maintenance	\$95,833	\$92,525	\$86,180	\$78,584	\$186,283	\$84,040	\$67,108	\$63,745	\$0	\$0	\$0	\$0	\$754,299
Total Expenses	\$124,216	\$98,032	\$92,666	\$86,277	\$195,432	\$95,844	\$76,544	\$76,412	\$0	\$0	\$0	\$0	\$845,424
Excess Revenues (Expenditures)	(\$57,255)	\$27,556	\$541,671	(\$3,752)	(\$134,524)	(\$63,063)	\$36,275	(\$15,649)	\$0	\$0	\$0	\$0	\$331,258

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

							Gross Assessments	\$	4,155,764	\$	1,233,252	\$	1,417,083	\$	347,739	\$	572,366	\$	539,968	\$	45,357			
							Net Assessments	\$	3,906,418	\$	1,159,256	\$	1,332,058	\$	326,875	\$	538,024	\$	507,569	\$	42,636			
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svs Fund	Debt Svs Fund	Total										
							29.68%	34.10%	8.37%	13.77%	12.99%	1.09%	100%											
11/12/19	ACH	\$ 23,340.36	\$ 1,240.62	\$ 442.00	\$ -	\$ 21,657.74	\$ 6,427.08	\$ 7,385.12	\$ 1,812.24	\$ 2,982.88	\$ 2,814.04	\$ 236.38	\$ 21,657.74											
11/22/19	ACH	\$ 426,810.60	\$ 17,072.61	\$ 8,194.76	\$ -	\$ 401,543.23	\$ 119,160.71	\$ 136,923.11	\$ 33,599.66	\$ 55,303.79	\$ 52,173.39	\$ 4,382.56	\$ 401,543.23											
12/6/19	ACH	\$ 1,854,779.89	\$ 74,191.64	\$ 35,611.74	\$ -	\$ 1,744,976.51	\$ 517,833.76	\$ 595,023.39	\$ 146,013.22	\$ 240,332.32	\$ 226,728.61	\$ 19,045.20	\$ 1,744,976.51											
12/9/19	ACH	\$ 2,038.96	\$ 20.74	\$ 40.36	\$ -	\$ 1,977.86	\$ 586.94	\$ 674.43	\$ 165.50	\$ 272.41	\$ 256.99	\$ 21.59	\$ 1,977.86											
12/23/19	ACH	\$ 414,468.52	\$ 15,888.95	\$ 7,971.62	\$ -	\$ 390,607.95	\$ 115,915.59	\$ 133,194.27	\$ 32,684.64	\$ 53,797.70	\$ 50,752.54	\$ 4,263.21	\$ 390,607.95											
1/10/20	ACH	\$ 153,854.76	\$ 4,615.70	\$ 2,984.77	\$ -	\$ 146,254.29	\$ 43,401.97	\$ 49,871.57	\$ 12,238.02	\$ 20,143.33	\$ 19,003.14	\$ 1,596.26	\$ 146,254.29											
1/13/20	ACH	\$ 18,960.03	\$ 410.10	\$ 371.02	\$ -	\$ 18,178.91	\$ 5,394.72	\$ 6,198.87	\$ 1,521.14	\$ 2,503.75	\$ 2,362.03	\$ 198.41	\$ 18,178.91											
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 835.49	\$ 835.49	\$ 247.94	\$ 284.90	\$ 69.91	\$ 115.07	\$ 108.56	\$ 9.12	\$ 835.49											
2/12/20	ACH	\$ 214,149.10	\$ 4,716.16	\$ 4,188.65	\$ -	\$ 205,244.29	\$ 60,907.65	\$ 69,986.70	\$ 17,174.09	\$ 28,267.91	\$ 26,667.84	\$ 2,240.10	\$ 205,244.29											
3/9/20	ACH	\$ 113,912.46	\$ 1,195.03	\$ 2,254.35	\$ -	\$ 110,463.08	\$ 32,780.68	\$ 37,667.05	\$ 9,243.14	\$ 15,213.87	\$ 14,352.71	\$ 1,205.63	\$ 110,463.08											
4/13/20	ACH	\$ 377,015.66	\$ 86.88	\$ 7,538.57	\$ -	\$ 369,390.21	\$ 109,619.08	\$ 125,959.18	\$ 30,909.22	\$ 50,875.42	\$ 47,995.68	\$ 4,031.64	\$ 369,390.21											
4/13/20	ACH	\$ 10,757.76	\$ -	\$ 215.16	\$ -	\$ 10,542.60	\$ 3,128.59	\$ 3,594.94	\$ 882.17	\$ 1,452.01	\$ 1,369.82	\$ 115.07	\$ 10,542.60											
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 242.87	\$ 242.87	\$ 72.07	\$ 82.82	\$ 20.32	\$ 33.45	\$ 31.56	\$ 2.65	\$ 242.87											
5/12/20	ACH	\$ 92,374.81	\$ -	\$ 1,847.50	\$ -	\$ 90,527.31	\$ 26,864.60	\$ 30,869.11	\$ 7,574.99	\$ 12,468.16	\$ 11,762.41	\$ 988.04	\$ 90,527.31											
5/12/20	ACH	\$ 1,439.60	\$ -	\$ 28.79	\$ -	\$ 1,410.81	\$ 418.67	\$ 481.08	\$ 118.05	\$ 194.31	\$ 183.31	\$ 15.40	\$ 1,410.81											
6/9/20	ACH	\$ 56,551.66	\$ -	\$ 1,131.03	\$ -	\$ 55,420.63	\$ 16,446.45	\$ 18,898.00	\$ 4,637.39	\$ 7,632.98	\$ 7,200.92	\$ 604.88	\$ 55,420.63											
6/9/20	ACH	\$ 1,468.42	\$ -	\$ 29.37	\$ -	\$ 1,439.05	\$ 427.05	\$ 490.70	\$ 120.41	\$ 198.20	\$ 186.98	\$ 15.71	\$ 1,439.05											
6/16/20	ACH	\$ 408,302.92	\$ -	\$ 8,166.06	\$ -	\$ 400,136.86	\$ 118,743.36	\$ 136,443.55	\$ 33,481.98	\$ 55,110.10	\$ 51,990.66	\$ 4,367.22	\$ 400,136.86											
Totals		\$ 4,170,225.51	\$ 119,438.43	\$ 81,015.75	\$ 1,078.36	\$ 3,970,849.69	\$ 1,178,376.92	\$ 1,354,028.79	\$ 332,266.11	\$ 546,897.64	\$ 515,941.17	\$ 43,339.06	\$ 3,970,849.69											

OFF ROLL ASSESSMENTS

REUNION WEST DEVELOPMENT PARTNERS, LLLP \$249,305.47 \$133,920.00 \$115,385.47

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019
10/31/19	11/1/19	263366	\$ 182,345.47	\$ 182,345.47	\$ 66,960.00	\$ 115,385.47
1/23/20	2/1/20	28907	\$ 33,480.00	\$ 33,480.00	\$ 33,480.00	-
1/23/20	5/1/20	28907	\$ 33,480.00	\$ 33,480.00	\$ 33,480.00	-
			\$ 249,305.47	\$ 249,305.47	\$ 133,920.00	\$ 115,385.47

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2020

District	Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Reunion East									
	Orlando Health					Nov	\$113,330	\$0	\$113,330 Paid 11/27/19
	34-25-27-4936-0001-0040					Feb	\$56,665	\$0	\$56,665 Paid 2/10/20
			\$226,659	\$0	\$226,659	May	\$56,665	\$0	\$56,665 Paid 5/22/20
	Totals		\$226,659	\$0	\$226,659	Total	\$226,659	\$0	\$226,659
	Orlando Reunion Development LLC		\$2,386	\$5,053	\$7,439	O & M	Debt	Total	
	35-25-27-4885-PRCL-0C30	4 MF				Nov	\$1,193	\$2,527	\$3,720 Paid 3/29/20
						Feb	\$597	\$1,263	\$1,860 Paid 3/29/20
						May	\$597	\$1,263	\$1,860 Paid 3/29/20
						Total	\$2,386	\$5,053	\$7,439
	EHO/SPECTRUM					O & M	Debt	Total	Paid
	11-1-15 Interest								
	27-25-27-2985-TRAC-FD20/FD30	296 Condos	\$117,704	\$504,490	\$622,194	Nov	\$191,231	\$550,009	\$741,240 Paid
	34-25-27-4936-0001FD10	276 SF	\$219,504	\$595,527	\$815,031	Feb	\$95,616	\$275,004	\$370,620 Paid
	34-25-27-4936-0001-0010/0020/0050/0031	Commercial	\$45,254	\$0	\$45,254	May	\$95,616	\$275,004	\$370,620
			\$382,462	\$1,100,017	\$1,482,479	Total	\$382,462	\$1,100,017	\$1,482,479
District	Landowner		Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Reunion West	Reunion West Dev. Partners								
	27-25-27-4927-0001-WC10		\$133,920	\$392,813	\$526,733	Dec	\$66,960	\$196,407	\$263,367 Paid 10/31/19
	27-25-27-3160-000A-0030					March	\$33,480	\$98,203	\$131,683 Paid 1/23/20
	27-25-27-4927-0001-SF20					June	\$33,480	\$98,203	\$131,683 Paid 1/23/20
			\$133,920.00	\$392,813.00	\$526,733.00	Total	\$133,920	\$392,813	\$526,733