

***Reunion West Community
Development District***

Agenda

October 14, 2021

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

October 7, 2021

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, October 14, 2021 at 11:00 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. 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
 - D. Security Report
 - i. 41 Parking Violations and 2 Vehicles Towed
4. Approval of the Minutes of the September 9, 2021 Meeting
5. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2021
6. Discussion of Feasibility of Additional Dumpster Facilities (Requested by Supervisor Staley)
7. Consideration of Agreement with Applied Aquatic Management Inc. for Aquatic Plant Management
8. Discussion of Proposals from Yellowstone Landscape for Sinclair Gate Tree Installation
9. Consideration of Addendum to Security Services Provider Agreement with Reunion West Property Owner's Association, Inc.
10. Consideration of Proposals for Playground and/or Outdoor Fitness Center
11. Sinclair Road Extension Road Improvement Project Presentation
12. Other Business
13. Supervisor's Requests
14. Next Meeting Date
15. Adjournment

SECTION III

SECTION C

SECTION 1

Reunion East CDD				
Date Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	Kingwood provided a proposal document which is under legal review in March. Comments will go back to Kingwood.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	In Process	Survey approved at BOS Meeting 08.12.2021. DE to prepare design following survey with tentative plan to split gate on each direction of travel.
11/12/20	Seven Eagles Management	Adams/Scheerer	In Process	Game Room to be repurposed into Functional Fitness Center. Refurbishment proposal approved at 08.12.2021 BOS Meeting. Completed 09.2021 and pending mirror installation. Fitness Center & Functional Fitness Center Design and Equipment Proposal to be considered at 11.11.2021. The fees for renting Linear Park and Seven Eagles will be considered at the Rule Hearing scheduled October 14. Other transition still items in process: utility split, signage update.

Date Assigned	Action Item	Assigned To	Status	Comments
8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	On Hold	Security camera for pools completed in April. Other items noted on security assessment (barrier fence nearby 7-11 and barrier gate nearby Sandy Ridge Dr / Old Lake Wilson Rd) to be reviewed at 10.14.2021 BOS meeting.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	A new prototype was fabricated and then installed in July. The gate is performing as expected. Five gates needed at other CDD pools. Proposals expected to be presented at a future time.
11/12/20	Feasibility Report on Selling Roads to Private Entity	Adams/Carpenter	On Hold	Master Association not interested in purchasing.
4/8/21	Seven Eagles Pool Furniture	Scheerer	Completed	Installed September 15.

Date Assigned	Action Item	Assigned To	Status	Comments
1/14/21	Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance	Carpenter/Adams	In Process	District Counsel prepared a proposed amendment to Interlocal agreement with OC which was approved by BOS 08.12.2021. The proposal has been sent to the County for review and the County is now requesting a new detailed landscape maintenance map. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly.
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	Duke workers on site starting in September. As 10.07.2021, one of nine work orders have been completed.
9/9/21	Property Conveyance at Reunion Village	Trucco/Boyd/Scheerer	In Process	BOS approved substantial form of Resolution pending final review by staff which was completed September 28. Landscape inspections and maintenance agreements for landscape and ponds pending.

Date Assigned	Action Item	Assigned To	Status	Comments
9/9/21	Security Improvements at Carriage Point		In Process	BOS approved Envera proposal for remote monitored gate, rapid arms and security cameras at BOS Meeting 09.09.2021. Staff working with current RE security provider for access controls and Envera proposal is under staff review.
9/9/21	Appointment to Seat #3		in Process	Notice sent to Reunion residents. Two resumes were received for consideration 10.14.2021.
9/9/21	Parking Rules for Carriage Pointe and Reunion Village	Scheerer/Adams/Trucco		Rule Hearing scheduled 11.11.2021. No Parking zone maps to be reviewed by BOS 10.14.2021
9/9/21	Five Year R&M (Capital) Plan			Staff to add capital project tracking list under DM report for future meetings.

Reunion West CDD

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	DE to provide proposals for Design Build for Playground and Outdoor Fitness Area 10.14.2021. Field Operations to get quotes for fencing and sidewalks when design/build is approved.

Date Assigned	Action Item	Assigned To	Status	Comments
12/10/20	Encore Transition at RWCDD	Adams / Scheerer	In Process	Identification of CDD irrigation costs pending. Need Board input for landscape service provider at Encore/RWCDD. RWPOA is requesting security funding to be reviewed at October meeting.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	On Hold	The bonds can be priced as early as November 2021 and plan to close February 2022. 10 year no call provision expires May 2022. Delegation Resolution to be presented 11.11.2021.
2/11/21	Parking Rules for Encore at RWCDD	Adams	On Hold	Monitoring the need to implement street parking restrictions.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	09.01.2021 - High Density Residential Housing Application Under Review with OC Permit Number: PRDV21-146 Location: South East at intersection of Goodman Road and Bella Citta Boulevard Parcel Number: 282527000000600000 (51.02 acres) 332527000000500000 (52.55 acres) 3325273160000A0090 (19.04 acres)

Date Assigned	Action Item	Assigned To	Status	Comments
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	In Process	Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC. In the meantime, operations staff and security staff developed traffic plan using cones (installed July 28) and temporary signage installed September. Permanent sign relocated in September. Communication to residents pending.
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	Duke workers on site starting in September. As 10.07.2021, one of nine work orders have been completed.
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	In Process	Sharon Harley met with Alan and Yellowstone in August. Proposals for palms, magnolias and oaks to be presented to BOS 10.14.2021.
7/8/21	Determine if any property is available for dumpsters	Scheerer	In Process	Parcel 35-25-27-4881-TRAC-0020 identified as most viable. David Burman to evaluate on behalf of HOA and communicate with stakeholders.
8/12/21	Five Year R&M (Capital) Plan	Adams/Staley	In Process	Presented 09.09.2021 - Staff to add capital project tracking list under DM report for future meetings.

Date Assigned	Action Item	Assigned To	Status	Comments
9/9/21	RWPOA Security Funding	Adams/Trucco	In Process	Determine fair share of costs and agreement to be presented to BOS.
9/9/21	Monitor TECO Gas Line Installation	Scheerer	In Process	PreCon Meeting with Alan Scheerer and TECO Superintendent 10.05.2021; no start date or length of project available as of 10.07.2021

SECTION 2

Reunion West

Community Development District

Summary of Check Register

September 1, 2021 to September 30, 2021

Fund	Date	Check No.'s	Amount
General Fund	9/2/21	1799-1800	\$ 16,090.07
	9/8/21	1801-1802	\$ 11,432.76
	9/15/21	1803-1805	\$ 16,501.63
	9/21/21	1806	\$ 7,500.00
	9/22/21	1807	\$ 1,234.49
	9/30/21	1808	\$ 105,323.37
			<hr/>
			\$ 158,082.32
Replacement & Maintenance Fund	9/30/21	31	\$ 24,524.38
			<hr/>
			\$ 24,524.38
Payroll	<u>September 2021</u>		
	Graham Staley	50535	\$ 184.70
	Mark Greenstein	50536	\$ 184.70
	Sharon Harley	50537	\$ 184.70
			<hr/>
			\$ 554.10
			<hr/>
			\$ 183,160.80

REUNION WEST-GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	CHECK VENDOR#	DATE	INVOICE	.....INVOICE.....	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT
9/02/21	00051	8/31/21	3083	MTG/PRP	AGDA/LNDSCP PROP.	202108	310	51300	31100		BOYD CIVIL ENGINEERING	*	750.00	750.00 001799
9/02/21	00066	9/01/21	IR-RWCDD	202108	300-13100-10100						IRRIGATION REPAIRS-AUG21	*	107.50	
		9/01/21	IR-RWCDD	202108	320-53800-46500						IRRIGATION REPAIRS-AUG21	*	99.24	
		9/01/21	MM-RWCDD	202109	300-13100-10100						LANDSCAPE MAINT SEP21	*	7,869.33	
		9/01/21	MM-RWCDD	202109	320-53800-47300						LANDSCAPE MAINT SEP21	*	7,264.00	
											CREATIVE NORTH INC			15,340.07 001800
9/08/21	00041	8/25/21	6238992	TRUSTEE FEES-SER.2017		202108	310	51300	32300			*	3,717.38	3,717.38 001801
9/08/21	00020	9/01/21	507	MANAGEMENT FEES SEP21		202109	310	51300	34000			*	3,689.50	
		9/01/21	507	INFORMATION TECH SEP21		202109	310	51300	35100			*	183.33	
		9/01/21	507	DISSEMINATION FEE SEP21		202109	310	51300	31300			*	833.33	
		9/01/21	507	OFFICE SUPPLIES		202109	310	51300	51000			*	15.39	
		9/01/21	507	POSTAGE		202109	310	51300	42000			*	6.63	
		9/01/21	507	COPIES		202109	310	51300	42500			*	140.70	
		9/01/21	508	FIELD MANAGEMENT SEP21		202109	320	53800	12000			*	2,846.50	
											GOVERNMENTAL MANAGEMENT SERVICES			7,715.38 001802
9/15/21	00035	8/31/21	196645	AQUATIC PLANT MGMT AUG21		202108	300	13100	10100			*	68.64	
		8/31/21	196645	AQUATIC PLANT MGMT AUG21		202108	320	53800	47000			*	63.36	
											APPLIED AQUATIC MANAGEMENT, INC.			132.00 001803
9/15/21	00040	9/13/21	14323	FY22 PROPERTY INSURANCE		202109	300	13100	10100			*	2,894.86	
		9/13/21	14323	FY22 PROPERTY INSURANCE		202109	300	15500	10000			*	2,567.14	
		9/13/21	14323	FY22 GEN.LIAB/PUBLIC OFFC		202109	300	15500	10000			*	9,513.00	
											EGIS INSURANCE ADVISORS, LLC.			14,975.00 001804

REUW REUNION WEST TVISCARRA

*** CHECK DATES 09/01/2021 - 09/30/2021 *** REUNION WEST-GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
9/15/21	00036	8/31/21	DUKE-DUK	202108	320	53800	43000			*	706.73	
			DUKE ENERGY #40845	34210								
8/31/21		8/31/21	TOHO-TOH	202108	320	53800	43100			*	687.90	
			TOHO METER#62644093	AUG21								
								REUNION RESORT				1,394.63 001805
9/21/21	00020	9/17/21	509	202109	300	15500	10000			*	7,500.00	
			FY22 ASSESSMENT ROLL CERT									
9/22/21	00043	9/16/21	99226	202108	310	51300	31500		GOVERNMENTAL MANAGEMENT SERVICES	*	1,234.49	7,500.00 001806
			BRD MTG/GAS AGR/FAC.RPT									
								LATHAM, LUNA, EDEN & BEAUDINE, LLP				1,234.49 001807
9/30/21	00029	9/30/21	09302021	202109	300	20700	10100			*	131,939.23	
			EXP.DUE TO RE JUL-AUG21									
9/30/21		9/30/21	09302021	202109	300	13100	10100			*	26,615.86-	
			EXP.DUE FROM RE JUL-AUG21									
								REUNION EAST CDD				105,323.37 001808
									TOTAL FOR BANK A		158,082.32	
									TOTAL FOR REGISTER		158,082.32	

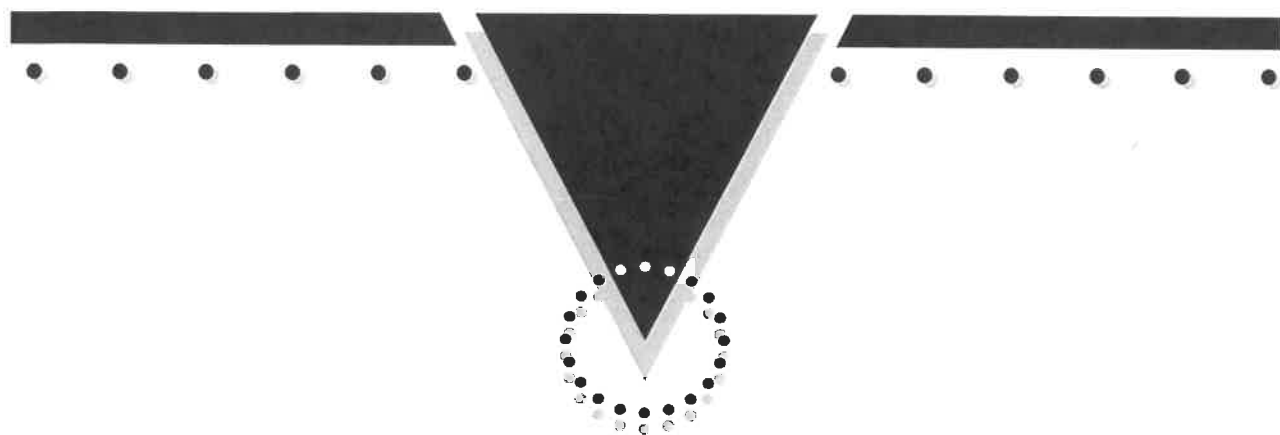
REUW REUNION WEST TVISCARRA

*** CHECK DATES 09/01/2021 - 09/30/2021 *** REUNION WEST-R&M BANK C REPLACEMENT & MAINT

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/30/21	00001	9/30/21	09302021	2021	09	300-20700-10100			REUNION EAST CDD	*	24,524.38	24,524.38 000031
R&M EXP.DUE TO RE JUL-AUG											24,524.38	000031
TOTAL FOR BANK C											24,524.38	
TOTAL FOR REGISTER											24,524.38	

REUN REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

August 31, 2021



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2021

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
<u>ASSETS:</u>					
CASH	\$927,359	\$50,173	---	---	\$977,532
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION DUE FROM REUNION EAST	---	\$841,401	---	---	\$841,401
DUE FROM REUNION EAST	\$26,616	---	---	---	\$26,616
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$665,236	---	\$665,236
Revenue	---	---	\$686,070	---	\$686,070
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,442	---	\$163,442
Revenue	---	---	\$170,959	---	\$170,959
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,216	---	\$275,216
Revenue	---	---	\$421,337	---	\$421,337
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,639	---	\$254,639
Revenue	---	---	\$380,222	---	\$380,222
Prepayment	---	---	\$2,480	---	\$2,480
SERIES 2019					
Reserve	---	---	\$326,493	---	\$326,493
Revenue	---	---	\$172,885	---	\$172,885
Interest	---	---	\$0	---	\$0
Construction	---	---	---	\$89,300	\$89,300
TOTAL ASSETS	\$956,847	\$891,574	\$3,519,396	\$89,373	\$5,457,191
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$7,435	---	---	---	\$7,435
DUE TO REUNION EAST	\$131,939	\$24,524	---	---	\$156,464
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	---	\$867,050	---	---	\$867,050
UNASSIGNED	\$814,590	---	---	---	\$814,590
RESTRICTED FOR DEBT 2004-1	---	---	\$1,351,700	---	\$1,351,700
RESTRICTED FOR DEBT 2015	---	---	\$334,400	---	\$334,400
RESTRICTED FOR DEBT 2016	---	---	\$696,577	---	\$696,577
RESTRICTED FOR DEBT 2017	---	---	\$637,341	---	\$637,341
RESTRICTED FOR DEBT 2019	---	---	\$499,378	---	\$499,378
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$67	\$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$89,300	\$89,300
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$956,847	\$891,574	\$3,519,396	\$89,373	\$5,457,191

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending August 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
Special Assessments - Tax Collector	\$1,297,331	\$1,297,331	\$1,313,652	\$16,321
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,297,331	\$1,297,331	\$1,313,652	\$16,321

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$11,000	\$8,800	\$2,200
FICA	\$918	\$841	\$673	\$168
Engineering	\$8,000	\$7,333	\$7,303	\$30
Attorney	\$20,000	\$18,333	\$23,959	(\$5,635)
Trustee Fee	\$21,000	\$16,163	\$16,163	\$0
Dissemination	\$10,000	\$9,167	\$9,167	\$0
Arbitrage	\$2,400	\$2,400	\$3,000	(\$600)
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$500	\$413	\$87
Annual Audit	\$7,300	\$7,300	\$7,300	\$0
Management Fees	\$44,274	\$40,585	\$40,585	\$0
Information Technology	\$2,200	\$2,017	\$2,017	\$0
Telephone	\$300	\$275	\$0	\$275
Postage	\$1,500	\$1,375	\$2,058	(\$693)
Printing & Binding	\$1,600	\$1,467	\$1,102	\$355
Insurance	\$9,700	\$9,700	\$9,248	\$452
Legal Advertising	\$1,500	\$1,375	\$4,111	(\$2,736)
Other Current Charges	\$350	\$321	\$0	\$321
Office Supplies	\$300	\$275	\$169	\$106
Travel Per Diem	\$600	\$550	\$0	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$152,117	\$138,651	\$143,762	(\$5,111)

MAINTENANCE-SHARED EXPENSES:

Field Management	\$34,158	\$31,312	\$31,312	\$0
Management Services Agreement	\$19,500	\$17,875	\$0	\$17,875
Facility Lease Agreement	\$19,615	\$17,980	\$17,980	\$0
Telephone	\$4,464	\$4,092	\$4,788	(\$696)
Electric	\$292,800	\$268,400	\$245,416	\$22,984
Water & Sewer	\$38,400	\$35,200	\$20,815	\$14,385
Gas	\$36,960	\$33,880	\$18,949	\$14,931
Pool and Fountain Maintenance	\$108,000	\$99,000	\$72,438	\$26,562
Environmental	\$4,800	\$4,400	\$3,019	\$1,381
Property Insurance	\$23,760	\$23,760	\$24,709	(\$949)
Irrigation Repairs	\$7,200	\$6,600	\$5,134	\$1,466
Landscape Contract	\$372,619	\$341,567	\$385,025	(\$43,457)
Landscape Contingency	\$24,000	\$22,000	\$960	\$21,040
Gate and Gatehouse Expenses	\$15,360	\$14,080	\$19,492	(\$5,412)
Roadways/Sidewalks	\$24,000	\$22,000	\$2,279	\$19,721
Lighting	\$4,800	\$4,400	\$10,552	(\$6,152)
Building Repairs & Maintenance	\$12,000	\$11,000	\$0	\$11,000
Pressure Washing	\$16,800	\$15,400	\$14,870	\$530
Maintenance (Inspections)	\$840	\$770	\$0	\$770
Repairs & Maintenance	\$9,600	\$8,800	\$958	\$7,842
Pest Control	\$348	\$319	\$0	\$319
Signage	\$12,000	\$11,000	\$5,814	\$5,186
Security	\$67,200	\$61,600	\$61,600	\$0
Parking Violation Tags	\$240	\$220	\$86	\$134

SEVEN EAGLES:

Electric	\$0	\$0	\$5,580	(\$5,580)
Water & Sewer	\$0	\$0	\$3,934	(\$3,934)
Gas	\$0	\$0	\$599	(\$599)
Contract Cleaning	\$0	\$0	\$20,796	(\$20,796)
Landscape Contract	\$0	\$0	\$4,882	(\$4,882)
Landscape Contingency	\$0	\$0	\$3,000	(\$3,000)
Pool Maintenance	\$0	\$0	\$25,929	(\$25,929)
Lighting	\$0	\$0	\$623	(\$623)
Fitness Center Repairs & Maintenance	\$0	\$0	\$2,357	(\$2,357)
Repairs & Maintenance	\$0	\$0	\$2,337	(\$2,337)
Contingency	\$0	\$0	\$67	(\$67)

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$20,000	\$18,334	\$0	\$18,334
Contingency	\$0	\$0	\$117	(\$117)

TOTAL MAINTENANCE	\$1,169,464	\$1,073,989	\$1,016,418	\$57,571
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TOTAL EXPENDITURES	\$1,321,581	\$1,212,640	\$1,160,180	\$52,460
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EXCESS REVENUES (EXPENDITURES)	(\$24,250)	\$153,472		
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FUND BALANCE - Beginning	\$24,250	\$661,117		
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FUND BALANCE - Ending	(\$0)	\$814,590		
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund Statement of Revenues & Expenditures For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
Interest	\$10,000	\$9,167	\$1,264	(\$7,903)
TOTAL REVENUES	\$10,000	\$9,167	\$1,264	(\$7,903)
<u>EXPENDITURES:</u>				
Contingency	\$0	\$0	\$39	(\$39)
Building Improvements	\$100,800	\$92,400	\$0	\$92,400
Fountain Improvements	\$12,000	\$11,000	\$0	\$11,000
Gate/Gatehouse Improvements	\$48,000	\$44,000	\$3,997	\$40,003
Landscape Improvements	\$96,000	\$88,000	\$28,391	\$59,609
Lighting Improvements	\$3,840	\$3,520	\$0	\$3,520
Monument Improvements	\$12,000	\$11,000	\$0	\$11,000
Pool Furniture	\$12,000	\$11,000	\$11,194	(\$194)
Pool Repair & Replacements	\$40,800	\$37,400	\$7,465	\$29,935
Roadways/Sidewalks Improvements	\$12,000	\$11,000	\$29,978	(\$18,978)
Signage	\$48,000	\$44,000	\$55,678	(\$11,678)
Capital Outlay	\$24,000	\$22,000	\$64,654	(\$42,654)
<u>SEVEN EAGLES:</u>				
Gate/Gatehouse Improvements	\$0	\$0	\$3,051	(\$3,051)
Landscape Improvements	\$0	\$0	\$1,104	(\$1,104)
Pool Furniture	\$0	\$0	\$7,393	(\$7,393)
TOTAL EXPENDITURES	\$409,440	\$375,320	\$212,943	\$162,377
EXCESS REVENUES (EXPENDITURES)	(\$399,440)		(\$211,680)	
FUND BALANCE - Beginning	\$1,057,826		\$1,078,730	
FUND BALANCE - Ending	\$658,386		\$867,050	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,350,918	\$14,199
Interest	\$500	\$458	\$138	(\$320)
TOTAL REVENUES	\$1,337,219	\$1,337,177	\$1,351,056	\$13,879
EXPENDITURES:				
Interest Expense 11/01	\$421,719	\$421,719	\$421,719	\$0
Principal Expense 05/01	\$505,000	\$505,000	\$505,000	\$0
Interest Expense 05/01	\$421,719	\$421,719	\$421,719	\$0
TOTAL EXPENDITURES	\$1,348,438	\$1,348,438	\$1,348,438	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	(\$11,219)		(\$1,153)	
FUND BALANCE - Beginning	\$674,384		\$1,352,853	
FUND BALANCE - Ending	\$663,166		\$1,351,700	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$331,961	\$5,086
Interest	\$100	\$92	\$21	(\$70)
TOTAL REVENUES	\$326,975	\$326,967	\$331,983	\$5,016
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$86,456	\$86,456	\$86,456	\$0
Principal Expense 05/01	\$155,000	\$155,000	\$155,000	\$0
Interest Expense 05/01	\$86,456	\$86,456	\$86,456	\$0
TOTAL EXPENDITURES	\$327,913	\$327,913	\$327,913	\$0
EXCESS REVENUES (EXPENDITURES)	(\$938)		\$4,070	
FUND BALANCE - Beginning	\$162,946		\$330,330	
FUND BALANCE - Ending	\$162,009		\$334,400	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Debt Service Fund
Series 2016
Statement of Revenues & Expenditures
For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$546,396	(\$3,354)
Interest	\$200	\$183	\$37	(\$147)
TOTAL REVENUES	\$549,950	\$549,933	\$546,433	(\$3,500)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$191,325	\$191,325	\$191,325	\$0
Principal Expense 11/01	\$155,000	\$155,000	\$155,000	\$0
Interest Expense 05/01	\$188,516	\$188,516	\$188,516	\$0
TOTAL EXPENDITURES	\$534,841	\$534,841	\$534,841	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,109		\$11,592	
FUND BALANCE - Beginning	\$413,718		\$684,985	
FUND BALANCE - Ending	\$428,827		\$696,577	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$509,279	\$509,279	\$511,344	\$2,065
Interest	\$200	\$183	\$33	(\$150)
Transfer In	\$0	\$0	\$610	\$610
TOTAL REVENUES	\$509,479	\$509,462	\$511,988	\$2,526
EXPENDITURES:				
Interest Expense 11/01	\$179,050	\$179,050	\$178,925	\$125
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$176,513	\$176,513	\$176,388	\$125
TOTAL EXPENDITURES	\$500,563	\$500,563	\$500,313	\$250
EXCESS REVENUES (EXPENDITURES)	\$8,917		\$11,676	
FUND BALANCE - Beginning	\$370,388		\$625,665	
FUND BALANCE - Ending	\$379,305		\$637,341	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$435,313	\$435,313	\$445,326	\$10,013
Interest	\$200	\$183	\$30	(\$153)
TOTAL REVENUES	\$435,513	\$435,496	\$445,356	\$9,860
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$157,744	\$157,744	\$157,744	\$0
Principal Expense 05/01	\$120,000	\$120,000	\$120,000	\$0
Interest Expense 05/01	\$157,744	\$157,744	\$157,744	\$0
TOTAL EXPENDITURES	\$435,488	\$435,488	\$435,488	\$0
Transfer In/(Out)	\$0	\$0	(\$10)	\$10
TOTAL OTHER	\$0	\$0	(\$10)	\$10
EXCESS REVENUES (EXPENDITURES)	\$26		\$9,858	
FUND BALANCE - Beginning	\$165,113		\$489,520	
FUND BALANCE - Ending	\$165,139		\$499,378	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	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 August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	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		\$67	
FUND BALANCE - Ending	\$0		\$67	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	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
Transfer In/(Out)	\$0	\$0	(\$610)	(\$610)
TOTAL OTHER	\$0	\$0	(\$610)	(\$610)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$610)	
FUND BALANCE - Beginning	\$0		\$610	
FUND BALANCE - Ending	\$0		\$0	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund
Series 2019
Statement of Revenues & Expenditures
For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$5	\$5
TOTAL REVENUES	\$0	\$0	\$5	\$5
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
Transfer In/(Out)	\$0	\$0	\$10	\$10
TOTAL OTHER	\$0	\$0	\$10	\$10
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,485)	
FUND BALANCE - Beginning	\$0		\$92,785	
FUND BALANCE - Ending	\$0		\$89,300	

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	\$154,128	\$685,919	\$73,275	\$62,579	\$35,847	\$171,002	\$35,368	\$95,534	\$0	\$0	\$0	\$1,313,652
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$154,128	\$685,919	\$73,275	\$62,579	\$35,847	\$171,002	\$35,368	\$95,534	\$0	\$0	\$0	\$1,313,652
Expenses													
Supervisor Fees	\$800	\$200	\$800	\$1,000	\$800	\$800	\$800	\$1,200	\$800	\$800	\$800	\$0	\$8,800
FICA	\$61	\$15	\$61	\$77	\$61	\$61	\$61	\$92	\$61	\$61	\$61	\$0	\$673
Engineering	\$647	\$0	\$375	\$1,433	\$675	\$0	\$805	\$1,146	\$1,171	\$300	\$750	\$0	\$7,303
Attorney	\$2,634	\$1,619	\$1,946	\$2,986	\$3,183	\$2,149	\$3,108	\$883	\$2,775	\$1,450	\$1,234	\$0	\$23,969
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$8,081	\$0	\$3,717	\$0	\$16,163
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$9,167
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$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	\$413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413
Annual Audit	\$0	\$7,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,300
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$40,585
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$2,017
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$0	\$61	\$5	\$11	\$17	\$68	\$15	\$12	\$6	\$1,680	\$16	\$0	\$2,068
Printing & Binding	\$74	\$25	\$153	\$80	\$56	\$48	\$103	\$45	\$111	\$402	\$4	\$0	\$1,102
Insurance	\$9,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,248
Legal Advertising	\$635	\$0	\$453	\$0	\$0	\$464	\$0	\$0	\$0	\$2,560	\$0	\$0	\$4,111
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$15	\$15	\$15	\$16	\$15	\$15	\$15	\$15	\$16	\$15	\$0	\$169
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	\$26,675	\$13,943	\$8,514	\$10,308	\$9,927	\$8,311	\$9,614	\$12,464	\$17,727	\$11,975	\$14,305	\$0	\$149,762

Reunion West CDD
Month to Month

Maintenance-Shared Expenses:

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,847	\$2,847	\$2,847	\$2,847	\$2,847	\$2,847	\$2,847	\$2,847	\$2,847	\$2,847	\$2,847	\$0	\$31,312
Management Services Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Lease Agreement	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$0	\$17,980
Telephone	\$307	\$308	\$449	\$199	\$343	\$320	\$457	\$618	\$480	\$474	\$832	\$0	\$4,788
Electric	\$23,897	\$21,595	\$21,487	\$21,672	\$21,565	\$21,073	\$22,083	\$23,117	\$24,338	\$22,379	\$22,208	\$0	\$245,416
Water & Sewer	\$1,539	\$1,577	\$1,781	\$1,563	\$1,781	\$2,074	\$2,124	\$2,116	\$2,000	\$2,526	\$2,156	\$0	\$20,815
Gas	\$266	\$612	\$1,243	\$2,414	\$3,463	\$3,603	\$2,014	\$2,146	\$1,412	\$1,067	\$748	\$0	\$18,949
Pool and Fountain Maintenance	\$6,409	\$6,876	\$7,504	\$5,707	\$5,705	\$6,944	\$5,697	\$7,362	\$5,182	\$7,049	\$6,004	\$0	\$72,438
Environmental	\$125	\$672	\$125	\$125	\$672	\$125	\$672	\$125	\$125	\$125	\$125	\$0	\$3,019
Property Insurance	\$24,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,709
Irrigation Repairs	\$1,298	\$0	\$0	\$561	\$743	\$551	\$753	\$578	\$367	\$184	\$99	\$0	\$5,134
Landscape Contract	\$28,861	\$54,589	\$29,431	\$31,341	\$31,341	\$36,695	\$35,230	\$31,341	\$43,515	\$31,341	\$31,341	\$0	\$385,025
Landscape Contingency	\$0	\$576	\$0	\$0	\$0	\$0	\$384	\$0	\$0	\$0	\$0	\$0	\$960
Gate and Gatehouse Expenses	\$4,303	\$1,536	\$1,166	\$513	\$598	\$3,059	\$2,705	\$2,709	\$980	\$2,410	\$2,222	\$0	\$19,492
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$598	\$0	\$29	\$456	\$482	\$0	\$714	\$0	\$2,279
Lighting	\$3,101	\$0	\$0	\$0	\$0	\$0	\$4,681	\$2,330	\$440	\$0	\$0	\$0	\$10,552
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,476	\$3,612	\$3,744	\$2,750	\$0	\$0	\$0	\$0	\$0	\$0	\$288	\$0	\$14,870
Maintenance (inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$74	\$0	\$202	\$238	\$0	\$50	\$96	\$41	\$256	\$0	\$0	\$958
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,188	\$0	\$57	\$1,225	\$0	\$1,434	\$617	\$394	\$634	\$0	\$265	\$0	\$5,814
Security	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$0	\$61,600
Parking Violation Tags	\$0	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43	\$0	\$86
Severin Expenses:													
Electric	\$0	\$0	\$433	\$0	\$898	\$881	\$0	\$365	\$1,005	\$976	\$1,023	\$0	\$5,580
Water & Sewer	\$0	\$0	\$0	\$0	\$314	\$489	\$0	\$0	\$0	\$1,758	\$1,373	\$0	\$3,934
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$599	\$0	\$0	\$0	\$599
Contract Cleaning	\$0	\$0	\$1,825	\$2,270	\$2,093	\$2,313	\$2,313	\$2,512	\$2,446	\$2,512	\$2,512	\$0	\$20,796
Landscape Contract	\$0	\$0	\$482	\$482	\$482	\$482	\$482	\$482	\$1,023	\$482	\$482	\$0	\$4,882
Landscape Contingency	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Pool Maintenance	\$0	\$84	\$3,829	\$1,913	\$2,719	\$4,183	\$3,395	\$1,740	\$3,281	\$2,680	\$2,104	\$0	\$25,929
Lighting	\$0	\$253	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$623
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$120	\$0	\$338	\$633	\$120	\$1,147	\$0	\$2,357
Repairs & Maintenance	\$0	\$0	\$1,375	\$0	\$254	\$0	\$0	\$0	\$708	\$0	\$0	\$0	\$2,337
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67	\$0	\$0	\$0	\$67
Maintenance - Direct:													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$99	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$117
Total Maintenance	\$109,343	\$102,409	\$85,222	\$83,019	\$87,280	\$94,430	\$93,776	\$86,913	\$99,839	\$86,421	\$85,767	\$0	\$1,015,418
Total Expenses	\$136,018	\$116,352	\$93,736	\$93,327	\$97,207	\$102,741	\$103,389	\$101,377	\$117,567	\$98,395	\$100,072	\$0	\$1,160,180
Excess Revenues (Expenditures)	(\$136,018)	\$37,776	\$592,182	(\$20,052)	(\$34,827)	(\$66,893)	\$67,613	(\$66,009)	(\$22,033)	(\$98,395)	(\$100,072)	\$0	\$153,472

**Reunion West
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2004-1, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	6.250%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$665,236	
RESERVE FUND BALANCE	\$665,236	
BONDS OUTSTANDING - 09/30/20		\$13,495,000
LESS: PRINCIPAL PAYMENT 05/01/21		(\$505,000)
CURRENT BONDS OUTSTANDING		\$12,990,000

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS ASSESSMENT AREA TWO - PHASE ONE		
INTEREST RATES:	3.500%, 4.250%, 5.000%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$163,438	
RESERVE FUND BALANCE	\$163,442	
BONDS OUTSTANDING - 9/30/20		\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21		(\$155,000)
CURRENT BONDS OUTSTANDING		\$3,430,000

SERIES 2016, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA THREE PROJECT		
INTEREST RATES:	3.625%, 4.375%, 5.000%	
MATURITY DATE:	11/1/2046	
RESERVE FUND REQUIREMENT	\$274,875	
RESERVE FUND BALANCE	\$275,216	
BONDS OUTSTANDING - 9/30/20		\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20		(\$155,000)
CURRENT BONDS OUTSTANDING		\$7,725,000

SERIES 2017, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA FOUR PROJECT		
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%	
MATURITY DATE:	11/1/2047	
RESERVE FUND REQUIREMENT	\$254,625	
RESERVE FUND BALANCE	\$254,639	
BONDS OUTSTANDING - 9/30/20		\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20		(\$145,000)
CURRENT BONDS OUTSTANDING		\$7,430,000

SERIES 2019, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA FIVE PROJECT		
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%	
MATURITY DATE:	5/1/2050	
RESERVE FUND REQUIREMENT	\$326,484	
RESERVE FUND BALANCE	\$326,493	
BONDS OUTSTANDING - 9/30/20		\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21		(\$120,000)
CURRENT BONDS OUTSTANDING		\$6,975,000

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT RECEIPTS - FY2021**

TAX COLLECTOR

										Gross Assessments		Net Assessments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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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, **September 9, 2021** at 11:30 a.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum:

Mark Greenstein
Sharon Harley
Graham Staley

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd
Alan Scheerer
Mike Smith
Nicole Ailes
Angela Tirado

District Manager
District Counsel
Boyd Civil Engineering
Field Operations Manager
Yellowstone
Yellowstone
Artemis (RWPOA)

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:30 a.m. and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: This is an opportunity for any members of the public to make a statement to the Board of Supervisors regarding any agenda items or any items that are not on the agenda. Are there any members of the public who would like to make a statement?

Angela Tirado: Is the discussion for security funding?

Ms. Adams: Yes. Board members, would you like for me to answer the question for the public?

Mr. Greenstein: Sure.

Ms. Adams: For the record, we have a question from Angela who's on the sign-in sheet, and she's inquiring about discussion regarding Reunion West POA and security funding, and that is an update item on the action item list and will be discussed when the action items are presented. Any other public comments? Hearing none, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 12, 2021 Meeting

Ms. Adams: The next item on the agenda is approval of the minutes from the August 12th meeting. We have received under separate cover corrections from Supervisor Staley. So any approval would be subject to incorporation of those comments.

Mr. Greenstein: I have a couple, they are very minor. Just for clarity purposes.

Ms. Adams: Yes, sir.

Mr. Greenstein: Page 14 and page 22.

Ms. Adams: For the record we're receiving corrections from Chairman Greenstein as well, that will be incorporated into the final minutes. Do we have a motion to approve?

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Minutes of the August 12, 2021 Meeting, were approved as amended to include Supervisor corrections.

FOURTH ORDER OF BUSINESS

Discussion of Five-Year Capital Plan

Ms. Adams: The next item is in regards to budget planning for the big ticket items that are coming up over the next five years. Supervisor Staley is here this morning. He's prepared some remarks and a spreadsheet for the Board to review. Supervisor Staley, would you like to present this item?

Mr. Staley: Sure. Tricia suggested that we put this on the agenda for me to perhaps, as I call it, set the scene for this five-year financial plan so that we're all on the same field when it comes to what we're trying to achieve. We won't start this work until later in the year. We will probably get through the year and get the final 2021 numbers, and then start work on the financial plan. Just two pages to set the scene. It's a financial plan. Its objective is to quantify the impact of our strategy and our goals. It is to quantify the impact of any recent and upcoming scope changes. For example, the security and the landscaping at Encore Reunion is a good example. It's also to quantify the impact of the reserve study, which we did back in March, because that obviously has

some implications on future funding. That will obviously impact all of those things plus anything else we think of during the course of the preparation of the plan, including the final reserves of the replacement and maintenance fund, which is where I really started with this exercise a few months ago. Some other minor considerations, is that it provides a roadmap for the next five years. I always believe if you know where you going you've got a good chance of getting there. It doesn't set any precedent for future year budgets. It's not a five-year operating budget. It's simply a high-level financial plan to give us some guidance as to where we're going. It should also include a forecast or outlook for the general fund, as well as the replacement and maintenance fund which has those big ticket items in. Also very important here, something which the Chairman will probably want to take to the next meeting of the East, is that given the nature of the cost-sharing agreement that we have with Reunion West and Reunion East CDDs, this exercise will only really be worthwhile if we have a common understanding of the replacement and maintenance fund, which is a joint fund, which we share proportionately. I think the East also needs to buy into doing a five-year plan. I don't know why they wouldn't, but it's obviously up to them as to whether they do it or not. To give you an example, and this is not what the final product will look like by any means, this is like a very high-level summary, just so you get an understanding. Here, you see the five years that we're talking about, 2022 to 2026. Obviously, the projection for 2021 is only a projection, it's not actuals. As you'll see, so you'll have an understanding, the revenues of the net assessments that we expect which assumes that we implement, which we are planning to do, the assessment increase that was approved for the last meeting. But as you'll see from the yellow highlighted area, I've assumed in this exercise no further increases just for the sake of a placeholder. The administrative expenses, the maintenance, the Seven Eagles, and the direct maintenance expenses, the next four lines I've all assumed those will grow at 3% over and above the 2022 budget. Obviously, when we work through the detail, we may say no, we need more than 3% in certain years because of the scope changes. Again, it's a placeholder to show you how the numbers work. Still in that section, you'll see the line that says excess revenues. In the budget for 2022, we were going to transfer \$259,000 into the replacement and maintenance fund. I've assumed that in every year going forward, again, we will transfer any surplus of revenues over expenditures into that replacement and maintenance fund. All very straightforward. The next section is headed up Reunion West and East CDDs combined. The replacement and maintenance fund for the two CDDs is a joint replacement and maintenance fund. In other words, we identify the expenditures that we want to incur, and in the case of 2022, you recall we agreed to spend

\$906,000 on a whole host of different projects. Obviously, we haven't done any more detailed work in future years. All I did here was to simply say, I will take what was in the reserve study for 2022, which was \$156,000. I'll just plug in the difference of \$750,000, which is other projects. That in itself is a bit of a concern, that unidentified projects in the reserve study are five times greater than the ones that were identified. All I did is I modeled for the other years, something close to \$750,000. I actually put \$600,000 each year. Again, could be way off. But what is different in the future years is those expenditures in the reserve study ramp up considerably as you can see. In the final year of 2026, the reserve study says we need \$1.3 million compared to \$156,000 this coming year. That's why we need to do this exercise to see what the math looks like. I've carried on with the sharing arrangement of 47% West, 53% East for the reserve expenditures. You'll see that reflected there, which means that Reunion West's share of those expenditures is that line that starts with \$218,000 going all the way through to \$897,000. Then the final section is the replacement and maintenance fund balance itself. This is where I really started this exercise a few months ago. If we look at the fund balance at the end of this year, it'll hopefully be around about \$862,000 positive. In other words, excess. That obviously gets carried forward into 2022. Based on the expenditures that are reflected in the two sections above, we will finish next year with a lower surplus of \$694,000. Obviously, you can see that that includes a transfer in of \$259,000 and our share of the replacement and maintenance fund of \$428,000. Using the same logic, carry forward, bring forward, etc., you'll see that that reserve balance at the end of the year suddenly starts to decrease, and then is in a large deficit by the time we get to 2026. That is the reason I think we need to do this exercise because obviously no one wants to see us with a million-dollar deficit after five years. Now, Tricia did point out that this analysis doesn't take into consideration anything the East may want to do, and of course, in some cases we share 47% of what the East is trying to do, and in the case of the replacement and maintenance fund, obviously, we share 47%. Something which I didn't get into with Tricia, but she said it also excludes any contribution that the East may make to the West. I'm not sure how that would ever work.

Ms. Adams: That is referring to the contributions to the fund balance. Reunion East also budgets for a transfer for their R&M plan, which is not reflected on this.

Mr. Staley: But the East has a reserved fund, a balance of its own, which is at the moment about \$3 million dollars positive compared to our \$800,000. I'm not sure if you can co-mingle those reserved funds, but that's something we can talk about in the months ahead.

Mr. Greenstein: From accounting standpoint right now, I think they are individual, but they can be treated for project management purposes and for source of funding purposes as one. At least the fund is split.

Mr. Staley: Right. Let's take an extreme case. I'm not sure the East could give the West a million dollars to kill that deficit.

Ms. Adams: Right, not based on the current interlocal agreement and the cost-sharing. I think you did an excellent job of pointing out where there may be subtle differences in the future as more properties get platted in Reunion Village, that pro-rata share will again shift. I appreciate all the notations.

Mr. Staley: Obviously, I think it's important and it doesn't have to be a budget. I mean, this doesn't require a massive amount of work. We should work in round thousands, even round tens of thousands in some cases. I think we need to go through this exercise. I'm happy to put a lot of work in with the team because this is what I've done for a living, so I'm happy to do that. Just a couple of points that came up and you mentioned it yourself, I think that I'd love a better understanding of platted versus units because we raise assessments based on units, but we share costs based on plotted areas. There is a difference there.

Ms. Adams: There is a difference there, you're correct. The interlocal agreement is based on platted lots.

Mr. Staley: In a nutshell, I may have the numbers wrong, we share 47% of the costs and we only collect about 36% of the revenues.

Ms. Adams: I haven't looked at that. I know that you're a numbers person, and I can rely on you to be accurate on that. But yes, your collection is based on ERUs. The commercial properties in Reunion East drive up that ERU. Reunion West doesn't have commercial properties.

Mr. Staley: If that continued for a long time, that balance is going to get more and more out of kilter so to speak, because we're sharing more of the expenses than the revenues.

Ms. Adams: As Reunion East plats more, their percentage of will increase and Reunion West will not. It's based on that proportional share.

Mr. Staley: Another good reason for doing the five-year plan, because that will be reflected in these high-level numbers. Then the other point, which is more of a nitty-gritty point, for Alan more than anything else, we have a long list of projects for 2022 in the replacement and maintenance space, \$906,000. There's a list of about maybe 20 items. I'm a big believer in what gets measured, gets done. I would love to see us come up with a one page every month that shows

those projects in just three columns, something like approved, started, finished. Otherwise, I can see us sitting here six months from now having spent \$50,000 and \$850,000 still to spend. Because if we're going to raise the assessments, we better spend the money, because that's what I think the residents and owners expect us to do. I think something that just has one page of every month as a standard action item, and we can look through, and if we haven't initiated any bid process of anything, that's fine. We must have some idea of what we're going to do and roughly when we're going to do it. For example, the roof replacement, at Seven Eagles, maybe Alan says, "I don't really want to start that until February. I need to get the bids in December," something as simple as that. For the smaller items, we don't need to get into much detail, but the bigger items I think we need to track what we're planning to do. That's all I would suggest.

Ms. Adams: Yeah. That's a good thought if there's consensus on the Board on that matter, one thing you do at some Districts is have an ongoing capital project list, which is exactly what Supervisor Staley is suggesting. It shows the status of what the Board has approved and what the current status is. We can easily add that on to the action items list and have that. Just generally, for a sense of timing with the implementation of capital projects, it's not necessarily the case for Reunion, but with a lot of Districts, the first three months of the fiscal year, we're operating on an operating reserve. The revenues do not typically start to come in until late in November and December. Typically, we don't start any capital projects until after that transfer has been received. Reunion is in a little different position and as you mentioned, there is some funding that's carried forward. That timing is not a consideration here. The other consideration is the timing for when pools are resurfaced, it's usually done during the coldest months of the year. But roadwork, we try to do during what would be considered an off-season to the best extent possible when you have hospitality property when there is an off-season. Part of that is factored in terms of impact to residents, and guests, and as well as the funding section. I can work with Alan on that.

Mr. Staley: Yeah. It doesn't have to be down to the precise date or anything, it can be in a month.

Mr. Scheerer: We will in fact close here probably within the next 30 days to get that project going, because now we want to get them before the holidays or right after.

Mr. Staley: I think residents and owners would like to see that money spent. That's one of the reasons for the increase. Thank you. That was all. Happy to answer any questions you may have. Hopefully, it's self-explanatory.

FIFTH ORDER OF BUSINESS**Consideration of Proposals for
Playground and/or Outdoor Fitness
Center (defer to October)**

Ms. Adams: The next item on the agenda is the capital project. This is a project that the Board members approved earlier this calendar year. It was the development of two new amenities within the Reunion West District. One would be a playground at the Valhalla Circle, the other would be outdoor fitness stations at Grand Traverse Parkway. At last month's meeting, the Board took a first peek at some options for design-build with playground equipment suppliers who offer a design service, and requested that the District engineer gathers additional proposals. Steve has done so, and prepared some analysis so I'll turn the floor over to Steve to present the proposals he gathered.

Mr. Boyd: In the agenda package is the summary of two full bids we received, and one budget that we received. This is based on what was directed in the last meeting which was to solicit equipment providers that would do a design-build solution. They would provide the design it, permit it, and install it themselves without the input of a third party landscape architect. Just to summarize, I'm going to discuss Parkforms and Playtopia, since I think that we are not really able to address RepServices based on what we received. Parkforms submitted a bid for the playground of \$32,337.73, which includes basically one playset piece of equipment. Their bid for the fitness center was \$35,108.17 which included mulch, and included some improvements to siding as in a bench and a trashcan. There's no shade structure proposed in this bid and verbally they said that they believe that they would be able to get started on that in a 12-16 week time frame. Playtopia submitted a bid that included more equipment on the playground close to that detail and includes a \$33,034.90 play structure with a separate star ship orbiter for about \$7,455 and then a swing set about \$2,600. We've got all the miscellaneous items that go with installation of the playground as well. So that total for the playground itself is \$73,300.06. The fitness stations which they provided as well, doesn't include mulch, it is basically leaving the existing sod in place for \$17,643.52. They've provided an option for a 30x35 foot shade structure on the playground at \$24,000. To try and help you compare these, taking the shade structure out of the equation and taking the extra equipment out of the equation, just looking at play structures, the equipment is fairly comparable in cost. The play structure is around \$32,300 for Parkforms and \$33,000 in round numbers for Playtopia. Playtopia still has extra add ons for the mulch and borders, permitting and design. In the summary I did not add those up. You're still more expensive with Playtopia. The fitness stations are obviously much less expensive. That doesn't really include any changes in the sides

like a bench or a trashcan. Then there is the optional shade structure. I can try to answer any questions you have and see where you want to go.

Ms. Adams: Mr. Chairman may I make a couple of comments? Just so Board members are aware, one thing that we can exclude from all of these proposals is the sales tax, the District is tax exempt and there will be some savings on that. Also, I'm sure that you've noticed that in some cases, mulch is included in some cases and some it is not, and in some cases an ADA ramp is included, and in some cases it's not. That is part of the scope that will eventually need to be approved. So whether it's with one vendor to do as much as possible with the bench, the mulch, the trash cans, or whether that's piecemealed out to multiple vendors, there are going to be some expenses that are incurred that need to be fleshed out in addition to what you see before you.

Mr. Greenstein: Steve, I was going to ask, who is the vendor who built and installed the playground on the east side?

Mr. Boyd: So, Alan provided me a name which unfortunately in the mix of things going on I missed. If you want to put these on hold and get a price from them we can do that. I apologize to Alan that I somehow missed his insight on that.

Ms. Adams: If the Board agrees that we want to put as much as possible in the scope in terms of items that the Board has approved, you've indicated you do want a shade structure, this is Florida, we know we need a bench, we know we need a trash can, we know we want the type of mulch that's appropriate for both facilities of the playground and the fitness stations. We can refine whichever other proposal or vendor you're leaning towards, and then compare that to American parks and come to a position where you're making a decision and in next month's meeting.

Mr. Staley: Alan, can you remember the size of the covering?

Mr. Scheerer: Yes, 30x14? Or 13?

Mr. Staley: So it's roughly the same size?

Mr. Scheerer: Yeah and the cost, not to get off topic here, but we bought the playground and did the mulch, border, ramp, shade structure and did everything for \$60,000.

Ms. Harley: And including the shade?

Mr. Scheerer: Including the shade, yes.

Ms. Adams: There may have been some materials increase since that time.

Mr. Scheerer: I was just going to say we can't go by more than a year ago because everything has gone up.

Ms. Harley: No, but it's definitely worth getting a quote from them.

Mr. Greenstein: Just from the standpoint of the equipment, the composition of the equipment, the actual pieces lets say, I would think unless there's something in the post audit review and we realize, "Oh yeah. We should have done this, we should have done that." I would recommend replicating what we have, what we built on the east side. Again, I use it rarely but I do use it. I just used it a few weeks ago. My grandkids use it. I think it's lovely. Size-wise, what we have now on the East Park would fit.

Mr. Scheerer: Oh, yeah.

Mr. Greenstein: Right?

Mr. Scheerer: The only difference is that I believe we're installing a fence as well. That was part of the request was to get a fence quote to go around.

Ms. Adams: There were some different specifications for this playground because we need to purchase benches and trashcans and install an ADA ramp.

Ms. Harley: We've got to have a fence.

Mr. Greenstein: Yes, with all of the traffic.

Ms. Harley: Yeah.

Mr. Staley: Just going back to the covering, has that stood up well to the weather? So far because there's some doubts expressed in here about that.

Mr. Scheerer: I can tell you that soon after the shade structure was installed, we had a hurricane and we had removed the shade structure. It took 30 minutes, and it took about an hour to put it back. It's doing good. At some point it's going to be a recurring maintenance cost down the line as we start to get to wear and tear as it gets exposed to all of the elements for all these years and we'll have to come back and look at that but with that whole price to install was \$10,000 at the time for the shade structure.

Mr. Staley: In terms of the equipment which one is it called?

Mr. Scheerer: Fitness equipment is of preference. There's so many different options on fitness equipment.

Mr. Staley: The Playtopia, their equipment looks more substantial, looks more fun, if I was five years of age. It looks perfect.

Ms. Harley: Yeah I agree.

Ms. Adams: They included not only the play center, but also the separate swing set and the star ship orbiter.

Mr. Staley: I'm a bit nervous about the swings, having had children who've lost teeth on a swing set. I'm a bit nervous about liability with that.

Ms. Harley: But it is not our liability, is it? They've got to be supervising these kids.

Mr. Greenstein: They get the disclaimer signage.

Ms. Harley: Yeah.

Mr. Staley: Well, I just don't want people to lose their teeth.

Ms. Harley: I know.

Mr. Staley: Forget the liability. I take your point though. I don't know if I'm open-minded on whether we have the swing set.

Ms. Harley: But I think if you've got a parent with multiple-age little kids, sometimes they're not big enough to do any of this. Mom actually pushing them in there is the only way to occupy that kid.

Mr. Scheerer: The age group is five to twelve over here.

Mr. Greenstein: That's right. I had taken a picture of the sign, which is really exciting. It's really the manufacturer's little advertisement, but I didn't take the entire thing, but there is an age group. There is a range of ages that the park is recommended for.

Mr. Scheerer: Right.

Mr. Greenstein: It's really not recommended for 12-year-old kids.

Ms. Harley: It's middle kids.

Mr. Greenstein: Yeah. Maybe from 3-7, 3-9, I don't know. I didn't take a picture of the sign.

Mr. Scheerer: It's ages 5-12, yes sir.

Mr. Greenstein: I think it would be a good idea if you have it, taking a look at the facility itself, just look at the equipment there and then decide whether that's adequate or if you want to go beyond that.

Ms. Harley: I haven't seen it. Is it something like this?

Mr. Staley: It's closer to the Playforms, is it? I think, from memory, it's larger.

Mr. Greenstein: Well, the finish looks good, the shade is excellent, and I knew the pricing. Some things have changed unfortunately, but again, I don't expect it to come in at even the end of the Parkforms price based upon what we've dealt with before. Hopefully, availabilities is not going to be difficult.

Mr. Scheerer: It's going to be like everybody else. I am still waiting on pool furniture for Seven Eagles. The timeline just keeps changing.

Mr. Greenstein: Right.

Mr. Scheerer: We're going to get in August, we are going to get it in September, we're going to get it in October. This is where we are right now unfortunately.

Mr. Boyd: Playtopia already sent a followup email that says orders placed after September 9th was definitely not being installed until next year.

Mr. Greenstein: Right.

Mr. Staley: Well, could I propose that we focus on Playtopia and get the quote from them and try to meet those two, like apples to apples. I don't think personally that the third one, Parkforms, it looks a little bit Mickey Mouse.

Ms. Adams: So Playtopia, American Parks, apples to apples comparisons next month.

Mr. Staley: Mulch and everything, yeah.

Ms. Adams: With as much as they can do, if they can do the ADA ramp as well.

Ms. Harley: Do you happen to know if mulch is a bad headache?

Mr. Greenstein: That's the rubberized stuff.

Ms. Harley: But is it like loose pieces or just the one like carpet?

Mr. Greenstein: Honestly, I'd have to go back and take a look. In fact, there is a play facility in the Villas that is in need of repair, but that is not CDD owned and either is the Resort or the condo association, but that was solid mats or chunks on solid mats I saw and looked at the other ones because someone made a comment about the other ones.

Ms. Adams: Eventually, we also need the fence and sidewalk and signage etc.. Some of that may not be within the abilities of Playtopia or American Parks to provide.

Mr. Scheerer: We sub-contracted the fence for the dog park and the sidewalk work. All that flat work was done by a secondary contractor. Depending on how it lays out in the middle of that particular OS tract, we'll have to see where the sidewalk is going to come from and how it fits into the overall layout. The fence can go in as soon as we get the dimensions, because that's going to be elevated. Just to know, we didn't remove any of the site. What we did is we put the form boards in and around where the playground was. That's why we used the ramp. The ramp up to the play structure was external. It's not that difficult. I don't think we need to remove sod and I think that could be the same thing for the fitness area. You just would have to have a 12 to

1 slope on your ADA ramp to get into that play area and then you really don't need to remove any sod. You can just put it on top of the existing.

Mr. Greenstein: And pull the mulch up?

Mr. Scheerer: Yeah. If you haven't seen it, it's a 12 inch fall provision, it's within the scope of the contract. That can all be included if you don't have to remove any sod, so there's some expenses we don't need. The only thing would be the irrigation, we'll have to check and modify any irrigation with Yellowstone.

Ms. Adams: If we need any landscape that would be once the design of the structures are in place.

Mr. Greenstein: Let's identify everything that we need regardless of whether there are two or three other subs that we use in order to complete the work. It should be our goal that during this fiscal year it is completed. You know, that is given and we want to make it available to the public.

Mr. Scheerer: Here is a really generic question on the fencing. Do we want 4 foot or 5 foot, most of the pools are installed at four feet.

Ms. Harley: I think four feet is fine. More than anything it's the little kids. I think four is.

Mr. Scheerer: I'll make sure it's a nice fence.

Mr. Greenstein: I'm sure it'll be a nice fence.

Mr. Staley: Do we know if American Playgrounds do fitness equipment as well?

Mr. Scheerer: Yes. I have a rough estimate from them. I believe we were talking about it while we were doing the stuff, but it was rather expensive. It was pretty expensive, but if we can narrow down to how many pieces of equipment we can fit in that space that will probably reduce the estimate. He was just giving me a ballpark number. We didn't have and specs at the time we talked.

Mr. Staley: Can kind of make a suggestion on the fitness area that we keep it simple. I mean, Playtopia, they've got eight pieces of equipment and it reads well until you get to number 7 and 8, which is the lift rider and the skywalker. I don't really think we should be at this point putting in mechanical equipment that's going to require maintenance. I like the idea of the first six items. It's the push-up bar, the triple balance beam, the sit-up bench, the parallel bars, the triple chin up. I mean, that's it. Stationery items that don't move by definition. I just think that would be a simpler thing to install.

Mr. Greenstein: Recently I've been at a community up in Winter Garden where they did some elaborate work on a covered outdoor pavilion, but they didn't have a fitness center. They had no other deck. That was their fitness center and they made it outdoors. So it was more elaborate. So half of it I said it was fine but the other half was way off.

Mr. Staley: Yeah. I just can't see someone's sitting out in the sun on that bike for 20 minutes, whereas I can see people doing chin ups and whatever.

Ms. Adams: I think that 8-9 pieces is probably going to be the right number, and if we eliminate some of the mechanical or moving pieces, we can look at the places that suggested the balance bench and the boxes, so if they understand what we're looking for, they can suggest the most popular eight or nine pieces that they would recommend.

Mr. Greenstein: So basically, we don't want moving parts.

Mr. Staley: Playforms has some nice equipment, but I think we should focus on the other two from what we've seen so far.

Ms. Adams: I was just using that as an example. Any other comments? We'll make sure that this is on the agenda for the October meeting.

SIXTH ORDER OF BUSINESS

Consideration of Non-Exclusive Utility Easement Agreement with Peoples Gas System

Ms. Adams: The next item on the agenda is the consideration of a utility easement agreement. This is for a gas line installed in a nearby Tradition Boulevard and Kristen has been working on this item. Would you like to present the agreement?

Ms. Trucco: I handed out a more recent version of the agreement to you all with an exhibit also that has been prepared to show you the exact location of where this easement is going to be placed. It is on Tract S4 on Traditions Boulevard. There's a pretty nice map and diagram that will be attached to the easement as Exhibit A. In addition, the draft that is in your agenda; we went back and forth with their counsel to get some indemnification and insurance provisions which they have now agreed to provide. So we have accounted for those and the attachment is a letter that I also handed out to each Board member prior to the start of the meeting, and you'll see there's some indemnification language included there. They're agreeing to indemnify the District and hold us harmless for any liability that we may face or damages that we may incur due to their work in the easement area. This also provides insurance provision as well. They're agreeing to go and get provision of liability insurance and add us as an additional insurer on that insurance

policy. The attachment spells that out. Then this attachment is going to run with the easement agreement. Any successor natural gas provider of People's Gas will also be bound by the terms of this easement and the insurance and indemnification provisions in this attached letter as well. We feel this was a pretty good result for the District to get this additional indemnification provisions as part of the easement agreement. Again, this is for a gas line, the utility gas line.

Ms. Adams: What TECO is trying to do is install a larger gas line because last winter they were having trouble with people at the end of the line getting the service that they needed, so they're looking to increase the size of the gas line there.

Mr. Staley: This is the same one we approved in principle, what, six months ago? Must be, mustn't it?

Ms. Adams: It's been in process for quite a while.

Mr. Staley: Okay.

Ms. Trucco: I think the Board had initially approved the concept and then now this is the final draft.

Mr. Staley: I know there's a lot of artificial turf at the entrance that they've got to deal with, maybe they don't, I don't know. I remember we talked about that specifically because that was going to be costly for them to relay.

Ms. Adams: They would be responsible to restore it to the same condition.

Ms. Trucco: They are covering all costs associated with the pipeline as well.

Mr. Staley: Is there a timeline from when they start to finish?

Ms. Trucco: Six months after the effective date or when the construction is complete.

Ms. Adams: I do know from the persistent TECO communication that they have an appetite to get in and to get this project done in advance of the cold weather, so I would anticipate that the construction would be completed before the holiday season.

Ms. Trucco: If this is sufficient to the Board, we are just looking for a motion to approve it in substantially final form subject to District counsel's final sign-off.

Mr. Greenstein: So Kristen, is there a specific reference in the agreement itself to the additional addendum?

Ms. Trucco: Yes, great question. We added it to paragraph 7, the assignment section. We'll insert the date once this is signed. It's going to run with any successor to TECO People's Gas, that would be bound by the easement.

Mr. Staley: I assume this is just for the west side. The supply doesn't carry over to the east, does it?

Ms. Trucco: That is correct. They have just identified the west that they are leading over the easement for now. We can keep you posted if they put a request in for east as well.

Mr. Greenstein: So, Alan.

Mr. Scheerer: Yes.

Mr. Greenstein: I'm assuming this isn't your first rodeo with TECO?

Mr. Scheerer: No, next door in Champions Gate we're doing the same thing. They're coming in here excavating, they're replacing their lines, they're upgrading they're doing all the stuff and then they restore. Once they're completed they're required to restore everything back to the condition. That's probably why it's coming this way, because it's over there. They're going to end up having to come through here. Unless they've found open space, you have these large gas lines, they are going to trench it; they are going to do what they have to do. If you remember a couple of years ago they did the same thing on Sinclair Road coming in off at 532 all the way through Happy Trails, they did that whole thing.

Mr. Greenstein: Same trail?

Mr. Scheerer: Yeah.

Mr. Greenstein: Well, it followed the same route, I guess.

Mr. Scheerer: Yeah.

Mr. Greenstein: Okay. You just be our guy on the ground, if there anything you think the Board needs to know.

Mr. Staley: I'm just concerned of it being a complete mess during the height of the season.

Mr. Greenstein: It's tough dealing with utilities, but again, you would think this would be a project that they put resources on.

Mr. Staley: I know there's no choice. Obviously, Alan's got the experience of making sure they don't dig up the whole resort before they put a pipe in.

Mr. Scheerer: They'll dig it up piece by piece, and they'll probably put it back all at the same time. So you're going to have heavy equipment, excavators being staged all over the project and that's going to be difficult when they do that. I'm surprised, how it ended up on Sinclair and Happy Trail when they did that. They actually did a pretty decent job.

Mr. Staley: Is there anybody else we need to inform about this? I mean, anybody else? Obviously, it's our land, but we don't need outer courtesies. Anybody we need to keep in the loop? Kingwood, for example?

Mr. Greenstein: Well, the community needs to know, and Kingwood needs to know. It's general information.

Ms. Harley: Kingwood will feed it out to all the residents, all the owners.

Mr. Staley: Perhaps we could let David Burman know.

Ms. Trucco: I can reach out to them also to find out when are they commencing construction. It will give us an idea about time frame, and if there's an extreme nuisance cause, let Tricia and Alan know and we can be in contact with People's Gas.

Mr. Greenstein: It would be nice if we could get an agreement from them that they wouldn't do this until after the first year.

Ms. Adams: I think they'd like to get it done before there's any chance of cold weather.

Mr. Greenstein: Let them give us a time period. I think we can adjudicate this.

Ms. Harley: How long are they saying, Alan?

Mr. Scheerer: Sorry?

Ms. Harley: How long are they saying it'll take?

Mr. Scheerer: However long it takes.

Ms. Harley: No estimate?

Mr. Scheerer: I don't know that I have any time frame on how long the project is going to take. I mean, they started next door about a month ago. They are still there.

Ms. Adams: That's a lot longer stretch than what we are looking at here.

Mr. Scheerer: Yeah.

Mr. Staley: I mean, if it was two weeks, I'd be more relaxed. This is a fault full month project. I'm really quite nervous about what it does to the main food fair.

Mr. Greenstein: I mean it came up, as you said earlier, it came up in discussion and probably in the spring, late spring, early summer, and we were working on some behind the scenes stuff here with legal aspects of a beginner wasn't a high priority apparently because they weren't knocking down your door.

Ms. Harley: Really and truly there, when you look at it on the face of it, there is no perfect time.

Mr. Greenstein: It's either going to cut into spring and Easter, that kind of thing.

Ms. Harley: Yeah. That's what I mean, there's no perfect time. That's why I just wondered how long it took.

Mr. Greenstein: It is Tradition Boulevard, it's manageable. Is it going to impact curving at all?

Mr. Scheerer: Yeah. I mean, it possibly can. I mean, you're dealing with these big excavators.

Ms. Harley: They have to put all that back.

Mr. Scheerer: They have to replace all of that, so yeah.

Mr. Staley: I think Sharon's right. We just got to set the expectation. If it takes four months, so be it. If it takes four months, but we've got to set the expectation. We can tell people upfront.

Ms. Harley: Yeah. It would be handy to just have some estimated time frame.

Mr. Staley: We need to tell people the day before it starts.

Mr. Greenstein: Do you recommend we delegate authority to sign off on this thing between meetings pursuant to receiving the reconstruction schedule that can then be shared with Board members and you act as a coordinator and you tell me it's a green light and I'll sign it because it might be the kind of thing that all of a sudden they tell us what they want to do, we say, okay, fine, where do I sign or maybe the kind of thing where we say, well, no, we're not going to do it right now, let's wait until the next meeting but I'll have the flexibility to act on it if I need to.

Ms. Harley: I would wait to advise all residents and areas until the decision has been made, otherwise you'll have three million inputs.

Mr. Greenstein: When they read the minutes they will see that we are trying to be diligent.

Ms. Adams: Do we have a motion to approve?

On MOTION by Ms. Harley, seconded by Mr. Staley, with all in favor, Non-Exclusive Utility Easement Agreement with Peoples Gas System, in Substantial Form, Subject to Staff Review and Delegating Authority to Chairman to Execute Final Form, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: The next item on the agenda, we're down to staff report. Kristen, do you have any further information for the Board?

Ms. Trucco: No, I do not have anything further to report this month.

B. Engineer

Ms. Adams: Steve?

Mr. Boyd: I do not have anything further.

C. District Manager's Report

i. Action Items List

Ms. Adams: Under District Managers' report, we do have an action item list that is included in your agenda packet under tab one. The Reunion West project starts on page three, about 2/3 of the way down, and we've already discussed the development of the recreational parcels, and we're up to speed on that. The next item on the action plan list is the Encore transition for Reunion West CDD. I'm going to have a couple of items that are on hold on there, but one thing that came up recently is the Reunion West POA was looking at the situation with security. Reunion has a history of the CDD funding a small portion of the staffing at the entrance gates. Reunion West POA and that Encore section has about 774 households or properties. What I would like to do is bring back information to next month's meeting in the format of an agreement that would be to look at the portion per household that is being spent for the other Reunion property outside of this, and look at what that same amount would be for the Board to consider an agreement addendum with the Reunion West POA. We have a current agreement for security services at those entrance gates. I'm hoping that that makes good sense to the Board. If not, I can backtrack and explain a little further, because part of that logic relies on other agreements between the CDDs and Reunion Resort who is staffing the other gates.

Mr. Staley: Is it between the CDD and Reunion? Is it between Kingwood and the CDD, or the HOA and CDD in the case of the main Reunion Resort?

Ms. Adams: I need to look at the actual agreements. Kristen may recall off the top of her head. The way the funding has been working is the Board's directed the amount of funding, and then that amount is billed from Reunion Resort for security services. They send an invoice once a year, and that amount is then transmitted to that vendor.

Mr. Staley: We have visibility to the total security cost, do we, when we agreed to that?

Ms. Adams: I can provide that information at the next meeting. Do you recall, Chairman? I think we're talking about some historical agreements that probably haven't been brought before the Board recently.

Mr. Greenstein: I viewed it quite honestly as an administrative matter, as an accounting item that would have been identified when the transition took place, which was when Encore basically turned everything over. I think the logic behind it was George Flint. But it's basically to cover the cost of security for items that are within the realm of the CDD. But yet we delegated authority or basically contracted with the HOA, or with this case with Artemis. I believe it is with Artemis or its predecessor Agis when we do dig up the documents to provide them that piece of funding.

Mr. Staley: But we need to know that percentage, otherwise, we won't be able to.

Ms. Adams: Exactly.

Mr. Greenstein: The important thing is, it's going to be handled in the exact same manner as has been handled with East and West. If there's anything that comes up as a result of the review that we don't want to discuss, we'll do it. But right now, we're just looking to catch up. I viewed it as an administrative oversight.

Ms. Harley: The Resort themselves contribute to the security cost as well.

Mr. Greenstein: Yeah, based upon the assessments.

Ms. Harley: No, not from the HOA.

Ms. Adams: I can tell you that the portion that the CDD pays is a relatively small amount compared to 24/7 staffing of the entrance gates and roving control expenses.

Mr. Greenstein: But that's paid for basically through the association.

Ms. Harley: That's what I'm saying. In here, does Kingwood contribute to the security themselves or not?

Mr. Greenstein: I couldn't tell you off the top.

Ms. Adams: They don't contribute through the CDD, so we wouldn't have any way to determine that.

Mr. Staley: Security costs X. There was a CDD piece, there was what we call the HOA, but they're all the other HOAs for the condo associations. I'm sure Kingwood gets some benefit.

Ms. Harley: They do.

Mr. Staley: I'm sure.

Ms. Harley: Exactly the same as Encore do.

Mr. Staley: If security goes on, that must be a Kingwood expense. It'll be useful to have visibility before we carry forward any inconsistencies to another part of the CDD.

Mr. Greenstein: That's why they put the caveat. If the reviewer identifies anything that we should revisit, then we will. But, again, just to be clear, Kingwood for the golf properties through the basic CDD assessment pays based upon the ERUs, that are designed for golf property. If you break down on the ownership of assets with the exception of the golf course, everything is platted to individuals. The resort itself does not own anything other than this one, I'm pretty sure.

Ms. Adams: There are other commercial properties.

Mr. Greenstein: Yeah, right. Of course, we have now on the East side, we've done commercial with Orlando Health to note, but it's not easy to answer the question without going back to the arrangement, or going back to the documents.

Ms. Adams: What the Board will make a decision on is the proportion of funding that you're allocating to staff the entrance gate, patrol CDD amenities and to enforce the CDD parking rules on CDD roads. That's what this Board is agreeing to. We may not have access to private organizations' books. But it's a relatively small amount of funding compared to the benefit of the 24/7 staffing and the additional patrol. The agreement will incur some legal expense, so we wanted to make sure that there was consensus on the Board that we'd like to review an agreement in the next month's meeting and see details on this matter on for consideration and action.

Mr. Staley: I think as long as I understand what you're saying, we have no right to look at the total books, but we need to have a better understanding since there's at least two new members here on the Board, of what we're actually paying for, so it looks reasonable.

Ms. Adams: There may be some level of transparency regarding the cost of operating Reunion Security. I just don't know if I can get that data or not. But regardless, we will move forward on this and provide the information that we can to the Board members, and you'll have all of the information that you need in terms of determining the appropriate amount allocated to Reunion West POA as part of the security arrangement.

Ms. Harley: I asked the question as well because in Encore, none of the amenities are owned by the HOA. Everything in Encore is owned by Encore.

Mr. Greenstein: Even their clubhouse?

Ms. Harley: Yeah. All the amenities in there. Security has a big part in policing that as well. If there was an incident on a basketball court, security go there.

Mr. Staley: So we can't take the same percentage.

Ms. Harley: Yeah. I don't mind us doing our bits, so long as everyone else are doing their bit.

Mr. Greenstein: Right. We do need to take a deeper look at this, but they're also getting away with dealing with it over the years as well.

Mr. Staley: Do you mind if I ask you another question? It's been bugging me for a long time. I meant to ask you before, Bear's Den, they're private roads owned by, I want to say Encore, but I'm not convinced I'm right. Owned by Encore. Our security does not go into Bear's Den, is that correct? Or does Encore pay for security to go into there?

Ms. Adams: The CDD portion is to staff the entrance gates 24/7, and it doesn't fully cover that, nor does it fully cover roving security in the CDD amenity areas.

Ms. Harley: I would say they're HOA contributions.

Ms. Adams: There are other contributions outside of the CDD.

Ms. Harley: Because they pay the master association, and they pay an additional Encore HOA fee, so I would say the master association section part of that allows security to go in unassessed.

Mr. Staley: Right. Makes sense.

Ms. Adams: Any other further discussion on that? Otherwise, we will have some documents for Board review next month and some tangible amounts associated with that, to quantify the fair share of security dollars.

Mr. Staley: Sorry Tricia, what about the landscaping which was on that action point as well?

Ms. Adams: We had put that on hold. There had been a discussion earlier this calendar year that perhaps this should be bid out. Then there was further discussion that greater Reunion areas were recently bid out and perhaps this isn't the right time to go through another large bid process. It's ultimately a Board decision. Right now we have an agreement that has a 30-day cancellation privilege on behalf of the District with Creative North at Reunion West POA area, and we use the same vendor that the POA was using because they had some history in that vicinity. The District has full discretion to choose whomever you want to use to service that area. We can bid out just the Encore area, we can look at the overall landscaping, although I don't know that there's any reason to do so.

Mr. Staley: I don't know why we wouldn't bid out the Encore piece to Yellowstone and to Creative North. I don't know why we would have a third different landscape company.

Ms. Harley: There are three now.

Mr. Staley: There are three plus the Kingwood.

Mr. Greenstein: The discussion on this is I think it's a challenged industry right now. I think we have different service level issues. I'm not saying any of the vendors that we've mention so far here. I don't know if I mentioned anybody by name but I will just say this. I know there are issues involving residential landscaping within the community and I think until things stabilize to some degree, we can get more input about the satisfaction level that Encore Reunion West is experiencing with Creative North. Before I would recommend that we go out and bid anything because proposals or bids that we get may not end up materializing on the surface level.

Ms. Harley: I think it would be good to involve the viewpoint of Angela that represents them because I know she's barraged on a daily basis with everything from every resident.

Ms. Adams: As the District was assuming responsibility for landscape maintenance in those areas, we did seek proposals. This doesn't meet the threshold that requires a sealed bid process that we sought proposals from various vendors. Was Creative North a low bidder?

Mr. Scheerer: Yes.

Ms. Harley: They weren't the lowest bidder, but I think we just agreed to do it.

Mr. Greenstein: Status quo.

Mr. Staley: Creative North are looking after CDD property? They're looking after HOA property as well as residents property.

Ms. Harley: They do it all.

Mr. Staley: So that's just getting into more than I thought we were getting into. They do everything. Now is not the time.

Ms. Adams: Would Board members want to keep this on action item list or take it off until there's an environmental change that triggers reconsideration of the landscape agreement?

Mr. Staley: I'll keep it there.

Mr. Greenstein: I'll keep it there to see it's on hold or whatever.

Ms. Adams: Any further discussion regarding the Encore Reunion West POA section? The next item on the action item list is refunding the 2004 series. As Board members recall, this was put on a ten year no call provision and that is going to expire May 2022. I recently re-engaged conversation with the underwriter to make sure that this was still on the radar and that we're still tracking to kick off the assessment considerations at the November meeting. Board members just so you're aware, your November meeting does fall on Veterans Day, November 11th, but I did confirm with the underwriter we would be meeting that day. The next item on the agenda or on the action item list is the parking rules for Encore. The Board has approved these rules, there has

been no signage installed. So in effect, these are not currently being enforced and we're continuing to monitor that situation. We do now get feedback from Reunion security who is actively providing security services in that neighborhood since July 1st. No change to the status of the Elevation development nearby Reunion. It's not a District matter per say. This is just on here for Board members information. The Sinclair gate we have as a separate agenda item, so we will be addressing that. The Duke street lights have no change in the status.

Mr. Staley: On that question. Can someone just remind me why we lease and not buy those street lights?

Ms. Adams: I know that this property is set-up consistent with how other Districts are set-up. When you lease the lights, the maintenance responsibilities are the responsibilities of the utility provider, in my understanding is that that benefit is significant. So the lease agreement pays for the light service, but that also includes maintenance of the lights. So my understanding is that's the best way.

Mr. Staley: So when someone knocks down one, they replace it?

Mr. Scheerer: Yes, when we get an accident report we do provide that to the utility company and they can they can seek reimbursement from the driver, but we don't get billed for it.

Mr. Staley: So that's common practice in CDDs is it?

Ms. Adams: Yes, it's very common.

Ms. Trucco: Often times you can see that on the plats too, that the original developers have planned for the street lights to be leased opposed to purchased by an entity.

Mr. Staley: I understand. Makes sense.

Ms. Adams: The next item is something that we expect a proposal at an upcoming meeting and that's the beautification of Sinclair Road. I believe that Alan met with Yellowstone and Supervisor Harley.

Mr. Scheerer: They say they have it, I just don't have it.

Ms. Adams: Then the next item we don't have an update on, Supervisor Burman will be in attendance at a future meeting and provide an update regarding the feasibility of developing a CDD parcel into a dumpster location.

Mr. Staley: I know at the last meeting, Tricia, David said he was going to have a meeting with Anthony that afternoon. Do we know if that took place?

Ms. Adams: I don't have any results from that meeting. Do any Board members have any questions regarding any Reunion East action lists? Otherwise the next item on the agenda is the approval of the check register.

ii. Approval of Check Register

Ms. Adams: The next item on the agenda does require Board action. Included in your agenda packet under tab two is your check register for August 1-31. It includes your general funds replacement and maintenance funds expenses and the total is \$88,770.1. The detailed summary is included in the agenda packet. I am happy to answer any questions.

On MOTION by Mr. Greenstein, seconded by Ms. Harley, the Check Register, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item on your agenda is the balance sheet and income statement. This does not require any Board action and this is your unaudited financials through the end of last month. It does show your combined balance sheet with your general fund, your replacement and maintenance fund and also identifies the debt service accounts. Over on page 2, you'll see that compared to your prorated budget our actuals are running just a little bit high on administration, but the field of expenses are under expenses compared to your prorated budget. Overall your prorated budget was right at \$978,000 and you're spending is at \$930,000, so you're in good shape.

Mr. Staley: Yes on that same page, I think this is what you're getting to. On the top half of maintenance. You can see we've got favorable variances on the utilities, but lower down on the Seven Eagles piece, we got negatives. Is that because we budgeted not really knowing what Seven Eagles was going to cost us?

Ms. Adams: It is because it was not budgeted, it was a surprise that Reunion Resort decided to cancel the management agreement for Seven Eagles and thus the District took over some of the direct maintenance expenses.

Mr. Staley: That favorable variance on the top of the page, there is actually a bonafide, it's a good favorable variance.

Ms. Adams: Yes.

Mr. Staley: It's not compensating for something else. It is compensating, but it's okay.

Ms. Harley: But still going to F and B there?

Ms. Adams: Yes.

Ms. Harley: So Reunion had canceled the management of Seven Eagles?

Mr. Greenstein: By canceling the management services agreement, they basically carved themselves off to be responsible of that which they own. The liquor licensing requiring it, they own what they call The Cove.

Ms. Harley: The bar.

Mr. Greenstein: What they own is the Bar and Grill, which is The Cove. But all the other space belongs to the CDD is being maintained by the CDD.

Ms. Harley: But is the Bar and Grill not on CDD property?

Mr. Greenstein: No.

Mr. Greenstein: It's funny you say CDD property, it's private property.

Ms. Adams: They own that piece.

Mr. Greenstein: They own that piece. It's been that way from the beginning.

Ms. Harley: We now pay all the expenses for Seven Eagles and give them a captive audience to purchase their F and B.

Mr. Greenstein: This is one of the things that you should have a discussion on and its a east side item, it's a shared item obviously. Where we've come up, we're working on an amenity agreement or utilization of amenities agreement that will have fees that tie-in. Maybe that will bring them back to the table and have some meeting with the minds on some lesser amount of a shared expense arrangement. While they had the right just like we had the right to the kick out clause, they had a kick out clause as well. They executed it during last fiscal year. Well, actually was it this fiscal year?

Ms. Adams: It was the fiscal year 2021, in January.

Mr. Greenstein: Sharon, you would have loved to have seen the audience during the early days at the East CDD, when people like myself and Don Harding and other legacy owners were dealing with a developer controlled Board where the CDD, was paying the expenses. We worked over the years and we knocked it down to zero. The very same argument that you just made. We were operating under that agreement for a number of years and when times got tough, they bailed. Now, we're in the process of trying to level the playing field and figure out the most judicious way and administratively feasible way of reducing our expense exposure on that, because of the way the facility is used and marketed for the resort.

Ms. Harley: Who do we pay for that contract cleaning and contract landscaping?

Ms. Adams: Yellowstone does the landscaping and it is Reunion Resorts staff that we hire for custodial services.

Mr. Greenstein: That's a great deal. If you were sitting in this seat, you could do the same exact thing. But we're in the process of working all that out and leveling the playing field.

Ms. Adams: One thing to consider is that Seven Eagles does benefit Reunion residents and guests, including having the ability to buy a drink. Some residents perceive that as a desirable amenity. Residents and guests have a choice, they can buy a drink from The Cove. They're not required to buy a drink from The Cove. I think the people who utilize it see that as an amenity.

Ms. Harley: Are they allowed to take outside food and beverage into the Seven Eagles?

Mr. Greenstein: Yes.

Ms. Harley: They are?

Mr. Greenstein: When we were under the MSA they could not do that. That was one of the agreements, they're going to be there with some provider, then that's one of the exclusive rights they have, but they lost that right.

Ms. Harley: Right. Okay.

Mr. Scheerer: Back in the day we were paying a \$180,000 a year. Something like that.

Mr. Greenstein: Yes and over a three-year period we knocked it down to zero. We'll get it to work.

Ms. Adams: I know that oftentimes food and beverage operations are perceived as a big moneymaker. That's sometimes it's not the case. In these environments, there tends to be quite a bit of overhead with labor.

Ms. Adams: Any other questions regarding Page 2 on the budget? Again, this does not require any Board action, but I'm happy to answer any questions where members may have.

Mr. Staley: Just on Page 15, we talk a little bit about the refinancing, and it's the 2004-1 series that we're thinking of refinancing. As you can all see, we're paying 6.2%, every 1% per annum is \$134,000 saving.

Mr. Greenstein: That was significant.

Mr. Staley: It'll help a lot towards our three to five-year planning exercise.

Ms. Adams: Yes, Board members will have the option to decide if you want to lower the debt service fee for residents or the terms, the number of years/the maturity date for residents, or

if you want to extract project funds from the savings. So you have those options to consider. So if you're talking about funding capital projects, that is possible.

Mr. Staley: This may be a good time to ask you a follow-up for the benefit of all the Board. Is it possible for an individual homeowner to repay his or her portion of this debt?

Ms. Adams: Yes, residents or property owners have the option of paying annual debt service fees or paying the debt service off in lump sum. If any resident wants the information on what that payoff amount would be, GMS is happy to provide that information.

Mr. Staley: I didn't know that.

Mr. Greenstein: Always ask why. Unless you know you're going to hold onto the property for a couple of years.

Mr. Staley: 6%. I agree.

Ms. Adams: Yeah.

Mr. Staley: Interesting. Because some people have done it.

Ms. Adams: Yes.

Mr. Staley: I notice from just looking at the numbers. Some people have done it, not many.

Ms. Adams: We just had a Reunion resident inquire yesterday about their lump sum payoff. So people do ask that question.

iv. Presentation of Arbitrage Rebate Calculation Reports

Ms. Adams: The next item on the agenda does require Board action and that's acceptance of the Arbitrage Rebate Calculation Reports. As part of tax code, we are required to have Arbitrage Rebate Calculations and make certain that these tax exempt bonds are not earning more than what we're paying on those. The calculations were done for series 2004, 2015, 2016, 2017, and 2019. All of the reports are included in the agenda packet and you'll find that the findings are the same for all of the bond debt. The letter to Reunion West CDD you'll find that the fourth paragraph down in each of the cases identifies that there is negative rebate requirement showing that there is no arbitrage issue.

On MOTION by Mr. Greenstein, seconded by Mr. Staley, the Arbitrage Rebate Calculation Reports, was approved.

D. Security Report

i. 24 Parking Violations

Ms. Adams: We are down to security reports and I did receive a text message from Victor, unfortunately he's not able to attend today's meeting because of something that came up related to security. However, we do have some information in here regarding the number of parking violations that were issued in August. Also, Alan is here who has been working alongside security in order to put out the temporary maintenance of traffic plan with the cones to sequester visitor traffic into one lane and resident traffic into another. He has also been putting out additional signage to identify the place where perhaps permanent signage might need to be placed in the future to get people into the correct lane. Alan, do you have any comments?

Mr. Scheerer: Signs are up. I spoke to Victor. He said things went well, since the sign has been up. He says things have really slowed down and it appears people are identifying in advance. I'm paraphrasing, of course, because he's not here. But when I talked to him this morning, he said he got no complaints from his staff or anything on heavy traffic. We stuck a bunch of them out there. I got a dozen signs, I probably put out 10 of them and try to get them into the choke points where traffic was going from two-lane to the single lane before you make the main turn. So the only thing I can tell you is, according to Victor, he said they seem to be working and they didn't have a lot of problems since the signs went up.

Mr. Greenstein: They're fine during the day. We've come down in areas that make a difference, but if we were to do anything of a more permanent nature, even though I think it's more of a permanent temporary thing. I would probably recommend the signs be just a little bit larger and maybe be reflective, not a lot of them, but because at night no one sees those signs, you can't read them.

Ms. Adams: Permanent signage would be the Reunion standards.

Mr. Greenstein: Right. But when I say it's permanently temporary is because we're in an area that's beyond the entry point, let's just say, and it's working. I was pretty confident that it would work. We have fewer bad actors than people who are willing to stick by the rules. We have to give them the chance to know what the rules are. I think now, during the day, it works great when as long as sun sets after six o'clock at night you're fine, but once we fall back, all bets are off on anybody being in the right lane. So it's going to be a little larger and they might be reflective.

Ms. Harley: The only comment I would make is that we did say because in the busy times we've got a lot of returning guests coming into the resort. We did say when we do the permanent

signs that we'll make sure it says and registered guests or something to that effect. Because their card will allow them access and hopefully keep the lines down.

Ms. Adams: Yeah, in further discussion with security, they advise registered guests that they can use the resident lane as part of that process.

Ms. Harley: Right.

Ms. Adams: So registered guests understand that they use the resident lane. The concern about too much verbiage on a sign would be that the message would be diluted.

Ms. Harley: It will lose the message.

Ms. Adams: We have very inexpensive signage that we can easily change and improve the messaging, so if we find that registered guests are getting in the wrong lane, we can look at that messaging, and see what needs to change.

Mr. Scheerer: I'll work with sign vendor. I'm sure we can get a little larger sign and maybe we don't need to do all of them that way. Like Mark says, we go into daylight savings time and all that ends. Get a handful of those made up and put them in the medians on Sinclair, so they see it as they come in. Then of course, as you make the turn by the lift station we have a very large sign that indicates which lane's which and we see about getting a light on it or something.

Mr. Greenstein: What would it cost us to move the big sign?

Mr. Scheerer: Just as you turn?

Mr. Greenstein: To move it down so they see it before because the sign right now is maybe 10 feet past the official length.

Mr. Scheerer: We can move it on this side of the driveway to the lift station. Is that the suggestion?

Mr. Greenstein: Yeah.

Mr. Scheerer: Okay.

Mr. Greenstein: As soon as they come around the turn, they'll see the big sign, larger than life. If we can move it down, let's do it.

Mr. Staley: I've gotten comments saying this seems to be working. I think as Mark said, the long-term solution will probably be when we know what the future for the Sinclair Road extension is. But this needs to be now a long-term temporary solution.

Mr. Greenstein: Yes, that system works.

Mr. Staley: Perhaps.

Mr. Staley: Well, what I'll suggest is that we've got some experts over there in Steve, Alan, and Victor. Perhaps, next meeting you can come forward with what you think the long-term temporary solution should be based on what we've tried. In the meantime, I would certainly move the sign. If we can do that, I'll certainly move that. Then we might be living with this long-term temporary solution for a couple of years.

Mr. Scheerer: Just remember Sinclair is not our road.

Mr. Staley: I know.

Mr. Scheerer: We have to get permission and and blessing from the county as Steve will attest to, I'm sure, and then if they go to do that Western connector road, I don't know how that's going to change the traffic patterns.

Mr. Staley: Well, that's what I'm saying, that long-term solution may have to wait for that decision.

Mr. Scheerer: In the interim I'll get the sign relocated. We can just look at where you think the best spot is. I have an idea where I'd put it if I did it but I'll get that information from you, maybe later today, if you've got a few minutes.

Mr. Greenstein: That's just great.

Mr. Scheerer: I will order a couple of larger reflective signs in the interim to be placed in the median on Sinclair as you first turn until we get a sign.

Mr. Staley: Last month we talked about people, even when they get up to the gate, they still finding a way to cut across.

Mr. Scheerer: That should be coned off all the way up to the guardhouse.

Ms. Harley: Yeah.

Mr. Staley: That's done now, is it? Okay.

Ms. Harley: Yeah.

Mr. Scheerer: Yeah.

Ms. Harley: I think it's really hard now for them.

Mr. Scheerer: Yeah.

Mr. Staley: Good.

Mr. Greenstein: We've given them enough warning, I think they've realized.

Mr. Scheerer: You have got ten signs now, you've got the large sign when you come in, you have traffic delineating either side, right or left. If they move the cone, you can't do anything about it as long as you're not swiping the cones.

Mr. Staley: Good.

Mr. Scheerer: As far as I know, the cone goes all the way down to the guardhouses and security can manage that if they need to get the other lane.

Mr. Staley: I think we've got a good chance of making that work.

Mr. Greenstein: Yeah, I think it's going to work.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Adams: Any other business or Supervisor's requests?

Ms. Harley: Can I just make one request? Angela Tirado from Artemis and represents Encore. She had to step out when the subject of parking came back and she had to question that. That's why she came here. I'm just asking can she ask the question of this?

Angela Tirado: Currently, right now we understand that there's no parking restrictions in Reunion West. We know that the CDD has no signs out there so really there's nothing we can do to force the guests to move their vehicles off the street. We understand that. In a situation where there is congestion on the street and the fire truck is unable to get through, is it at that the point we contact the CDD since we're not able to enforce those drivers to move their vehicles?

Ms. Adams: Yes. Would the Board like it for me to answer?

Mr. Greenstein: Sure.

Ms. Adams: The Board has adopted rules that restrict parking on one side of the road in that Encore neighborhood of Reunion West. To enforce that, signage needs to be installed. So if you're finding that there are areas that there is not a free flow of traffic or that emergency vehicles are not able to get through, it would be appropriate to identify those roads and to work with staff so that we can get a proposal for no parking signs for those areas. Once the no parking signs are up, then Reunion's security can issue parking violations and also already has the authority to tow improperly parked vehicles. Let me restate that. I'll ensure that the towing agreement does include the Reunion West Encore areas because that does need to be in place in order to tow.

Ms. Harley: Angela was the Encore manager, just so that you understand. She was the Encore manager from the very beginning and then left for a very short period of time when the whole thing happened about them asking us to adopt the parking, and then asking us to hold off on enforcing it. Then Angela came back.

Ms. Adams: Yes, it was the POA Board that requested to hold off on installing No Parking signs.

Ms. Harley: It was actually the Board that asked us not to enforce the parking on one side because they don't want signs.

Mr. Greenstein: We're moving in the right way.

Ms. Adams: Angela, I'm happy to answer any questions you have outside of Board meetings as well. Any other supervisor requests?

Mr. Staley: Just a comment. I don't think the notice of the meeting went out through the HOA this week. I never received it.

Ms. Adams: I'm 100% confident it was sent to the HOA. It may have been sent last week. Did it, perhaps, go out last week?

Mr. Staley: No.

Ms. Adams: Okay. I will follow up with the HOA. It was sent to them along with a guideline and dates that would be appropriate to send it from the date that it was received up through, I believe, it was Monday this week. I will follow up. I do know that they are moving offices.

Mr. Staley: They've also changed people. I think Jessica Roman has left.

Ms. Adams: Thank you for making me aware. I will follow up with that. I'm not on that distribution list, so that's helpful information.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Any other supervisor requests? Seeing none,

TENTH ORDER OF BUSINESS

Next Meeting Date October 14 at 11:00 a.m.

Ms. Adams: Your next meeting is October 14th at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, Ms. Adams called for a motion to adjourn.

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

September 9, 2021

Reunion West CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Grau & Associates
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September 22, 2021

Board of Supervisors
Reunion West Community Development District
c/o GMS - CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Reunion West Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion West Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

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

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

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

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) 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 contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$7,400 for the September 30, 2021 audit. The fee for each annual renewal will be agreed upon separately.

This agreement provides for a contract period of one year. This agreement may be renewed for two additional one-year terms subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately. If the District agrees to subsequent renewals, the fees for fiscal year 2022 and 2023 will not exceed \$7,500 and \$7,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without cause, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Reunion West Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



**Peer Review
Program**

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VII



TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

September 1, 2021

Reunion West
c/o GMS
1408 Hamlin Ave, Unit E
St Cloud, FL 34771

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the site associated with your property is due for automatic renewal in October 2021. It is the desire of AAM, Inc., to continue the maintenance program. Per term and condition 14 on the back of your agreement, even if we do not receive a signed copy back your contract will automatically renew.

AAM has decided to waive the 3% increase for this coming year. We also would like to thank you for your loyalty with AAM, Inc.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

Telly R. Smith

Enclosure



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2021

Reunion West
Name c/o G.M.S.
Address 1408 Hamlin Ave., Unit E
City St. Cloud, FL 34771
Phone 407.841.5524

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

The parties hereto agree as follows

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

One (1) Stormwater Retention Pond along Grand Traverse
Reunion, Florida

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

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

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

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

The terms of this agreement shall be: 10/01/2021 thru 09/30/2022.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$132.00	Due	monthly as billed x 12.
Total Annual Cost	\$1,584.00		

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

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

Submitted: Telly B. Smith

Date: 9/1/2021

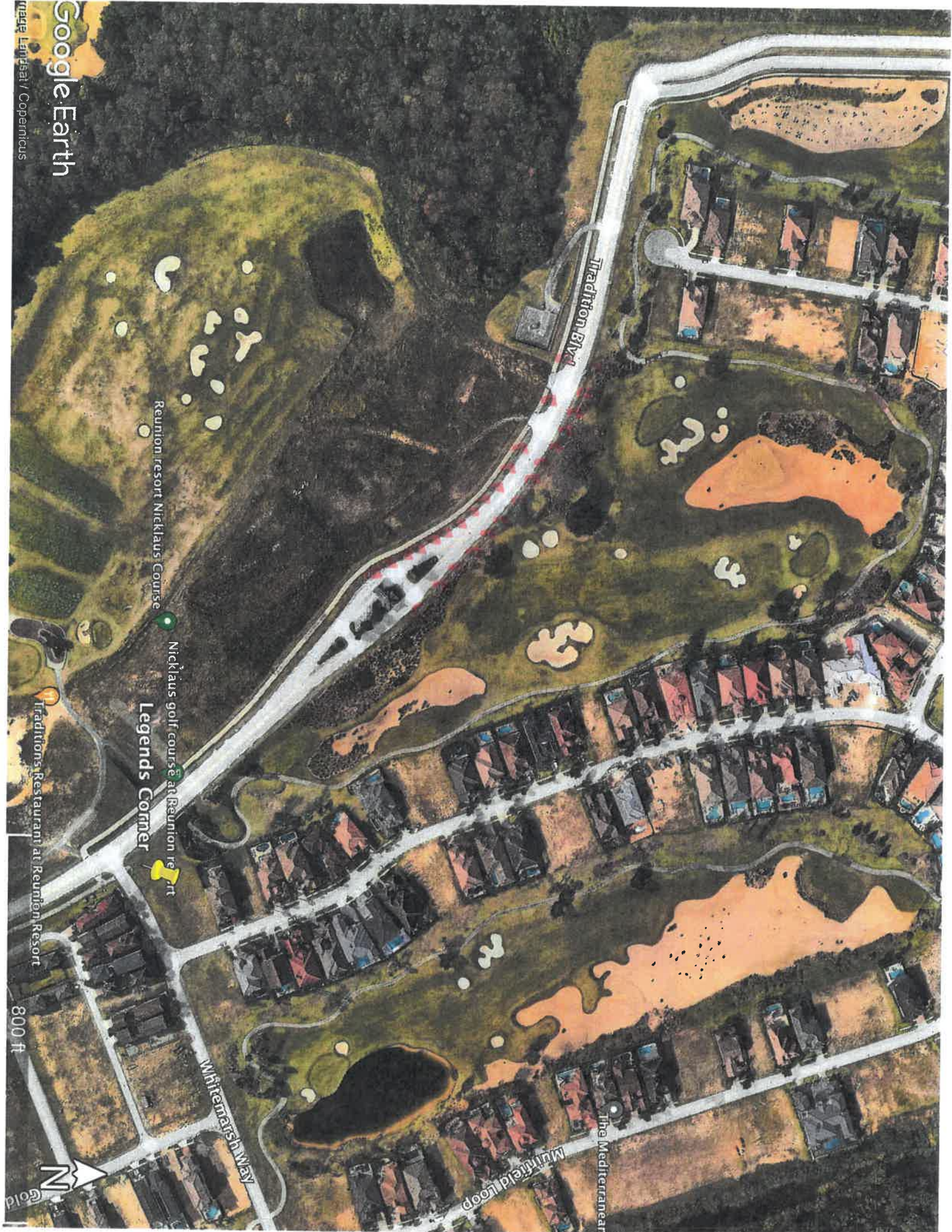
Accepted

Date:

AAM

Customer

SECTION VIII



Reunion resort Nicklaus Course

Legends Corner

Nicklaus golf course at Reunion resort

Traditions Restaurant at Reunion Resort

800 ft

Tradition Blvd

Whittemarsh Way

Whittemarsh Loop

The Mediterranean





Proposal #155394

Date: 09/28/2021

From: Michael Smith

Proposal For

Location

Reunion East & West CDD

c/o GMS-CF, LLC
1408 Hamlin Avenue
Unit E
St Cloud, FL 34771

main: 407-841-5524
mobile: 407-398-2890

Kissimmee, FL 34747

Property Name: Reunion East & West CDD

Sabal Palm install Sinclair Gate

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	90.00	\$55.00	\$4,950.00
Sabal Palm 8 FT CT	28.00	\$357.14	\$9,999.85
Irrigation zone	1.00	\$2,857.10	\$2,857.10
Directional Bore	1.00	\$4,109.70	\$4,109.70
Tree Straps	28.00	\$57.14	\$1,599.98

Client Notes

Install 28 Sabal Palm trees 14 on each side of the main entrance located at Sinclair Rd. Install new irrigation bubbler zone with one bubbler per tree. Strap the trees up and mulch tree ring when completed.

Signature

x

SUBTOTAL \$23,516.63

SALES TAX \$0.00

TOTAL \$23,516.63

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Michael Smith

Office:
mdsmith@yellowstonelandscape.com



Proposal #155406

Date: 09/28/2021

From: Michael Smith

Proposal For

Reunion East & West CDD

c/o GMS-CF, LLC
1408 Hamlin Avenue
Unit E
St Cloud, FL 34771

main: 407-841-5524
mobile: 407-398-2890

Location

Kissimmee, FL 34747

Property Name: Reunion East & West CDD

Sothorn Magnolia install Sinclair Gate

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	90.00	\$55.00	\$4,950.00
Sothorn Magnolia	28.00	\$642.85	\$17,999.73
Irrigation zone	1.00	\$2,857.10	\$2,857.10
Directional Bore	1.00	\$4,109.70	\$4,109.70
Tree Straps	28.00	\$57.14	\$1,599.98

Client Notes

Sothorn Magnolia 28 Sabal Palm trees 14 on each side of the main entrance located at Sinclair Rd. Install new irrigation bubbler zone with one bubbler per tree. Strap the trees up and mulch tree ring when completed.

Signature

x

SUBTOTAL \$31,516.51

SALES TAX \$0.00

TOTAL \$31,516.51

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Michael Smith
Office:
mdsmith@yellowstonelandscape.com



Proposal #153132

Date: 09/28/2021

From: Michael Smith

Proposal For

Location

Reunion East & West CDD

c/o GMS-CF, LLC
1408 Hamlin Avenue
Unit E
St Cloud, FL 34771

main: 407-841-5524
mobile: 407-398-2890

Kissimmee, FL 34747

Property Name: Reunion East & West CDD

Ribbon Palm install Sinclair Gate

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	90.00	\$55.00	\$4,950.00
Ribbon Palm 8 FT CT	28.00	\$799.99	\$22,399.66
Irrigation zone	1.00	\$2,857.10	\$2,857.10
Directional Bore	1.00	\$4,109.70	\$4,109.70
Tree Straps	28.00	\$57.14	\$1,599.98

Client Notes

Install 28 Ribbon Palm trees 14 on each side of the main entrance located at Sinclair Rd. Install new irrigation bubbler zone with one bubbler per tree. Strap the trees up and mulch tree ring when completed.

Signature

X

SUBTOTAL \$35,916.44

SALES TAX \$0.00

TOTAL \$35,916.44

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Michael Smith
Office:
mdsmith@yellowstonelandscape.com



Proposal #155396

Date: 09/28/2021

From: Michael Smith

Proposal For

Reunion East & West CDD

c/o GMS-CF, LLC
1408 Hamlin Avenue
Unit E
St Cloud, FL 34771

main: 407-841-5524
mobile: 407-398-2890

Location

Kissimmee, FL 34747

Property Name: Reunion East & West CDD

Oak Tree install Sinclair Gate

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	90.00	\$55.00	\$4,950.00
Oak Tree 100 Gal	28.00	\$1,214.27	\$33,999.49
Irrigation zone	1.00	\$2,857.10	\$2,857.10
Directional Bore	1.00	\$4,109.70	\$4,109.70
Tree Straps	28.00	\$57.14	\$1,599.98

Client Notes

Oak Tree 28 Sabal Palm trees 14 on each side of the main entrance located at Sinclair Rd. Install new irrigation bubbler zone with one bubbler per tree. Strap the trees up and mulch tree ring when completed.

Signature

x

SUBTOTAL \$47,516.27

SALES TAX \$0.00

TOTAL \$47,516.27

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

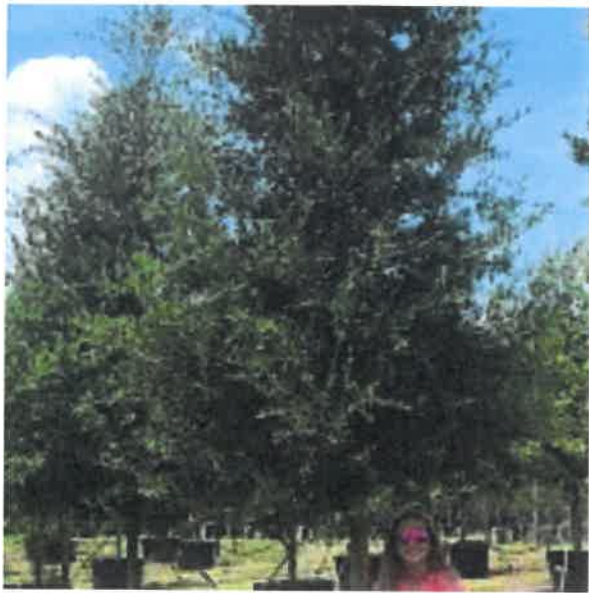
Title: _____

Date: _____

Assigned To

Michael Smith

Office:
mdsmith@yellowstonelandscape.com



SECTION IX

FIRST AMENDMENT TO SECURITY SERVICES PROVIDER AGREEMENT **(OPERATIONS)**

(Reunion West Community Development District and Reunion West Property Owner's Association, Inc.)

This **FIRST AMENDMENT TO SECURITY SERVICES PROVIDER AGREEMENT** (the "Amendment"), effective as of October 1, 2021, is made by and between the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "District"), and the **REUNION WEST PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "POA").

WHEREAS, the District and POA are parties to the Security Services Provider Agreement, dated December 10, 2020 (the "Agreement"), relating to security services provided within the boundaries of the District; and

WHEREAS, the Agreement is currently in full force and effect between the District and POA; and

WHEREAS, the District and the POA desire to amend paragraph 6 of the Agreement in order for the District to compensate the POA for the Services defined in the Agreement (the "Services").

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and POA acknowledge and agree that the Agreement is in full force and effect.
3. The District and POA hereby agree to amend paragraph 6 of the Agreement to the following:

Compensation. The District shall pay the POA an annual fee of \$27,308 for the Services, payable in monthly installments of \$2,275.67, after the Services are completed and have been approved by the District's authorized representative.

4. The District and POA hereby agree to amend District Counsel's address, stated in paragraph 14, to the following:

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

5. This Amendment may be executed in as many counterparts as may be required and it shall

not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

6. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

[Signatures are provided on the following page.]

SIGNATURE PAGE TO THE FIRST AMENDMENT TO
SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)

(Reunion West Community Development District and Reunion West Property Owner's Association, Inc.)

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

By: _____

Print: _____

Title: _____

**REUNION WEST PROPERTY OWNER'S
ASSOCIATION, INC.,** a Florida not-for-profit
corporation

By: _____

Print: _____

Title: _____

SECTION X

Date: 9/28/2021
Quoted By: Playtopia Direct
For: Boyd Civil Engineering
Contact: Steven Boyd
6816 Hanging Moss Rd
City, State, Zip: Orlando, FL 32807
Email: steve@boydcivil.com
Phone: 407-494-2693
Fax:
Other:

Playtopia, Inc.
FOB /Ship to: 217 Murphy Ave.
Ferguson, KY 42533
www.goplaytopia.com
PH: 844.543.7529

Reunion

Payment Terms: 50% with order. Outstanding balance is due 30 days from date of install.

Item Number	QTY	Description	MSRP	Extended
PTSKP-250	1	Custom Playtopia Structure 5-12	\$33,034.90	\$33,034.90
ENGINEER	1	Signed and sealed engineered drawings	\$725.00	\$725.00
INSTALL	1	Installation of the above play structures	\$10,000.00	\$10,000.00
BORDERS	38	4.25"x12" Plastic Borders w/Stake	\$40.30	\$1,531.40
RAMP	1	ADA 1/2 ramp	\$702.00	\$702.00
INSTALL	1	Installation of the above borders and ramp	\$1,055.00	\$1,055.00
SURFACING	1	53 CYD of IPEMA certified Engineered Wood Fiber installed at 12", installed with weed barrier	\$5,881.50	\$5,881.50
PERMIT	1	Price to permit project: actual permit fees determined by municipality and billed on final invoice.	\$750.00	\$750.00
32x44 ft space			SUBTOTAL	\$53,679.80
			TAX	\$2,674.74
			FREIGHT	\$3,025.00
			TOTAL	\$59,379.54

Item Number	QTY	Description	MSRP	Extended
BRE06-F-19-000	1	6 foot inground slatted steel bench - color tbd	\$1,090.80	\$1,090.80
RD32-F-00-000	1	32 gallon slatted steel receptacle - inground w/lid & liner	\$1,101.60	\$1,101.60
INSTALL	1	Installation of above	\$500.00	\$500.00
			SUBTOTAL	\$2,692.40
			TAX	\$81.81
			FREIGHT	\$0.00
			TOTAL	\$2,774.21

Item Number	QTY	Description	MSRP	Extended
289-1330	1	6 ft inground recycled plastic plank bench	\$1,008.20	\$1,008.20
289-402	1	32 gallon receptacle recycled plastic w/lid and liner	\$639.00	\$639.00
INSTALL	1	Installation of above	\$500.00	\$500.00
			SUBTOTAL	\$2,147.20
			TAX	\$75.62
			FREIGHT	\$311.11
			TOTAL	\$2,533.92

Item Number	QTY	Description	MSRP	Extended
SHADE	1	Custom shade - 30x35x10'	\$11,422.63	\$11,422.63
ENGINEER	1	Signed and sealed engineered drawings	\$800.00	\$800.00
PSW120WS	1	Installation of shade	\$10,000.00	\$10,000.00
ENGINEER	1	Price to permit project: actual permit fees determined by municipality and billed on final invoice. (If permitted at a separate time from structure permitting will be \$750)	\$200.00	\$200.00
			SUBTOTAL	\$22,422.63
			TAX	\$856.70
			FREIGHT	\$773.22
			TOTAL	\$24,052.55

Pricing: Firm for 30 days from date on this quotation.

Taxes: State and local taxes added unless exemption certificate is provided.

Exclusions: Unless previously discussed and agreed to by all parties. Sitework and landscaping; security of equipment (onsite at night); drainage.

Permits are not included in cost, unless specifically listed. Adding permits to job will increase it's completion length (due to permit process at municipality). It is expected that owner will provide approved site plans of the area for the permit office if required, and will help and assist in securing of all required approvals before assembly of equipment can begin.

Installation Terms: Installation shall be by Certified Installer. If playground equipment, installer will be CPSI Certified. Playtopia will be responsible scheduling and coordination with the installer, unless otherwise discussed. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor costs. Customer will be billed hourly or per job for any additional costs that were not previously included.

Freight Quotes: Are specific to the zip code specified. Changes made to the destination will likely affect the cost of the freight charges and the final balance will be adjusted accordingly. Playtopia will be happy to supply owner with a 2-day notice of the time your shipment will be ready so they may independently arrange shipping and pick up with a freight carrier of their choice. However, equipment not picked up within 5 days will be handled on a hold and bill basis. LTL rates are valid for 24 hours and dedicated rates are valid for 30 days from dated of freight quote.

Quotation prepared by: Marlee Jacquette

To accept this quotation, sign here and return:

THANK YOU FOR YOUR BUSINESS!



Date: 9/28/2021
Quoted By: Playtopia Direct
For: Boyd Civil Engineering
Contact: Steven Boyd
 6816 Hanging Moss Rd
City, State, Zip: Orlando, FL 32807
Email: steve@boydcivil.com
Phone: 407-494-2693
Fax:
Other:

Playtopia, Inc.
 FOB /Ship to: 217 Murphy Ave.
 Ferguson, KY 42533
www.goplaytopia.com
PH:844.543.7529

Reunion Fitness

Payment Terms: 50% with order. Outstanding balance is due 30 days from date of install.

Item Number	QTY	Description	MSRP	Extended
FITNESS	1	8 item outdoor fitness center (push up bar, triple balance beam, sit up bench, parallel bars, triple chin up, double station dip, double station stretching post)	\$8,935.50	\$8,935.50
INSTALL	1	Installation of fitness equipment	\$5,187.50	\$5,187.50
			SUBTOTAL	\$14,123.00
			TAX	\$670.16
			FREIGHT	\$2,497.00
			TOTAL	\$17,290.16

Item Number	QTY	Description	MSRP	Extended
BRE06-F-19-000	1	6 foot inground slatted steel bench - color tbd	\$1,090.80	\$1,090.80
RD32-F-00-000	1	32 gallon slatted steel receptacle - inground w/lid & liner	\$1,101.60	\$1,101.60
INSTALL	1	Installation of above	\$500.00	\$500.00
			SUBTOTAL	\$2,692.40
			TAX	\$81.81
			FREIGHT	\$0.00
			TOTAL	\$2,774.21

Item Number	QTY	Description	MSRP	Extended
289-1330	1	6 ft inground recycled plastic plank bench	\$1,008.20	\$1,008.20
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INSTALL	1	Installation of above	\$500.00	\$500.00
			SUBTOTAL	\$2,147.20
			TAX	\$75.62
			FREIGHT	\$311.11
			TOTAL	\$2,533.92

Pricing: Firm for 30 days from date on this quotation.

Taxes: State and local taxes added unless exemption certificate is provided.

Exclusions: Unless previously discussed and agreed to by all parties. Sitework and landscaping; security of equipment (onsite at night); drainage.

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Playtopia will be responsible scheduling and coordination with the installer, unless otherwise discussed. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor costs. Customer will be billed hourly or per job for any additional costs that were not previously included.

Freight Quotes: Are specific to the zip code specified. Changes made to the destination will likely affect the cost of the freight charges and the final balance will be adjusted accordingly. Playtopia will be happy to supply owner with a 2-day notice of the time your shipment will be ready so they may independently arrange shipping and pick up with a freight carrier of their choice. However, equipment not picked up within 5 days will be handled on a hold and bill basis. LTL rates are valid for 24 hours and dedicated rates are valid for 30 days from dated of freight quote.

Quotation prepared by: Marlee Jacquette

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

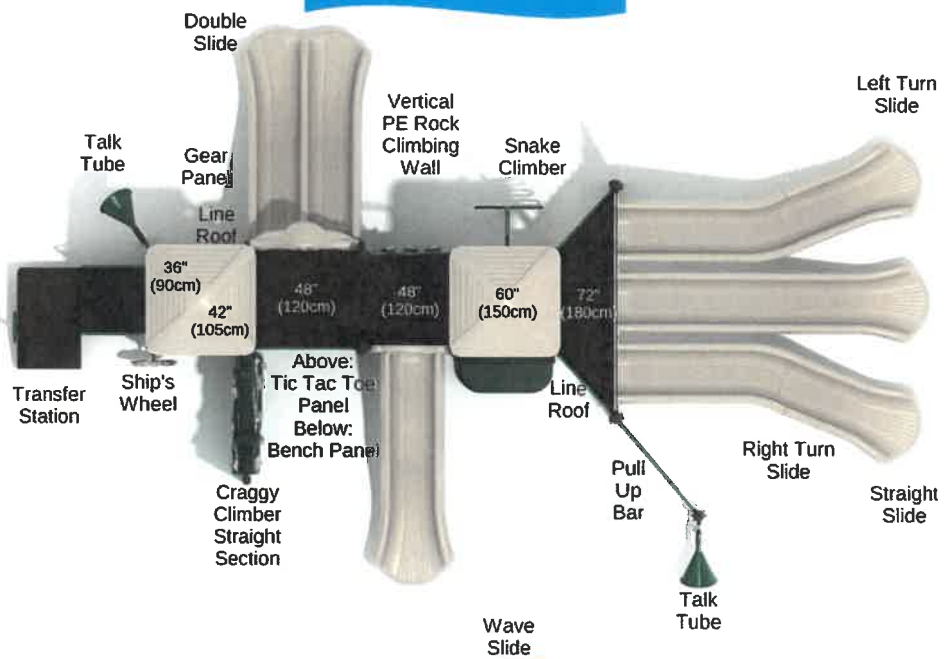




Marlee Jacquette

Reunion

PLAYTOPIA
STEEL PLAY



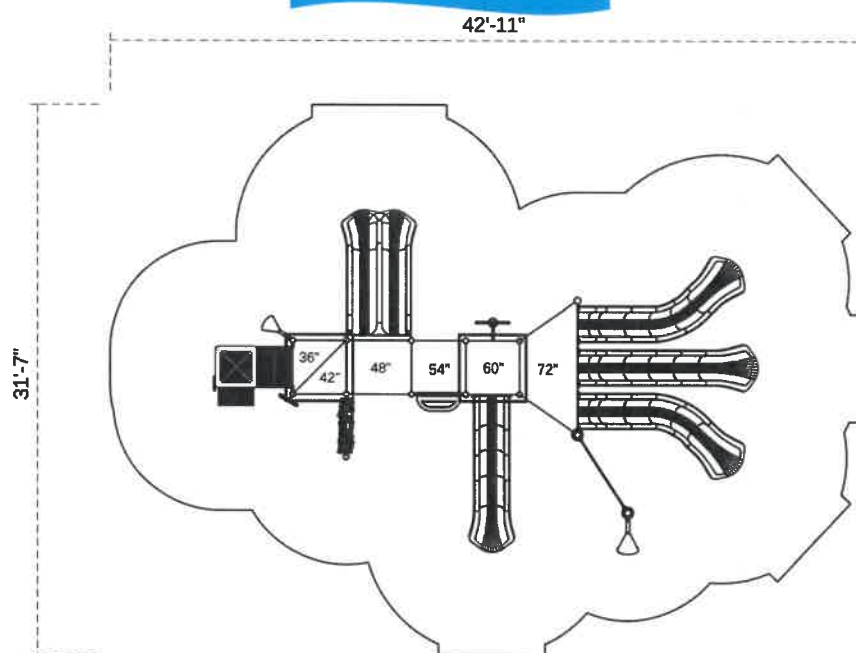
PTS-PKP250

www.playtopia.com

Marlee Jacquette

Reunion

PLAYTOPIA
STEEL PLAY



PTS-PKP250

www.goplaytopia.com

Marlee Jacquette

Reunion

PLAYTOPIA
STEEL PLAY



PTS-PKP250

www.goplaytopia.com

**ACCOUNT REPRESENTATIVE**

Erich Schnitz

TOLL FREE:

(800) 381-4491

EMAIL:

erich.schnitz@americanparkscompany.com (888) 934-6441

FAX:

QUOTE NAME:
Reunion West PlaygroundQUOTE NUMBER:
092117345CREATED DATE:
09/29/2021 14:26 PMEXPIRATION DATE:
October 29, 2021**PREPARED FOR**ORGANIZATION:
Reunion CDDPRIMARY CONTACT:
Alan ScheererCONTACT:
Reunion CDDSHIP TO:
Reunion CDDPHONE:
(407) 398-2890EMAIL:
ascheerer@gmscfl.comBILLING ADDRESS:
7715 Heritage Crossing Way
Kissimmee, FL 34747
United StatesSHIP TO ADDRESS:
7715 Heritage Crossing Way
Kissimmee, FL 34747
United States**Billing and Shipping:***Is This Correct?***COMMENTS AND SPECIAL INSTRUCTIONS**

Shipping in 5-6 weeks. Price quoted for material cost and installation. Price Excludes: sitework, underground line location, permits, lift gates & impact fees. Customer is responsible for any taxes that may apply. Site must be clear, level and accessible at time of installation. If rock, concrete or any obstacle is found during installation, additional charges may apply. Specific insurance and/or vendor registration requirements may result in additional fees. If order is cancelled a 25% restocking fee may be assessed.

Product	Description	Product Code	Quantity	List Price	Sales Price	Total Price
Playscape	Age Range: 5-12, Child Capacity: 34-45, Fall Height: 6'0", Use Zone: 40'9" x 30'5"	689-107022	1.00	\$ 74,033.00	\$ 33,315.00	\$ 33,315.00
Custom Shade 1	36x30x13H Custom Shade Structure. COLORS TBD	CUSTSHADE1	1.00	\$ 0.00	\$ 26,438.00	\$ 26,438.00
Engineered Wood Fiber	54 Cubic Yards of IPEMA Certified Engineered Wood Fiber. Cost includes filter fabric	WOODFIBER	1.00	\$ 0.00	\$ 1,700.00	\$ 1,700.00
12" Playground Border with Spike	12" Playground Border with Spike	APS-Border12	37.00	\$ 28.00	\$ 28.00	\$ 1,036.00
Permit Processing	Includes licensed GC and expeditor to process permit; Does not include any permit fees incurred through the permit office; Site plans are to be provided by the owner for the permit application	PERMITSPROCESSING	1.00	\$ 0.00	\$ 1,000.00	\$ 1,000.00
Sealed Engineering Drawings	Professional Engineer stamped and signed set of construction drawings	ENG DWGS	1.00	\$ 1,000.00	\$ 925.00	\$ 925.00

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EMAIL:

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FAX:

Product	Description	Product Code	Quantity	List Price	Sales Price	Total Price
Professional Installation	Professional Installation of playground, shade structure, wood fiber, and borders. Pricing based on easy access to site , water, electricity, and dumpster for packaging debris. Does not include site prep, removal, or permitting.	INSTALL	1.00	\$ 0.00	\$ 23,600.00	\$ 23,600.00
DISCOUNTPRODUCT	APC Repeat Business Discount	DSCNTProduct	1.00	\$ 0.00	\$ -6,100.00	\$ -6,100.00

SUBTOTAL \$ 81,914.00

SHIPPING AND HANDLING \$ 2,908.00

TAX \$ 0.00

GRAND TOTAL \$84,822.00

I Approve. Let's Get Started

If you have questions about this quote call
1-800-381-4491 or visit us online [AmericanParksCompany.com](https://www.americanparkscompany.com)

I APPROVE THIS PROJECT, Please Process My Order

Approval and acceptance of this proposal may be executed by signing below and faxing or emailing back to the contact information listed above. Unless prior arrangements are approved, payment for equipment is due in full upon ordering. By signing below you agree to the terms and conditions found here: <https://www.americanparkscompany.com/terms-conditions>

Authorized
Purchaser:

Date:

I have read, understand, and agree to the Installation Terms
And Conditions included within this proposal.

INSTALLATION TERMS AND CONDITIONS

1. Site Access

- American Playground Construction (APC) as well as its subcontractors, vendors, laborers, and materialmen must have free access to the job site during the hours of 7:00am - 7:00pm Monday - Friday.
- Gates must be at least 8' wide to allow equipment access.
- Most equipment and mulch deliveries are made with a 53' truck. Site must have access to allow delivery of equipment and mulch within 200' of installation site and must be accessible by trucks, trailers, skid-steer loaders, man-lifts, forklifts, etc.
- APC provides no warranty against damage to overhead utilities, overhangs, etc. lower than 12'.
- Water and 120v electricity must be available within 100' of the construction site.

2. Landscaping & Hardscapes

- APC will employ the use of heavy equipment that is needed to off-load, erect & boom equipment on and around the site.
- APC will attempt limit the aesthetic impact of construction activities on existing finishes; however, APC is not responsible for damage to sod or other landscaping or hardscaping due to installation equipment use.
- The customer acknowledges that APC will use on-site soils to rake ruts or tracks and then apply seasonally appropriate seed and wheat straw over disturbed areas. At the sole discretion of APC, hydroseeding may be employed in lieu of seed and wheat straw. The customer is responsible to maintain the seeded areas in order to establish a sufficient stand of grass. This work is being performed to stabilize soils and is not intended to establish finish quality landscaping.
- All work associated with re-routing, repairing or removing irrigation lines is specifically excluded from this contract.

3. Job Site

- Unless specifically indicated on the proposal, APC is not responsible for site preparation including uninstalling existing equipment, grading, clearing, or removing underground obstacles.
- Unless specifically indicated on the Scope, all work is assumed to be performed on loose fill dirt.
- Unless specifically included in the Scope, APC excludes removal of rock.
 - Rock shall be defined as material encountered in excavation that cannot be dislodged by a Bobcat Model No. S175 skid steer loader, equipped with a minimum 44-inch wide general purpose bucket rated at not less than 49 HP power with a 3,300-psi hydraulic system.
 - Rock excavation includes up to 6 inches over-excavation below the required excavation depth.
 - Rock shall be quantified by measuring the volume of removed rock and soil by the cubic yard (for the purposes of this calculation, any partial truck load will be counted as full).
- In the event that soil, or rock conditions are such as to prevent normal installation time and procedures, the customer will be responsible for additional equipment, labor expense and delay cost required to complete the installation.

4. Underground Utilities

- APC will comply with all state and local underground utility marking requirements.
- The utility locate service will only locate public utilities on the public side of utility meters.
- It is the customer's responsibility to locate and clearly mark all privately owned underground utilities in the area of the installation. These include power, water, gas, sewer or septic, gutter, storm sewer, telephone, irrigation, cable t.v. and any and all private and public lines on the customer's side of the meter or not within a public utility easement.
- Please note that in addition to the public utility locate initiated by APC, many municipalities also require the property owner/operator to order a utility locate as well. To insure compliance with local regulations, the customer must call 811 in the timeframe as prescribed for the customer's local area. Please consult www.call811.com for more details.
- APC, as well as its subcontractors, vendors, laborers and materialmen will not be responsible for damages, injuries, repairs, or discontinuance of business due to damage to unmarked utilities. In the event APC, its subcontractors, vendors, laborers or materialmen damage unmarked utilities, the customer shall be liable.
- In the event of damage to utilities, the customer shall be responsible to notify APC in writing to stop the project.
- The customer shall be responsible for any cost incurred due to work stoppage and/or project delays.

5. Permitting and Site Security

- Unless specifically indicated on the proposal, all required permits are the responsibility of the customer.
- APC's price excludes any permitting fees or engineered drawings.
- The customer is responsible for site security during installation and during any necessary curing period.
- APC's installation crew may, at their own discretion, mark the playground construction area with caution tape.
- APC is not responsible for additional charges that result from vandalism or theft.
- Padlocks and gates must be unlocked to allow work to proceed. APC will not take possession of padlocks or keys, nor will it assume responsibility for lost or stolen securing devices.

6. Site Plan

- Equipment will be installed per the installation plan agreed upon by the customer before installation starts. Color changes must be submitted via signed change order.
- Wherever applicable, colors of equipment and safety surfacing will be detailed on the installation plan.
- The installation plan shall be the governing document for all color selections.

7. Clean Up

- Unless specifically indicated on the proposal, it is the customer's responsibility to haul away all trash created from the install.
- APC will collapse cardboard boxes and stack shipping pallets in a customer designated area within 200' of the installation.
- Foam, plastic, metal and fiberglass banding and other loose material will be stacked with pallets. If sufficiently large trash cans dumpsters are provided, APC will place the trash in those vessels.
- If trash cans/dumpsters are not provided one can be ordered at an additional charge.

8. Surfacing

- All playground equipment must be installed over safety surfacing and within the proper use zones per CPSC guidelines.
- APC will install the equipment to allow for the depth and type of surfacing specified on the installation plan.

9. Inspection

- The customer will be notified 24 hours prior to the anticipated completion of the project.
- The customer is required meet with a representative of APC to personally, inspect and review the installation. APC's representative will provide the customer with an "Inspection Summary and Warranty Initiation" form.
- Any unresolved issues with the installation should be noted by the customer on the form at that time; APC, its subcontractors, vendors, laborers and material men shall not be responsible for damages to installed equipment that are not noted on the form. Failure to have a representative present at the final inspection forfeits the customer's right to require remediation of cosmetic issues with newly installed equipment.

10. Prevailing Wage. Unless specifically indicated on the proposal, APC has not stipulated to adherence with prevailing wage requirements including, but not limited to, union rates, Davis/Bacon wages, etc.

- It is the customer's responsibility to notify APC at the inception of the quoting stage of the project if Prevailing Wage rates apply.
- In the event the project is under the prevailing wage requirements the customer shall provide the rates and applicable paperwork necessary for the project.
- If APC is not notified before the project is quoted, regardless if prior to the commencement of work or any time after a contract is signed, the customer will incur the additional labor rates plus a 40% labor burden and weekly document processing fee of \$250.

**ACCOUNT REPRESENTATIVE**

Erich Schnitz

TOLL FREE:
(800) 381-4491

EMAIL:

erich.schnitz@americanparkscompany.com (888) 934-6441

FAX:

QUOTE NAME:
Reunion West FitnessQUOTE NUMBER:
102117367CREATED DATE:
10/04/2021 16:24 PMEXPIRATION DATE:
October 29, 2021**PREPARED FOR**ORGANIZATION:
Reunion CDDPRIMARY CONTACT:
Steve Boyd**Billing and Shipping:**
*Is This Correct?*CONTACT:
Reunion CDDSHIP TO:
Reunion CDDPHONE:
(407) 494-2693 Ext 101EMAIL:
steve@boydcivil.comBILLING ADDRESS:
7715 Heritage Crossing Way
Kissimmee, FL 34747
United StatesSHIP TO ADDRESS:
7715 Heritage Crossing Way
Kissimmee, FL 34747
United States**COMMENTS AND SPECIAL INSTRUCTIONS**

Shipping in 5-6 weeks. Price quoted for material cost and installation. Price Excludes: sitework, underground line location, permits, lift gates & impact fees. Customer is responsible for any taxes that may apply. Site must be clear, level and accessible at time of installation. If rock, concrete or any obstacle is found during installation, additional charges may apply. Specific insurance and/or vendor registration requirements may result in additional fees. If order is cancelled a 25% restocking fee may be assessed.

Product	Description	Product Code	Quantity	List Price	Sales Price	Total Price
MultiGym		UP189	1.00	\$ 2,682.00	\$ 2,682.00	\$ 2,682.00
Step-Up Fitness Station		UP264/UP197	1.00	\$ 1,913.00	\$ 1,913.00	\$ 1,913.00
Push Up Station		UP255	1.00	\$ 954.00	\$ 954.00	\$ 954.00
Bench Dip Station		UP253/UP197	1.00	\$ 1,956.00	\$ 1,956.00	\$ 1,956.00
Sit-Up/Back Extension-In-ground		UP168S	1.00	\$ 4,880.00	\$ 4,880.00	\$ 4,880.00
Accessible Chin Up (Inground Mount)		UP229S	1.00	\$ 1,663.00	\$ 1,663.00	\$ 1,663.00
Leg Press-In-ground		UP170S	1.00	\$ 4,906.00	\$ 4,906.00	\$ 4,906.00
Leg Extension (Inground Mount)		UP225S	1.00	\$ 3,388.00	\$ 3,388.00	\$ 3,388.00
Professional Installation	Professional Installation of fitness equipment. Pricing based on easy access to site, water, electricity, and dumpster for packaging debris. Does not includes site prep, removal, or permitting.	INSTALL	1.00	\$ 0.00	\$ 8,800.00	\$ 8,800.00
DISCOUNTPRODUCT	APC Repeat Customer Discount	DSCNTProduct	1.00	\$ 0.00	\$ -2,000.00	\$ -2,000.00

**ACCOUNT REPRESENTATIVE**

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EMAIL:

erich.schnitz@americanparkscompany.com (888) 934-6441

FAX:

SUBTOTAL	\$ 29,142.00
SHIPPING AND HANDLING	\$ 2,504.00
TAX	\$ 0.00

GRAND TOTAL \$31,646.00

I Approve. Let's Get Started

If you have questions about this quote call
1-800-381-4491 or visit us online AmericanParksCompany.com

I APPROVE THIS PROJECT, Please Process My Order

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Authorized
Purchaser:

Date:

☐

I have read, understand, and agree to the Installation Terms
And Conditions included within this proposal.

**ACCOUNT REPRESENTATIVE**

Erich Schnitz

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EMAIL:

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FAX:

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AMERICAN PARKS COMPANY

Building Better Parks for Children of all ages 1-800-381-4491

Playscape 689-107022

 Ages: 5-12

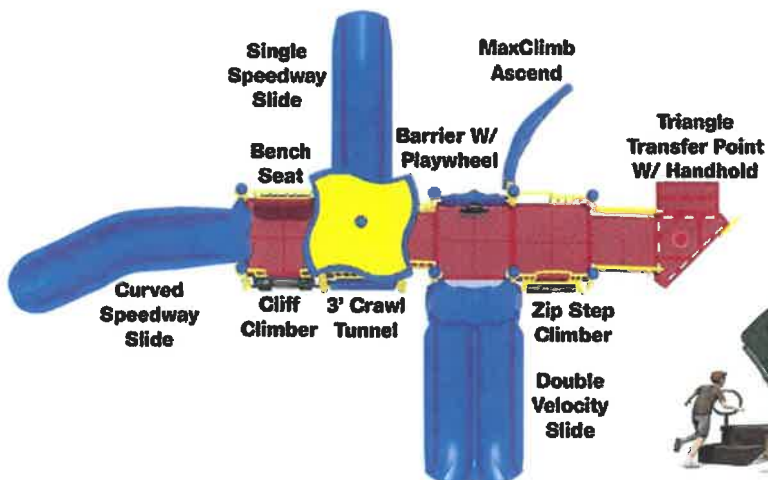
 Use Zone: 41' x 31'

 Child Capacity: 45

 Fall Height: 6'0"

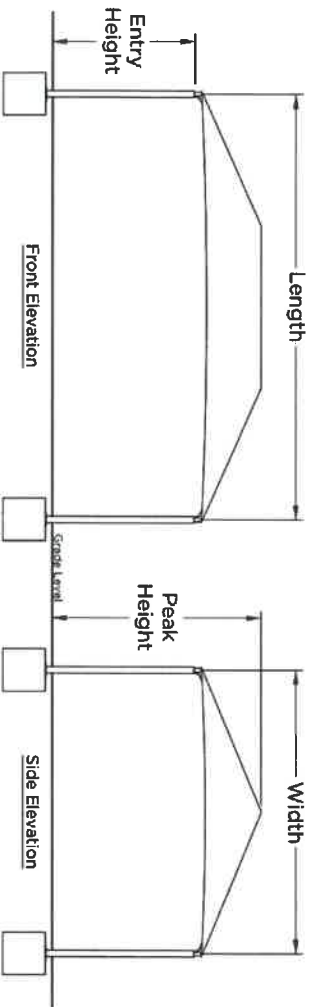
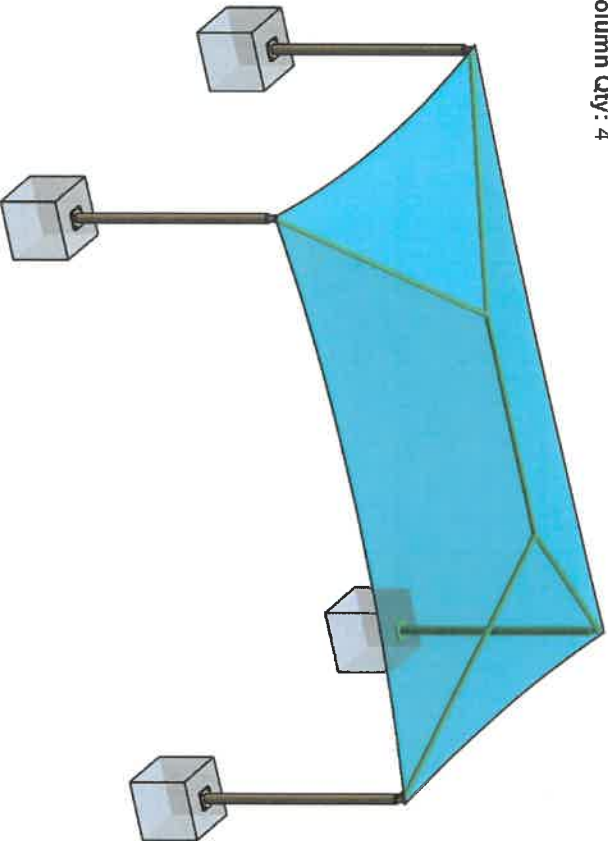
 Activities: 9

ADA	Elevated	Accessible by Transfer	Ground	Type
	7	7	2	2

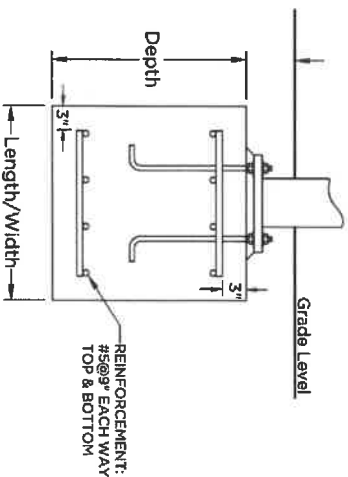


Hip Shade					
Length	36	Width	30	Entry Height	13
Peak Height	19.06	Elbow	Standard	Column Mount	Base Plate
Column Size	8040	Rafter Size	5011	Ridge Size	5011
Column Length	13.5	Rafter Length	21.3275387	Ridge Length	8.20270237

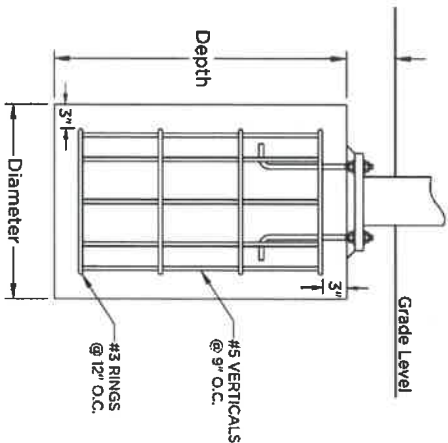
Dome Qty: 1 Column Qty: 4



Square Footing		
Column	Length & Width	Depth
Single Cap	4.58	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	7.14	N/A



SHADE
BY SUPERIOR RECREATIONAL PRODUCTS

QUOTE

SHADE SIZE
36 X 30

SHADE STYLE
Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.



Steve Boyd

From: Schnitz, Erich <Erich.Schnitz@americanparkcompany.com>
Sent: Tuesday, October 5, 2021 3:27 PM
To: Steve Boyd
Cc: Alan Scheerer
Subject: RE: Quotes - Fitness Eq.
Attachments: QUOTE-REUNION WEST FITNESS.pdf

Hi Steve,

I was able to get 6 out of 8 into completely static stations for you. This quote ends up saving you \$18k, which is fantastic. I have the stations for you below. Basically, the only thing I kept from the previous quote is the 2 leg stations as they are hard to replicate in static versions. Take a look and let me know if this works better. Thank you again.



STEP UP



SIT UP/BACK



PUSH UP STATION



BENCH DIP



MULTIPLYM



ADA Pull UP



LEG PRESS



Leg Extension

Erich Schnitz
Product Specialist

230 E. Hunt St., Suite 200
McKinney, TX 75069

Tel: 1-800-381-4491 ext. 108
Fax: 888-934-6441

Web: <https://AmericanParksCompany.com>



Confidentiality Notice: This e-mail (including any attachments) may contain information that is private or confidential. It is intended solely for the use of the addressee(s) listed above. If you are not the intended recipient of this message, please do not print, copy or disclose this information. If you received this e-mail in error, please disregard it and delete it and any attachments from your system. Please also notify us by return email or by telephone at 1-800-381-4491 so that we may correct our records.

From: Steve Boyd <steve@boydcivil.com>

Sent: Tuesday, October 5, 2021 12:12 PM

To: Schnitz, Erich <Erich.Schnitz@americanparkscompany.com>

Cc: Alan Scheerer <ascheerer@gmscf.com>

Subject: RE: Quotes- Fitness Eq.

Attention! This email originates from outside the organization!
Do not open attachments or click any links unless you are sure the contents of this email are safe.

- PlayCore IT

Hi Erich:

Thanks for getting this to me so quickly. My only comment is that can we get all of the stations for the adult fitness area as static pieces?

If not let me know and I will submit it with the ones you proposed.

I have up till about noon on Wed to submit it to the Board.

Thanks,
Steve



STEVE BOYD, Principal
BOYD CIVIL ENGINEERING, INC.

p: 407-494-2693 Ext. 101
c: 407-230-5032
e: steve@boydcivil.com
w: www.BoydCivil.com

6816 HANGING MOSS ROAD, ORLANDO, FL 32807

From: Schnitz, Erich <Erich.Schnitz@americanparkscompany.com>

Sent: Monday, October 4, 2021 5:45 PM

To: Steve Boyd <steve@boydcivil.com>

Subject: Quotes

Hi Steve,

Good news, I was able to complete both your quotes before the 10/6 deadline. I have the playground and shade on one quote and the fitness equipment on the second quote. A second piece of good news is that you have essentially the entire month to look this over before 2022 pricing hits in November. I was able to not only get you sales numbers on the playground but secure additional discounts on both quotes. The only caveat is that both quotes expire on the last business day of the month in order to make that pricing stick. Hopefully that will be enough time for everybody involved to make an informed decision. I have both quotes, a PDF of the playground, and a not-for-construction drawing of the shade attached to this email. Below I have pictures of all the fitness equipment so that everybody can see what would be in place. I chose the equipment for equal amounts upper, lower, cardio, and core workouts. I made them ADA accessible where I could as well. Please let me know if you have any questions at all. I look forward to working with you and providing an exceptional recreation space for Reunion West.



CHEST PRESS



Lat Pull Down



Cardio Walker



Hand Cycle



Leg Extension



LEG PRESS



AB/Lower Back



ADA Pull Up

Erich Schnitz
Product Specialist

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McKinney, TX 75069

Tel: 1-800-381-4491 ext. 108

Fax: 888-934-6441

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