

*Reunion West Community
Development District*

Agenda

July 13, 2023

AGENDA

Reunion West
Community Development District
Revised Meeting Agenda

Thursday
July 13, 2023
11:00 AM

Reunion Grande, Room E
7593 Gathering Drive,
Kissimmee, Florida

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the June 8, 2023 Board of Supervisors Meeting
4. Consideration of Yellowstone Proposal for Monument Landscape Enhancement
5. Consideration of Yellowstone Proposal for Outdoor Fitness Center Landscape Enhancement
6. Review and Acceptance of the Pavement Management Report
7. Consideration of Proposals for Geotechnical Services for Pavement Evaluation
 - A. UES
 - B. Intertek PSI
8. Review and Discussion of Five-Year Plan
9. Staff Reports
 - A. Attorney
 - i. Presentation of Memo Regarding Ethics Training for Elected Officials and Other Legislative Updates
 - B. Engineer
 - i. **Review and Acceptance of Annual Engineer's Report - ADDED**
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - D. Security Report
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date August 10th, 2023
13. Adjournment

MINUTES

**MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **June 8, 2023** at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley
Michael Barry
Mark Greenstein
William (Bill) Witcher

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd (*via Zoom*)
Xabier Guerricagoitia (*via Zoom*)
Alan Scheerer
Garrett Huegel
Victor Vargas
Aura Zelada

District Manager
District Counsel
Boyd Civil Engineering
Boyd Civil Engineering
Field Manager
Yellowstone Landscape Services
Reunion Security
Reunion West POA

The following is a summary of the discussions and actions taken at the June 8, 2023 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:03 a.m. and called the roll. All Supervisors were present with the exception of Ms. Harley.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 11, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 11, 2023 Board of Supervisors meeting, which were included in the agenda package and were reviewed by District Counsel and District management. Mr. Barry noted under the District Manager's Report, a broken piece of equipment was not at the Fitness Center, but at the playground. Mr. Staley noted on Page 4, Mr. Dryburgh should be Mr. Staley. On Page 6, when Ms. Trucco was setting a ceiling for the assessment, Mr. Staley requested that it say, "*which cannot be exceeded.*" Mr. Staley questioned the statement made by Mr. Barry on Page 11 regarding dumping on CDD property. Mr. Barry clarified that he was referring to the mound on the corner lot. Mr. Staley did not say that the Master admitted to the dumping, but that the builder did, requested that his statement of putting new sod in and Ms. Harley's statement that the property was not vacant, be removed and pointed out that the Master did not clean everything up, but the builder did.

Mr. Barry questioned whether someone was going to look at the mound or if it was acceptable in its current state. Mr. Staley felt that it looked taller as a mound than it did before and could live with it. Mr. Greenstein indicated that the Architectural Review Board (ARB) went back to City Homes. They would take pictures and inform Ms. Nancy Derick, the ARB Administrator, that the Board was not happy. Mr. Greenstein believed that whether they used the lot to stage material or build next to it, if they caused a disruption, they needed to put it back the way it was. Mr. Scheerer spoke to the Construction Manager for City Homes who informed him that no extra dirt was placed on the mound, but they staged all of their trusses there, which disturbed it. After Mr. Scheerer stated City Homes removed the debris, smoothed out the top and sides of the mound and re-sodded. The sod grass was not mowed but was being irrigated. If the CDD wanted anything other than the current condition, they must contact the gas company because it was a gas line easement. Mr. Greenstein asked if Mr. Scheerer was satisfied with the condition of the mound. Mr. Scheerer was satisfied but open to feedback from the Board. Mr. Staley was half satisfied and half disturbed about it and suggested Board Members drive past there and provide individual feedback to Mr. Scheerer, so that the Board could make a decision at the July meeting.

Mr. Staley noted that "*CDD property in the roundabout landmarked for a dumpster*" should be, "*Where Landmark put a dumpster.*" Mr. Scheerer pointed out that the dumpster was still there, although Landmark emptied and moved it. They would restore the median and traffic circle once they completed construction. It was placed there because there was no room for a

commercial dumpster without impeding traffic around the traffic circle. Mr. Staley was happy to let the resident know that the Board discussed it and there was no immediate issue, but questioned how long the dumpster would be there. Mr. Scheerer noted it was a good size house, but construction was starting to conclude and he would contact Landmark. Mr. Staley pointed out on Page 12, towards the bottom of the page, under the number of registered voters, “Reunion East” should be “*Cortland Apartments.*” Mr. Staley recalled that the workshop was held on May 11, 2023 regarding the lawsuit, but they did not have anything on the record, although the joint Boards agreed that there was no need for any further action. Ms. Adams indicated that they had the Zoom recording as well as the audio recording, but would produce a workshop summary.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Minutes of the May 11, 2023 Board of Supervisors Meeting were approved as amended.

Ms. Adams noted that the agenda was revised to include a presentation of the Pavement Management Report by the District Engineer and their report.

- **Review and Acceptance of Pavement Management Report (ADDED)**
- **Engineer (Item 7B)**

Mr. Boyd removed this item as the Pavement Management Report for Reunion West was not yet completed, although he was presenting Reunion East’s report today. The field work for Reunion East took longer than Mr. Boyd anticipated. The Reunion East report was completed first because the roads were older. Mr. Greenstein asked if the field work for Reunion West was completed. Mr. Boyd stated that some of the field work was completed and anticipated completing it by mid-July. Mr. Staley asked why it was taking a long time to complete it. Mr. Boyd had issues reserving dedicated time to go onsite. Mr. Staley did not see any urgency to complete it as it did not effect next year’s budget, unless something needed to be put into the Repair & Maintenance (R&M) Fund for 2024. Mr. Scheerer put the FY2023 striping traffic circle project on hold, which included the traffic circle to the I-4 bridge, all of the centerline striping, white line striping, pedestrian striping and four-way stop at the intersection of Grand Traverse Parkway, Tradition Boulevard, Golden Bear Drive, all the way to the guardhouse and exterior portion of the guardhouse to Sinclair Road. Mr. Staley requested that Mr. Scheerer coordinate with Mr. Boyd

and provide the Repair & Maintenance (R&M) Plan at the next meeting. Mr. Boyd would try to have a draft ready by the July 13th meeting.

Mr. Boyd left the meeting.

FOURTH ORDER OF BUSINESS

**Consideration of License and
Maintenance Agreement for Improved
Security Equipment with RWPOA**

Ms. Adams presented the draft License and Maintenance Agreement with the Reunion West Property Owners Association (RWPOA), which was requested by the Reunion West POA to install bollards and kiosks to enhance the security system. This provided an opportunity to broaden the scope of the License Agreement to include all of the previously installed security enhancements that are owned by Reunion West POA. There were five gate locations. The Community Association Manager for the Reunion West POA, Ms. Aura Zelada, provided all of the information needed to finalize the agreement. The description would be fine-tuned based on an on-site inventory. Ms. Adams requested that the Board approve the agreement in substantial form, which was prepared by District Counsel and delegate authority to the Chairman to approve the final form, as staff was still analyzing the expenses associated with the security equipment acquired by the POA. The CDD has been paying for security equipment repairs and staff wants to confirm it is comparable to costs for other Reunion gate security repairs.

Ms. Trucco presented revisions to the agreement based on staff discussion. It was similar to other types of agreements used in the past and provided a license to the POA in order to install the equipment on CDD property as well as maintain it. There were currently two RFID readers and would ask the POA to provide a personal ID number in order to have as much specificity as possible. The license would automatically renew for a one-year period, unless terminated by either party by providing a 30-day written notice. It was the POA's responsibility to restore the property to its original condition within 30 days' notice and if they failed to do so, the CDD could restore it at its sole discretion. There was a standard indemnification clause in the agreement for the POA to cover any losses or damages incurred by the CDD as a result of their use of the property for their equipment. Under the termination clause, the POA would waive any claims against the CDD. It also required them to obtain insurance, naming the CDD as an additional insurer. There was standard sovereign immunity and public records provisions. In Ms. Trucco's opinion, the agreement was sufficient and protected the interests of the CDD. The District would be fully

covered in the event of an injury or damage. Ms. Trucco recommended that the Board approve the License and Maintenance Agreement in substantially final form, subject to District Counsel and the District Engineer signing off on it and delegating authority to the Chairman or another Board Member to make the final decision.

Mr. Barry was fine with the Chairman making the final decision, but questioned the \$10 provision. Ms. Trucco explained that it was boilerplate consideration language included in all License and Maintenance Agreements, to avoid the defense that this was not a valid contract under Florida Law. Mr. Barry asked if someone actually paid the \$10 or if the agreement was invalid if payment was not received. Ms. Trucco indicated that although the payment was not exchanged, the \$10 provision was ubiquitous with government agreements. Ms. Trucco pointed out that it was valid and it did not hurt to include the following language, *“The POA shall receive written consent from the CDD prior to purchasing replacement equipment for which the POA will seek reimbursement from the CDD and the Board prior to performing any maintenance or taking any other action for which the POA will seek reimbursement from the CDD.”* This would place a cap on the amount of compensation that the CDD would give the POA for maintenance of the equipment; however, the POA was willing to maintain and operate the RFID readers and bollards at their own expense. Mr. Staley offered to meet with Ms. Adams to review the site data and come up with an annual cap, but if the Board was uncomfortable, Mr. Staley would defer this matter for another month. Mr. Witcher agreed with Mr. Staley making the final decision as there was a need to proceed. Mr. Greenstein felt there was a good reason to include this language in the agreement and proceed in this manner.

<p>On MOTION Mr. Greenstein seconded by Mr. Barry with all in favor the License and Maintenance Agreement for improved security Equipment with RWPOA in substantial form and authorizing the Chairman to execute the final form was approved.</p>

Ms. Adams would bring the agreement back for ratification at a later time. Mr. Greenstein felt this helped to clarify for the property owner who was responsible for what and how it was funded.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Appointing an Assistant Treasurer**

Ms. Adams presented Resolution 2023-07, appointing Mr. Darrin Mossing, Sr., the owner of Government Management Services (GMS), as Assistant Treasurer. Mr. Mossing was an accountant by trade and having him as Assistant Treasurer would allow him to assist with management of the financial records if there was staff turnover and during busy times of the year. It was being presented to all Districts in Central Florida and was recommended for approval.

On MOTION Mr. Witcher seconded by Mr. Greenstein with all in favor Resolution 2023-07 Appointing Darrin Mossing as Assistant Treasurer was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco noted the following changes in the Legislature:

- Chapter 316.212 was enacted, establishing the minimum age to drive a golf cart as 18 years of age or older. If they were younger than 18, they must have a valid Driver's License or Learners Permit. There was an added provision that a person over the age of 18 must have a Government issued photo ID card.
- Water Control Districts could designate their roads as permissible for golf cart use, but must go before the county. In the past, the Statute only provided counties and municipalities the ability to designate their roads for golf cart use. Staff would monitor it.
- House Bill 199, a revision to Chapter 112 was passed into Law. Starting on January 1st, all Board Members were required to complete four hours of ethics training. Ms. Trucco would keep the Board apprised as there would be information in the coming months.

Ms. Trucco reported that there were several videos the Board could watch in order to complete their four-hour certification on the Ethics Commission website. Ms. Trucco was still waiting to hear back from Reunion West POA counsel regarding the parkway verge maintenance, as they were still conducting the title search review. Ms. Zelada stated there were 600 pages to review for the title search. Ms. Trucco noted that it was complex as there were several plats by different developers and revisions. Their hope was to straighten it out and have clarity moving

forward on who was responsible for maintaining the verge. Mr. Staley asked if the issue with the verge was a Reunion West Encore POA issue. Ms. Trucco recalled the Reunion West POA stating that they were no longer maintaining the parkways. Mr. Witcher believed that the issue with the verge was in Reunion West, not just at Encore and there was a prior situation when trees in the verge were damaged by the hurricane. Ms. Adams explained that there was confusion at Reunion East, which she attributed to new employees on the association management team. Ms. Trucco recalled Mr. Boyd providing an opinion about the apron being in the right-of-way (ROW), but the HOA declarations stated it was responsibility of the homeowner. Ms. Adams confirmed it was the responsibility of the homeowner, but the CDD had the ability in an emergency to have access, but were not responsible to maintain it.

Regarding the Phase 3 plat conveyance and encroachment issue with Kingwood, Ms. Trucco received comments on the Irrigation System Operating Agreement, which had been pending. The final agreement would be provided to the Reunion East CDD Board next month for approval and then could proceed. Mr. Greenstein was happy to hear this as it had been a long time since this matter was discussed and voiced concern about cars parking on the sidewalk on his street, which was a violation of State Law and questioned whether the Sheriff's Department could issue tickets, as the CDD had an active Sidewalk Pavement Management Plan. Ms. Adams reported that District Counsel provided a revised parking violation which was provided to Security so that they could issue violation warnings. Mr. Greenstein asked if they could tow a car after the appropriate warning. Ms. Trucco replied affirmatively, under the revised Parking and Towing Rules. Mr. Staley asked if Security ever called a towing company to tow a car off of a sidewalk. Mr. Vargas confirmed they have not called a towing company in the last month and the last time was two months ago.

B. Engineer

There being no comments, the next item followed.

**C. District Manager's Report
i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package. The development of the recreational parcels on Grand Traverse Parkway and Valhalla Terrace was being handled by the Field Operations Manager. The final pieces were the signage and mulch installations. Mr. Scheerer reported that the signs were installed and Yellowstone did a great job installing the mulch. The shade structure was dropped off this morning by GMS and once the contractor was completed with the playground in Reunion East, they would install it. The temporary parking signs at the playground were installed and this item would be removed from the Action Items List. Mr. Staley pointed out that the concrete extension on the sidewalk at the Fitness Center was no longer necessary. Mr. Scheerer had a landscape plan from Yellowstone to remove and replace trees, which he would include on the agenda for the next meeting. Mr. Witcher confirmed that the Outdoor Fitness Center was being used regularly. Mr. Scheerer stated that the radar signs for Encore would be delivered to his office next week and installed soon as they were solar and the batteries would need to be charged in advance. Regarding the sign upgrades for Reunion West, Mr. Scheerer had one sign from Fausnight Stripe & Line and was waiting for an additional quote. Onsite Industries provided many of the larger signs, but they were behind and Mr. Scheerer wanted to have another proposal for comparison purposes.

Mr. Scheerer stated according to security, the dimming of the Duke Energy streetlights was corrected and they had no issues. The blue green signs were in process with the county to determine if they needed to be removed. The HOA had not been consistently emptying trash at the playground and Yellowstone was ensuring that the bags were being removed and thrown in the dumpster on the playground. Staff was coming out in the next week to audit the lights. Several lights that were out were pointed out by Mr. Staley. They would get those addressed as well as looking at all of the guardhouse interior lights. Mr. Staley asked if the HOA was not emptying trash at the playground because they did not think it was their job or they could not remember to do it. Mr. Scheerer pointed out Yellowstone and field staff did not mind doing it to make sure the area was presentable to residents and guests. Mr. Greenstein noted on the east side, the roundabouts and other areas have seasonal flowers and questioned what they could do to spruce up the Sinclair gate area to make it more pronounced around the monument. Mr. Scheerer stated there were flowers in the small area in front of the monument, but could tie it into the request to

add landscaping around all of the new monuments, which he would bring back next month. Mr. Greenstein appreciated Mr. Scheerer being proactive.

Ms. Adams recalled a question last month during the presentation of the budget regarding the number of people who paid off their bond debt. At Reunion West, there were five bond issues and three property owners for the Series 2017 debt that paid off their bond issue. There were no other lump sum payoffs. Mr. Staley believed that the Series 2017 debt was for the Encore neighborhood and it did not surprise him that only three property owners paid off their bond debt. Mr. Greenstein was surprised there were even three property owners. Mr. Staley recalled that one owner paid it off by mistake at a closing. Mr. Greenstein asked if Ms. Adams determined what comprised the golf calculation. Ms. Adams received a copy of the current Tax Roll and believed it was attributable to the golf maintenance storage area, but she needed to do additional research and would report to the Board at the budget meeting.

ii. Approval of Check Register

Ms. Adams presented the Check Register from May 1, 2023 through May 31, 2023 in the amount of \$100,466.61, which was included in the agenda package.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2023, which were included in the agenda package for informational purposes. Staff was monitoring the Combined Balance Sheet, unassigned balance in the General Fund and actual spending related to the prorated expenses. Mr. Staley voiced concern about the balance of the Repair and Maintenance (R&M) Fund as the General Fund had a large balance and questioned what they could do with it. Ms. Adams explained that they typically kept cash in the General Fund and recommend that the District have three months of operating expenses in the bank at the end of the fiscal year, as there was a gap between the start of the fiscal year and when they started to receive tax revenues. The District built up excess funds and were planning to recognize a large amount with the FY2024 budget. Mr. Staley asked if there was any restriction on the fund balance and whether it could be moved to the R&M Fund. Ms. Adams indicated that the Board could direct staff to do a larger

transfer out to the R&M Fund. Staff typically recommended an additional transfer out to the R&M Fund, but in this case, it was built into next year's budget to be recognized.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package. It included the projects that the Board approved for the current fiscal year plus anything that was a part of the original plan. Estimated dates were provided in consultation with the Field Operations Manager.

v. Reminder of Form 1 Filing Requirement Deadline: July 1st

Ms. Adams reminded the Board to complete their Form 1, Statement of Financial Interest and file with the Osceola County Supervisor of Elections office by July 1st of each year. If anyone had not received their form from the county and needed an electric copy and instructions for filing, Ms. Adams requested they notify her as fees were imposed for late filings. Mr. Greenstein reported that there was a PDF form on the State website.

D. Security Report

Mr. Vargas, the Direction of Reunion Security, noted 281 violations in Reunion overall and 32 vehicles in Reunion West that were towed. A resident on Muirfield Loop did not like when people parked in front of his house and when security was not looking or in the area, he affixed a tow sticker to the vehicle to make it look like it was from security. They also placed garbage cans outside of their house all week. Mr. Staley asked if Mr. Vargas spoke to the resident. Mr. Vargas did not personally speak to them, but his manager did. Mr. Staley felt that it needed to be handled by security, but if the manager spoke to the resident and they denied it, it was difficult to prove and recommended the owner of the vehicle contact the police. Mr. Greenstein asked if parking was authorized in this location. Mr. Vargas pointed out that it was a legal spot to park vehicles on the roadway. Ms. Trucco offered to send a letter to the resident including a copy of the Parking and Towing Rules and the procedure for reporting violators. Mr. Staley did not want to send a letter unless there was proof and preferred to speak to the resident with Mr. Vargas. Ms. Trucco suggested informing the resident that there were allegations of cars tagged with stickers and explaining the violation process. Mr. Staley requested that the HOA fine the resident for leaving their trash cans outside, as it was a violation of the HOA rules. Mr. Witcher questioned why there

was no security report. Mr. Vargas would send it tomorrow. Mr. Staley recalled the incident that occurred on Golden Bear Drive where there was a heavy police presence. Mr. Vargas indicated that it was domestic abuse and fraud. When Deputies knocked on the door of the house, the person who opened the door provided a fake Driver's License. When they went into the house, they found a machine to make fake credit cards and Driver's Licenses.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Staley questioned why the Gym was closed. Mr. Greenstein understood that in the hours of operation table that Kingwood provided last week, starting on Thursday, June 1st, there were no hours, but when he questioned it, Mr. Greenstein was told that there was a potential health code violation with the floor in the Gym and residents and guests must use the Seven Eagles Fitness Centers. The notice on the front door referenced Kingwood's plan to build a permanent Fitness Center for Reunion Resort members that would be attached to the water park structure. Mr. Barry thanked staff for sending out the Reserve Study and questioned whether the updated Five-Year Plan would be based on the same information or would be updated. Ms. Adams indicated that the Five-Year Plan Mr. Staley previously provided, was based on information from the Reserve Study and actual spending in the R&M Fund. Mr. Staley used the Reserve Study for the remaining years through 2026 to update the Five-Year Plan, which would be provided at the next meeting; however, there was a large gap between the Reserve Study and what was actually spent, because the Reserve Study had more to do with maintenance of the infrastructure and not discretionary spending. Mr. Staley looked at what the District actually spent and extrapolated that each year to come up with a financial plan for the operating and R&M expenses. Additional years would be added upon consultation with Mr. Scheerer and the District Engineer. Ms. Adams pointed out that any new amenities would be integrated in future Reserve Studies such as the playground and outdoor Fitness Center. Mr. Staley noted according to the Reserve Study, in 2026, they would be spending \$750,000 on the pavement, but according to Mr. Boyd, it would not be occurring and those funds could be deferred.

Mr. Barry agreed they needed this information in order to set the CDD assessment rate for the following year, but the assessment for next year could not be changed because the Board already approved the budget. Ms. Adams explained when the Board approved the Proposed Budget, they approved the cap on the O&M fee. Mr. Staley stated it must be in the 2025 budget,

but because the pavement expense was deferred, they had a significant balance in the General Fund and would not have to raise assessments for another year, but they must prepare for any large items over time. Mr. Greenstein believed that the size of the fund should be commensurate with the size of the asset and be proportional, versus the current 56%/44% split. Reunion West was doing well with higher level assumptions and lack of specificity, due to Mr. Staley's diligence. Mr. Staley recalled that the Reserve Study was prepared two-and-a-half years ago and did not take into account the Reunion West Encore community. Therefore, the report needed to be updated.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – July 13th, 2023

Ms. Adams stated the next meeting was scheduled for July 13, 2023 at 11:00 a.m. There would be time reserved for the Five Year Plan and R&M project discussion.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Proposal #306687

Date: 04/27/2023

From: Garrett Huegel

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

1590 Reunion Blvd
Kissimmee, FL 34747

Monument Landscape Enhancements

Terms: Net 30

This proposal is for adding new landscape and irrigation to six Reunion Monuments on the west side.

This includes the monuments at Golden Bear Drive, Whitemarsh Way, Castle Pines Drive, Desert Mountain Court, Heritage Preserve, and Eagle Estates.

The monuments that are double sided will receive landscaping on both sides.



ITEM DESCRIPTION	Quantity
General Labor	40.00
Podocarpus 15 Gallon	16.00
Trinette 3 Gallon	25.00
6" Spray Head	16.00
1" SCH 40 PVC	1200.00
Mulch (Bags)	20.00
Irrigation Parts	1.00

Client Notes

	SUBTOTAL	\$8,321.59
Signature	SALES TAX	\$0.00
x	TOTAL	\$8,321.59

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 charged 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

Garrett Huegel
ghuegel@yellowstonelandscape.com

Reunion

Kissimmee, FL.

May 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Podocarpus (P.D.)



Potential

Reunion

Kissimmee, FL.

May 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Podocarpus (P.D.)



Potential

Reunion

Kissimmee, FL.

May 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Podocarpus (P.D.)
- Sod (S.D.)

S.D.
P.D.
A.T.



Potential

SECTION V



Proposal #302114

Date: 04/12/2023

From: Garrett Huegel

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

1590 Reunion Blvd
Kissimmee, FL 34747

Exercise Area Landscape Enhancement

Terms: Net 30

This proposal includes the cutting and removal of 7 Cedar trees and 5 Elm trees around the exercise area on Grand Traverse Parkway at Reunion. We will be grinding the stumps down and laying Bahia sod over top.

Also included is the planting of two 45 gallon Magnolia Trees and two 65 gallon Red Maple Trees. We will be adding irrigation bubblers to all four trees.



ITEM DESCRIPTION	Quantity
General Labor	40.00
Magnolia, 45 GAL	2.00
Red Maple, 65 GAL	2.00
Irrigation Parts	1.00
Bahia Sod	3.00
Mulch	8.00
Tree Removal (SUB)	1.00

Client Notes

	SUBTOTAL	\$11,526.96
Signature	SALES TAX	\$0.00
x	TOTAL	\$11,526.96

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 charged 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
Garrett Huegel
ghuegel@yellowstonelandscape.com

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Edging (E.G.)
- Brown Mulch (B.M.)
- Southern Magnolia (S.M.)
- Red Maple (R.M.)
- Bahia Sod (B.H.)

B.H.
B.M.
S.M.
E.G.
R.M.



Potential

SECTION VI

*This item will be provided under
separate cover*

SECTION VII

SECTION A

June 26, 2023

Reunion West CDD
219 East Livingston Street
Orlando, Florida 32801
P: 407-839-1526

Attention: Ms. Tricia Adams, District Manager
tadams@gmscfl.com

Reference: **Proposal for Limited Pavement Evaluation**
Reunion West CDD
Tradition Boulevard
Kissimmee, Osceola County, Florida
UES Proposal No.: 2025965
UES Opportunity No.: 0130.0623.00057

Dear Ms. Adams:

UES is pleased to submit our proposal to conduct a Limited Pavement Evaluation at the above referenced site in Osceola County, Florida. Our understanding of this project, with our proposed scope of services and costs, is presented in the following paragraphs.

PROJECT DESCRIPTION

Based on information provided by you, we understand that you are planning to improve several portions of the existing paved roadway. The site is located by Tradition Boulevard in Kissimmee, Florida. UES was provided with the requested coring locations by Boyd Civil Engineering, Inc. At this time, UES has been requested to perform a **limited pavement evaluation** of the subject site based on the proposed development. Our scopes of services have been designed to evaluate the subsurface conditions on subject site for the proposed site improvements. Due to the anticipated heavy traffic within the exploration areas, we have included the MOT service fee for partial roadway closures.

We were not provided with the specific traffic loading at the time of this proposal. Grading information was not provided at the time of this proposal. Our proposal does not include an allowance for horizontal and vertical survey control for the test locations. Our field crew will locate the test locations based upon estimated distances and relationships to obvious landmarks. Therefore, the test locations and depths should be considered accurate to the degree of the methodologies used.

UES will contact Sunshine State One Call (1-800-432-4770) for public utility clearance prior to the start of drilling activities. It is our experience that this service does not mark the locations of privately owned utilities. Our proposal requires that private utility lines and other subsurface appurtenances be located in the field by others prior to our mobilization. UES will also provide a flagger crew in order to provide access to the coring location on the main roadway. Partial road closure will be required in order to successfully complete the field exploration.

UES shall not be held responsible for service interruptions or damage to private utility lines or other buried structures. Further, we have assumed that there is no hazardous materials contamination at the site and no major utility lines crossing the subject site. In the event they exist, please inform us so that we may make arrangements for taking adequate precautions and locating the utilities on the site, prior to the drilling operations.

As a part of our investigation, **we recommend performing a Private Utility Locate prior to any intrusive activities.** Utilities will be marked in the field as well as the preparation of a field report showing approximate location of underground utilities or assets. Private Utility Locates will be charged at an additional cost of \$1500 per day. If requested, a separate cost can be provided for a Subsurface Utility Map (2D Deliverable) or a Subsurface Utility Model (3D Deliverable).

Due to the nature of the equipment required to perform the test borings, some property disturbance should be expected. Our proposal does include limited site clean-up including backfilling the boreholes with sand for safety considerations. No other restoration services (i.e. pressure washing, landscaping, repairing wheel ruts, etc.) are included in this proposal. We understand that rights of entry and access to the property will be provided to us prior to and at commencement of field activities.

Should any of the above information or assumptions made by UES be inconsistent with the planned development and construction, we request that you contact us immediately to allow us the opportunity to review the new information in conjunction with our proposal and revise or modify our scope of service and/or fee estimate accordingly, if needed.

SCOPE OF SERVICES

Fieldwork

Based on our understanding of the project, the proposed scope will consist of performing:

- Seven (7) roadway cores (asphalt or concrete pavement, base, subgrade only) within the existing turn lane.
- MOT traffic control
- Necessary laboratory testing
- Prepare a limited geotechnical report with test findings and report of the existing pavement condition & Structural Number

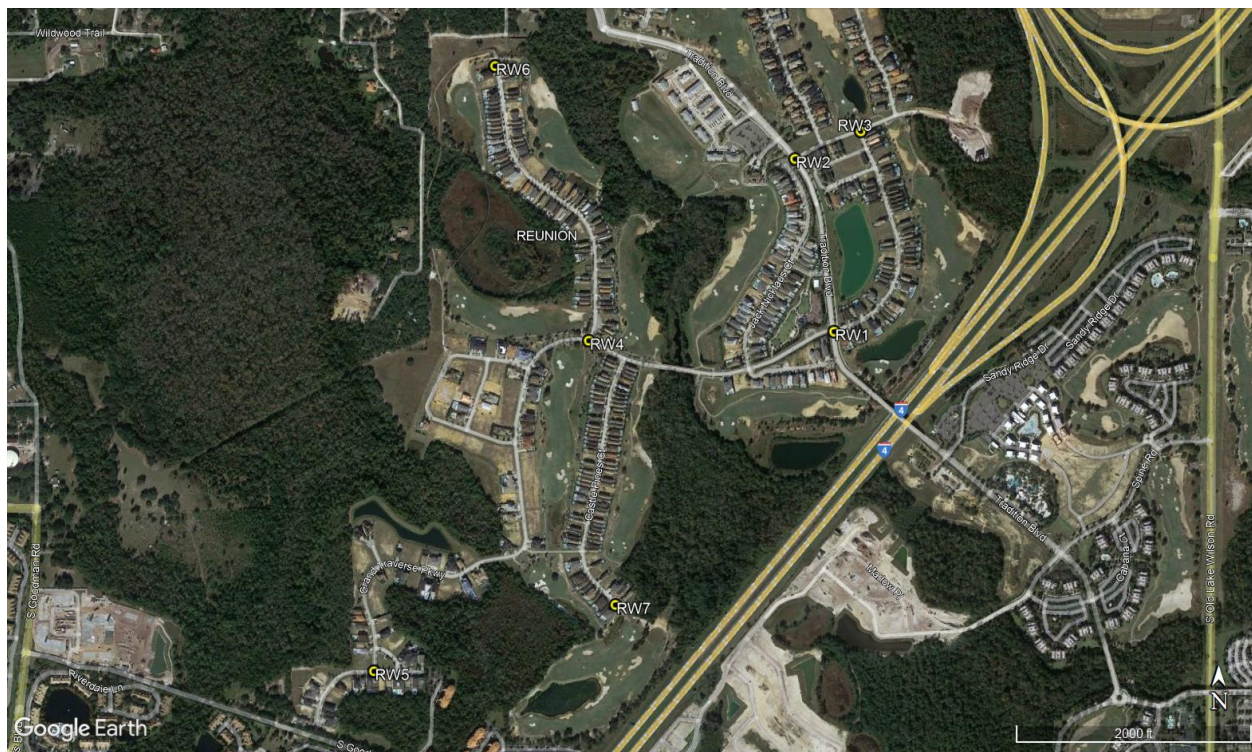


Figure 1: For illustration purposes only, boring locations may be adjusted in the field by the Engineer. This Illustration is intended for Reunion West CDD only and should not be distributed or used for other bidding process.

We have assumed that you will provide the right of access. We have not made an allowance for surveying services nor for the evaluation of the subsurface soils with respect to sinkhole activity. However, we will be glad to furnish you with a proposal for these services upon request. We have not made an allowance for surveying services or an environmental assessment of the property. However, we will be glad to furnish you with a proposal for these services upon request. Further we have assumed that there is no hazardous materials contamination at the site and no major utility lines crossing the subject site. In the event they exist, please inform us so that we may make arrangements for taking adequate precautions and locating the utilities on the site, prior to the drilling.

Laboratory Testing

Laboratory classification and index property tests will be performed as necessary on selected soil samples obtained from the exploration. The testing will be performed to better define the materials encountered in the exploration to determine their strength, compressibility, and drainage characteristics as deemed appropriate by the Geotechnical Engineer and their suitability for use in the proposed construction.

SCHEDULE & FEE

Enclosed you will find our General Contract Conditions with a copy of our Work Authorization/Proposal Acceptance Form. If you would like us to proceed, please have the party responsible for payment sign the appropriate space on the Work Authorization/Proposal Acceptance Form and return it to us.

Based upon our current backlog at the time of this proposal, we anticipate being able to begin the field work within **1 week** from date of authorization and right of entry to the property. A formal report should be issued within **1 week** from completion of the fieldwork. Verbal results can be provided prior to issuance of the formal report.

UES will complete the scope for the geotechnical consulting services outlined within this proposal for the geotechnical exploration for a **LUMP SUM FEE of \$3,875.00**. We will not exceed our budget unless the scope of work is varied or the soil or groundwater conditions encountered are significantly different from those anticipated, in which event you will be notified prior to any increase in costs.

TERMS

This proposal shall remain effective for sixty (60) days. Should you require more than sixty (60) days to formally authorize us to proceed we will require an update of our proposal to account for any changes in the scope of services and associated fees.

If you would like us to proceed, please sign the enclosed Work Authorization/Proposal Acceptance Form and return it to UES. UES will then return an executed copy to you. This proposed scope of services and associated fee will be conducted in accordance with our Terms and Conditions (see attachment to this proposal).

CLOSURE

UES appreciates this opportunity to offer our services, and we are looking forward to the assignment. Please do not hesitate to contact the undersigned at 407-423-0504 if you have any questions.

Sincerely,
Universal Engineering Sciences



Justin D. Bernabas, E.I.
Geotechnical Project Manager
jbernabas@universalengineering.com



Ricardo Kiriakidis, Ph.D., P.E.
Geotechnical Department Manager
rkiriakidis@universalengineering.com

Enclosures: General Conditions
Work Authorization/Proposal Acceptance Form
Distribution: Client

PROPOSAL NOTES:

Additional services, consultations, or meetings if requested, will be invoiced at Universal Engineering Sciences' standard rates.

This fee proposal shall remain effective for sixty days. If you should require more than 60 days to formally authorize us to proceed, we request that you permit us to update our proposal to account for any changes in costs.

We have made a good faith effort to work with you to develop a work scope and fee estimate. Because of the possibility of unknown, discovered, underground conditions and/or the need for additional services that neither you nor we can currently foresee, we recommend that you budget a contingency equal to 15% of the total fee estimate. We will not use the contingency amount without first notifying you.

The Client will be responsible for all applicable taxes.



Work Authorization / Proposal Acceptance Form

IF THE PROPOSAL IS ACCEPTED, SIGN FORM, RETURN ONE FORM TO UES AND RETAIN ONE FOR YOUR FILES.

UES is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain formal authorization.

PROJECT NAME: Limited Pavement Evaluation – Reunion West CDD
PROJECT LOCATION: Tradition Boulevard, Kissimmee, Osceola County, Florida
CLIENT NAME: Reunion West CDD // Ms. Tricia Adams, District Manager
CLIENT ADDRESS: 219 East Livingston Street, Orlando, Florida 32801
E-MAIL ADDRESS: tadams@gmscfl.com P: 407-839-1526

I. Scope of Services and Understanding of Project (See attached proposal or as indicated below)

UES PROPOSAL NO.: 2025965 // UES OPPORTUNITY NO.: 0130.0623.00057

Limited Pavement Evaluation \$3,875.00

For New Client Only: 50% Payment is required upon commencement of UES services & 50% payment upon completion. Please provide your payment information in Section III.

II. Contract Documents. The following documents form part of this Agreement and are incorporated herein by referral:

- A. N/A. B. UES Proposal Dated: June 26, 2023
C. Plans, reports, specifications and other documents provided by the Client prior to this Agreement date.
D. Other exhibits marked and described as follows: Proposal Notes

In the event of any inconsistency or conflict among the Contract Documents, the provision in the Contract Document first listed above shall govern.

III. Authority to proceed and for payment. (To be completed by Party responsible for payment)

If the invoice is to be mailed for approval to someone other than the account charged, please indicate where below:

Firm/Company Name: _____
Attention: _____
Title: _____
Address: _____
Phone: [][]-[][]-[][][][]
Email: _____
Social Security Number or
Federal Identification No.: _____

If the invoice is to be charged to a credit card, please provide your information below:

Credit Card:
☐ American Express ☐ Discover ☐ MasterCard ☐ Visa
Name as Appears on Card: _____
Expiration Date (MM/YY): [][]/[][]
Mailing Address: _____
Amount: \$ [][][][][][][][][][][]
CCV or Security# (3 or 4 Digits): [][][]

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives:

CLIENT _____
BY (Signature) _____
TYPED NAME _____
TITLE _____
DATE _____

UNIVERSAL ENGINEERING SCIENCES, LLC
BY (Signature) _____
TYPED NAME Ricardo Kiriakidis, Ph.D., P.E.
TITLE Geotechnical Department Manager
DATE _____

RETURN EXECUTED COPY TO: jbrooks@teamues.com

UES
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES **1.1** UES, and its subsidiaries and affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE **2.1** Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS **3.1** Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT **4.1** UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS **5.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS **6.1** Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION **7.1** Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed \$50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$400.00, whichever is greater. If Client prefers a \$2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$800.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE **8.1** UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract. **8.3** To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION 9.1 All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION 10.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS 11.1 Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS 13.1 Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL 16.1 This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE 17.1 This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILITY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SECTION B



Proposal Number: 0757-403291

June 30, 2023

Professional Service Industries, Inc.

1748 33rd Street, Orlando, FL 32839

Phone: (407) 304-5560

Fax: (407) 304-5561

Ms. Tricia Adams, District Manager

Reunion West Community Development District

219 East Livingston Street

Orlando, Florida 32801

RE: Proposal
Pavement Coring & Evaluation Services
Reunion West Community Development District
Osceola County, Florida

Dear Ms. Adams:

Professional Service Industries, Inc. (PSI), an Intertek company, is pleased to submit the following proposal for the performance of a pavement coring and evaluation program for the subject community. The pavement evaluation will be completed to provide an assessment of the condition of the existing roadway pavement and associated soil and groundwater conditions to develop engineering recommendations for future repair/rehabilitation of the existing roadways. Presented herein is the requested scope of services, time schedule to complete the services together with our cost estimate for the services.

Experience

PSI has extensive experience with pavement coring and evaluations, having performed more than 5,000 pavement cores on Interstate, State Highway, County, City, and private roadways. PSI currently holds continuing service contracts to provide pavement coring and evaluation services for Districts 1, 5 and 7 of the Florida Department of Transportation (FDOT), as well as several municipalities and the Central Florida Tourism Oversight District (formerly Reedy Creek Improvement District). Our Orlando staff includes licensed professional engineers with master's and doctoral-level engineering degrees in pavement and geotechnical engineering.

Project Information

The subject project is composed of six (6) different roadways within the Reunion West Community Development District (CDD), which include Desert Mountain Court, Golden Bear Drive, Grand Traverse Parkway, Whitmarsh Way, and Castle Pines Court. In general, the subject roadways are 2-lanes, asphalt paved roadways with curb and gutter. The subject roadways were originally constructed in the mid 2000's to support construction of the Reunion West Community.

Based on the information provided by Mr. Steve Boyd of Boyd Civil Engineering, Inc., seven (7) locations are to be evaluated through visual inspection followed by a pavement coring program. The objective is to assess the current pavement conditions and provide recommendations for future pavement rehabilitation.

The noted information has been used for the purpose of preparing this proposal. Adjustments to the scope of services may be necessary if the details differ from the noted information.





Scope of Services

The purpose of this evaluation is to complete an assessment of the condition of the existing roadway pavements along with the associated shallow soil and groundwater conditions, to develop engineering recommendations for rehabilitation of the existing roadways. To accomplish this goal, PSI's proposed scope of services will include the following tasks.

1. Conduct a detailed visual reconnaissance of the roadway, including photo-documentation of representative pavement conditions along the road alignment.
2. Review readily available published geologic and topographic information. This published information will be obtained from the appropriate quadrangle maps published by the United States Geological Survey (USGS) and the "Soil Survey of Osceola County, Florida" published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS).
3. Execute a program of pavement coring and shallow subsurface soil sampling. As requested, we will perform seven (7) full-depth pavement cores (asphalt and base), along with shallow manual auger borings to a maximum depth of 5 feet below the existing pavement grade or depth of refusal at the proposed core locations, as shown in the provided attachments. PSI may adjust the pavement core locations to the nearest representative distress within the general areas. The pavement cores will be performed with a specialized hydraulic coring trailer with maintenance of traffic (MOT) being employed for safety. The pavement will be cored to determine the thickness and type of asphalt and base materials as well as to allow drilling of the associated shallow borings. Upon completion of the pavement cores and borings, PSI will backfill the boreholes with compacted sand and patch the pavement with cold-mix asphalt patching material per FDOT Standards.
4. Visually classify and stratify the pavement cores and representative soil samples in the laboratory using FDOT Standards (pavement cores) and the Unified Soil Classification System (soil samples). Conduct a limited laboratory testing program to confirm engineering properties of the encountered soils. Identify soil conditions at each boring location and form an opinion of the site soil stratigraphy.
5. Collect groundwater level measurements at the time the borings are performed.
6. Carry out engineering evaluations to determine the cause of the observed pavement distresses.
7. Develop engineering recommendations for rehabilitation/repair of the impacted areas of roadway.
8. The results of our field exploration and laboratory tests will be used in the engineering analyses of the pavement distress and to provide geotechnical engineering recommendations for remediation/rehabilitation of the roadway. The results of the pavement evaluation, including the recommendations and the data on which they are based, will be presented in a written engineering report prepared under the supervision of a professional engineer licensed in the State of Florida.



Schedule

We are in a position to start work on the assignment immediately upon receipt of authorization to proceed. The first task will be to coordinate obtaining utility clearance for the cores through Sunshine State One Call of Florida (Call 811). Public utility clearances will require on the order of 3 to 4 business days. The borings and pavement cores will require 1 day to complete after securing a public utility locate ticket through Sunshine One Call of Florida. Engineering and laboratory testing will be initiated thereafter, requiring a further 3 weeks to complete following field activities. We anticipate providing a written report in about 4 weeks following receipt of written authorization. We will continue to keep you and your civil engineer (Boyd Civil Engineering, Inc.) routinely apprised of the status of our services throughout the project.

Service Fee

We propose the fee for performance of the above-outlined services be determined in accordance with our Schedule of Services and Fees and the work be performed pursuant to PSI's General Conditions. Copies of our Schedule of Services and Fees and General Conditions are enclosed herewith and incorporated by reference into this proposal. On the basis of the noted scope of services, PSI's fee for the project will be **\$8,225.00**



Closure

We appreciate the opportunity to work with Reunion West Community Development District and Boyd Civil Engineering, Inc. on this project. If this proposal is acceptable, please sign below as formal notice to proceed and return one copy of this proposal intact to our office. Should you have any questions in regard to this proposal, please do not hesitate to contact this office.

Respectfully Submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Sincerely,

Luis E. Calderon, E.I.
Project Engineer

Behnam Golestani, Ph.D., P.E.
Principal Consultant/Senior Project Engineer

0757-403291 (Reunion West CDD - Pavement Evaluation)

Attachment: Schedule of Services and Fees
 General Conditions

Cc: Mr. Steve Boyd – Boyd Civil Engineering, Inc.

AGREED TO THIS _____ DAY OF _____,

BY (Please Print): _____

TITLE: _____

COMPANY: _____

SIGNATURE: _____



SCHEDULE OF SERVICES AND FEES
Pavement Evaluation – Reunion West CDD
Osceola County, Florida

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Rate</u>	<u>Total Cost</u>
<u>I. FIELD INVESTIGATION</u>				
A. Mobilization of Coring Rig	1	Each	\$450.00	\$ 450.00
B. Site Reconnaissance / Utility Coordination / Field Supervision Pavement Engineer	2	Hours	110.00	220.00
C. Manual Auger Boring (7 @ 5 feet) 0 to 50 feet	35	Each	11.00	385.00
D. Maintenance of Traffic	1	Days	1,800.00	1,800.00
E. Pavement Coring & Patching	7	Each	250.00	1,750.00
Subtotal Field Investigation				\$ 4,605.00
<u>II. LABORATORY TESTING</u>				
A. Visual Exam/Stratify Soils & & Measure/Classify Asphalt – Staff Engineer	3	Hours	\$85.00	\$ 255.00
B. Moisture Content	3	Each	15.00	45.00
C. Atterberg Limits	2	Each	120.00	240.00
D. -200 Sieve	5	Each	65.00	325.00
Subtotal Laboratory Testing				\$ 865.00
<u>III. ENGINEERING SERVICES</u>				
A. Principal Engineer	4	Hours	\$230.00	\$ 920.00
B. Pavement Engineer	12	Hours	110.00	1,320.00
C. Draftsman	3	Hours	85.00	255.00
D. Technical Secretarial	4	Hours	65.00	260.00
Subtotal Engineering Services				\$ 2,755.00
TOTAL ALL SERVICES				\$ 8,225.00

GENERAL CONDITIONS - FLORIDA

1. **PARTIES AND SCOPE OF WORK:** Professional Service Industries Inc. ("PSI") shall include said company or its particular division, subsidiary or affiliate performing the work. "Work" means the specific service to be performed by PSI as set forth in PSI's proposal, Client's acceptance thereof and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by PSI. If Client is ordering the work on behalf of another, Client represents and warrants that it is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of PSI's work. PSI shall have no duty or obligation to any third party greater than that set forth in PSI's proposal, Client's acceptance thereof and these General Conditions. The ordering of work from PSI, or the reliance on any of PSI's work, shall constitute acceptance of the terms of PSI's proposal and these General Conditions, regardless of the terms of any subsequently issued document.
2. **TESTS AND INSPECTIONS:** Client shall cause all tests and inspections of the site, materials and work performed by PSI or others to be timely and properly performed in accordance with the plans, specifications and contract documents and PSI's recommendations. No claims for loss, damage or injury shall be brought against PSI by Client or any third party unless all tests and inspections have been so performed and unless PSI's recommendations have been followed. Client agrees to indemnify, defend and hold PSI, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or PSI's recommendations are not so followed.
3. **PREVAILING WAGES:** This proposal specifically excludes compliance with any project labor agreement, labor agreement, or other union or apprenticeship requirements. In addition, unless explicitly agreed to in the body of this proposal, this proposal specifically excludes compliance with any state or federal prevailing wage law or associated requirements, including the Davis Bacon Act. It is agreed that no applicable prevailing wage classification or wage rate has been provided to PSI, and that all wages and cost estimates contained herein are based solely upon standard, non-prevailing wage rates. Should it later be determined by the Owner or any applicable agency that in fact prevailing wage applies, then it is agreed that the contract value of this agreement shall be equitably adjusted to account for such changed circumstance. Client will reimburse, defend, indemnify and hold harmless PSI from and against any liability resulting from a subsequent determination that prevailing wage regulations cover the Project, including all costs, fines and attorney's fees.
4. **SCHEDULING OF WORK:** The services set forth in PSI's proposal and Client's acceptance will be accomplished by PSI personnel at the prices quoted. If PSI is required to delay commencement of the work or if, upon embarking upon its work, PSI is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of PSI, additional charges will be applicable and payable by Client.
5. **ACCESS TO SITE:** Client will arrange and provide such access to the site and work as is necessary for PSI to perform the work. PSI shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment.
6. **CLIENT'S DUTY TO NOTIFY ENGINEER:** Client warrants that it has advised PSI of any known or suspected hazardous materials, utility lines and pollutants at any site at which PSI is to do work, and unless PSI has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to defend, indemnify and save PSI harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to PSI's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to PSI by Client.
7. **RESPONSIBILITY:** PSI's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. PSI shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. PSI's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Client agrees that it shall require subrogation to be waived against PSI and for PSI to be added as an Additional Insured on all policies of insurance, including any policies required of Client's contractors or subcontractors, covering any construction or development activities to be performed on the project site. PSI has no right or duty to stop the contractor's work.
8. **SAMPLE DISPOSAL:** Test specimens will be disposed immediately upon completion of the test. All drilling samples will be disposed sixty (60) days after submission of PSI's report.
9. **PAYMENT:** The quantities and fees provided in this proposal are PSI's estimate based on information provided by Client and PSI's experience on similar projects. The actual total amount due to PSI shall be based on the actual final quantities provided by PSI at the unit rates provided herein. Where Client directs or requests additional work beyond the contract price it will be deemed a change order and PSI will be paid according to the fee schedule. Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay PSI's cost of collection of all amounts due and unpaid after thirty (30) days, including court costs and reasonable attorney's fees. PSI shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, any provision wherein PSI waives any rights to a mechanics' lien, or any provision conditioning PSI's right to receive payment for its work upon payment to Client by any third party. These General Conditions are notice, where required, that PSI shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of PSI from any and all claims which Client may have, whether in tort, contract or otherwise, and whether known or unknown at the time.

GENERAL CONDITIONS - FLORIDA

10. ALLOCATION OF RISK, LIMITATION OF LIABILITY, AND RELEASE OF INDIVIDUAL EMPLOYEES AND AGENTS: PURSUANT TO FLORIDA STATUTE § 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF PSI MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SHOULD PSI OR ANY OF ITS EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON PSI'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF PSI, ITS OFFICERS, EMPLOYEES AND AGENTS SHALL BE LIMITED TO \$25,000.00 OR THE TOTAL AMOUNT OF THE FEE PAID TO PSI FOR ITS WORK PERFORMED ON THE PROJECT, WHICHEVER AMOUNT IS GREATER. IN THE EVENT CLIENT IS UNWILLING OR UNABLE TO LIMIT PSI'S LIABILITY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THIS PARAGRAPH, CLIENT MAY, UPON WRITTEN REQUEST OF CLIENT RECEIVED WITHIN FIVE DAYS OF CLIENT'S ACCEPTANCE HEREOF, INCREASE THE LIMIT OF PSI'S LIABILITY TO \$250,000.00 OR THE AMOUNT OF PSI'S FEE PAID TO PSI FOR ITS WORK ON THE PROJECT, WHICHEVER IS THE GREATER, BY AGREEING TO PAY PSI A SUM EQUIVALENT TO AN ADDITIONAL AMOUNT OF 5% OF THE TOTAL FEE TO BE CHARGED FOR PSI'S SERVICES. THIS CHARGE IS NOT TO BE CONSTRUED AS BEING A CHARGE FOR INSURANCE OF ANY TYPE, BUT IS INCREASED CONSIDERATION FOR THE GREATER LIABILITY INVOLVED. IN ANY EVENT, ATTORNEY'S FEES EXPENDED BY PSI IN CONNECTION WITH ANY CLAIM SHALL REDUCE THE AMOUNT AVAILABLE, AND ONLY ONE SUCH AMOUNT WILL APPLY TO ANY PROJECT.

NEITHER PARTY SHALL BE LIABLE TO THE OTHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND BREACH OF STATUTORY DUTY) OR OTHERWISE FOR LOSS OF PROFIT (WHETHER DIRECT OR INDIRECT) OR FOR ANY INDIRECT, CONSEQUENTIAL, PUNITIVE, OR SPECIAL LOSS OR DAMAGE, INCLUDING WITHOUT LIMITATION LOSS OF PROFITS, REVENUE, BUSINESS, OR ANTICIPATED SAVINGS (EVEN WHEN ADVISED OF THEIR POSSIBILITY).

NO ACTION OR CLAIM, WHETHER IN TORT, CONTRACT, OR OTHERWISE, MAY BE BROUGHT AGAINST PSI ARISING FROM OR RELATED TO PSI'S WORK, MORE THAN TWO YEARS AFTER THE CESSATION OF PSI'S WORK HEREUNDER, REGARDLESS OF THE DATE OF DISCOVERY OF SUCH CLAIM.

11. **INDEMNITY:** Subject to the above limitations, PSI agrees not to defend but to indemnify and hold Client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs to the extent arising out of PSI's negligence as finally determined by a court of law. Client shall provide the same protection to the extent of its negligence. In the event that Client or Client's principal shall bring any suit, cause of action, claim or counterclaim against PSI, the Client and the party initiating such action shall pay to PSI the costs and expenses incurred by PSI to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that PSI shall prevail in such suit.
12. **TERMINATION:** This Agreement may be terminated by either party upon seven days' prior written notice. In the event of termination, PSI shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses.
13. **EMPLOYEES/WITNESS FEES:** PSI's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay PSI's legal expenses, administrative costs and fees pursuant to PSI's then current fee schedule for PSI to respond to any subpoena. For a period of one year after the completion of any work performed under this agreement, Client agrees not to solicit, recruit, or hire any PSI employee or person who has been employed by PSI within the previous twelve months. In the event Client desires to hire such an individual, Client agrees that it shall seek the written consent of PSI, and shall pay PSI an amount equal to one-half of the employee's annualized salary, without PSI waiving other remedies it may have.
14. **FIDUCIARY:** PSI is not a financial advisor, does not provide financial advice or analysis of any kind, and nothing in our reports can create a fiduciary relationship between PSI and any other party.
15. **RECORDING:** Photographs or video recordings of the Client's own project may be taken by and used for the Client's own internal purposes. Photographs or video recordings may not be used for marketing or publicity, or distributed to a third party or otherwise published without PSI's prior review and consent in writing. Taking photographs of other Clients' samples, test setups, or facilities, or recording in any manner any test specimen other than the test specimen related to the Client's project is prohibited; and the Client agrees to hold in strict confidence and not use any proprietary information disclosed either advertently or inadvertently. The Client shall defend, hold harmless, and indemnify PSI for any breach of this clause.
16. **CHOICE OF LAW AND EXCLUSIVE VENUE:** All claims or disputes arising or relating to this agreement shall be governed by, construed, and enforced in accordance with the laws of Illinois. The exclusive venue for all actions or proceedings arising in connection with this agreement shall be either the Circuit Court in Cook County, Illinois, or the Federal Court for the Northern District of Illinois.
17. **PROVISIONS SEVERABLE:** The parties have entered into this agreement in good faith, and it is the specific intent of the parties that the terms of these General Conditions be enforced as written. In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.
18. **ENTIRE AGREEMENT:** This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

SECTION VIII

Reunion West CDD

5 Year Plan

Updated July 13th, 2023

Reunion East and West R&M			
FY2024 Preliminary Budget	Estimated Cost	RE 56%	RW 44%
Roof Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	\$35,000	\$19,600	\$15,400
Seven Eagles, Exercise Equipment	\$30,000	\$16,800	\$13,200
Asphalt Pavement Contingency	\$400,000	\$224,000	\$176,000
Concrete Sidewalks	\$52,451	\$29,373	\$23,078
Tree Trimming	\$45,000	\$25,200	\$19,800
Signage, Reunion Village, No Parking & Allowance	\$75,000	\$42,000	\$33,000
Pool Equipment Allowance	\$18,000	\$10,080	\$7,920
Seven Eagles Linear Park Bollard Lighting	\$12,588	\$7,049	\$5,539
Seven Eagles Restroom Partitions	\$20,000	\$11,200	\$8,800
Seven Eagles Pool & Spa Resurfacing	\$95,000	\$53,200	\$41,800
The Stables Refurbishment	TBD	TBD	TBD
General Contingency	\$100,000	\$56,000	\$44,000
	\$883,039	\$494,502	\$388,537

Replacement & Maintenance Fund Spend 2022-2026

- 1 The amounts included in the May 2021 Reserve Study for years 2022-2026 only represented the expected requirements for anticipated maintenance items. The amounts were estimates only.
- 2 The Reserve Study did not include discretionary or other Replacement & Maintenance Fund expenditure which the Reunion East and West CDD Boards might authorise from time to time, based on actual circumstances, events and requirements.
- 3 The columns headed "Reserve Study" in the table below are the amounts included in the May 2021 Reserve Study.
- 4 The other columns are self-explanatory.
- 5 The Draft Budget for 2024 includes a very preliminary "placeholder" estimate for Pavement Milling and Overlay of \$400,000.
- 6 The Reserve Study amounts for 2022-2024 vary considerably from the Actual, Projection and Draft Budget amounts for those years.
- 7 Only Reserve Study amounts are shown for 2025 and 2026 since the Reunion CDD Boards have not yet considered requirements for these years.

	2022 R&M Fund Spend		2023 R&M Fund Spend			2024 R&M Fund Spend		2025 R&M Fund Spend	2026 R&M Fund Spend
	Reserve Study	Actual Spend	Reserve Study	Budget	Projection	Reserve Study	Draft Budget	Reserve Study	Reserve Study
Exterior Building Elements - Roof									
Roof - Gatehouse		47,516	21,483	449,474	45,000				
Roof - Pool Houses	15,759					20,898	35,000		
Roof - Seven Eagles					160,000	142,055		39,393	
Roof - Stables									
Exterior Building Elements - Other									
Heritage Center									
Carpet			24,189						
Wood Laminate						10,796			
Kitchen Equipment						43,163			
Lighting System								33,765	
Restrooms Renovation									60,282
Wall coverings - Main room								14,407	
Seven Eagles									
Exercise Equipment						53,544	30,000		54,486
Restrooms Renovation							20,000		
Restroom Partitions							0		
Stables Refurbishment									
Other Building Improvements		32,386		314,544					
Building Services Elements									
HVAC - Heritage Crossing Center			49,862		161,090				
HVAC - Seven Eagles	38,110								
Capital Outlay (mainly West Playground & Fitness Area)		114,398		10,000	49,699				
Reunion East Playground - Swing set					14,932				

Carried forward to next page

53,869194,30095,534774,018430,721270,45685,00087,565114,768

Replacement & Maintenance Fund Spend 2022-2026 (continued)

	2022 R&M Fund Spend		2023 R&M Fund Spend		2024 R&M Fund Spend		2025 R&M Fund Spend		2026 R&M Fund Spend	
	Reserve Study	Actual Spend	Reserve Study	Budget	Projection	Reserve Study	Draft Budget	Reserve Study	Reserve Study	
Brought forward from previous page										
	53,869	194,300	95,534	774,018	430,721	270,456	85,000	87,565	114,768	
Property Site Elements										
Asphalt Pavement - Patch	32,445		33,418			34,421		35,454	36,517	
Asphalt Pavement - Mill and Overlay (Contingency)							400,000		740,730	
Asphalt Pavement - Management Plan					21,200					
Roadway Improvements		77,961		111,300						
Roadway Improvements - Striping					10,000					
Roadway Arbors					10,000					
Traffic Calming					8,302					
Catch Basins - Phased									59,503	
Concrete Curbs and Gutters - Partial									69,325	
Concrete Sidewalks - Partial	49,440					52,451	52,451		55,645	
Gate Entry System - Phased			34,479						37,676	
Gate Operators - Phased	20,394		21,006			21,636		22,285	22,954	
Gate Entry System - Reunion Village					351,000					
Gate Entry System - Carriage Pointe					8,400					
Pavers, Masonry, Vehicular - Phased						99,074		67,531	105,107	
Signage Replacement, Radar										
Signage Replacement, Street and Traffic - Phased						54,636	75,000			
Signage - No Parking (Reunion Village) and Sign Allowance										
Signage		68,727		50,000	47,500					
Stormwater Improvements / Repairs		3,205		50,000	40,000					
Seven Eagles Fountain					45,000					
Seven Eagles Linear Park Bollard Lighting							12,588			
Seven Eagles Pool & Spa Resurfacing							95,000			
Sidewalks / Building Works					50,607					
Tree Trimming							45,000			
Landscape Improvements		69,855								
Pool Elements										
Pool Furniture		13,814		15,000	15,000					
Pool Furniture - Seven Eagles					7,000					
Heritage A										
Mechanical Equipment - Phased			42,436						46,371	
Seven Eagles										
Fence, Aluminum								46,596	20,287	
Light Poles and Fixtures										
Pool Finishes, Plaster						44,747				
Pool Finishes, Tile						12,588				
Seven Eagles Pool Repair & Replacements		6,186								
Capital Outlay		57,075								
Other Pool Repair & Replacements		104,680			9,810		18,000			
General Contingency		1,030					100,000			
Reserve Study Update	156,148	596,832	239,173	1,000,318	1,054,540	590,009	883,039	259,431	1,308,883	
Difference to Reserve Study Amount										
		440,684			815,367		293,030			

5 Year Plan - Updated July 13th, 2023

- 1 One of the most important roles of the Reunion West CDD Board is to plan for future Operating Revenue and Expenditure and ensure there are sufficient Reserves available to meet Replacement & Maintenance (R & M) Fund requirements in the long term. The Staff and Board do a good job in meeting this requirement but there are opportunities to improve the process going forward, especially in the area of forecasting R & M Expenditure.
- 2 The scenario below reflects the Actual results for 2022, the latest Projection for 2023, the latest Draft Budget for 2024 and an estimate of revenues and expenditures for 2025 and 2026. Once the 2024 Budget is approved it is recommended that the Board extend this analysis to cover 2027 and 2028, so that the Board always has a forward looking 5 Year Plan available.
- 3 As shown in the separate R & M spend analysis for 2022-2024, the Reserve Study does not provide a very reliable estimate of future R & M spend. Therefore, for 2025 and 2026, it is necessary to make an additional estimate of total R & M spend based on the prior 3 years.
- 4 All other assumptions are shown below.
- 5 In this scenario, at the end of 2026, the General Fund balance for Reunion West CDD would be \$978,266 and the R&M Fund balance would be \$410,652

General Fund

Reunion West Only

Revenues (Net) - Flat net Assessments for 2025 and 2026

Administrative Expenses (Direct Expenses) - 3% inflation for 2025 and 2026

Maintenance (Shared Expenses) - 3% inflation for 2025 and 2026

Maintenance (Direct Expenses) - Other - 3% inflation for 2025 and 2026

Savings / Additional Expenses

Excess Revenues / (Expenditures) Before Transfers Out

Maintenance (Direct Expenses) - Transfers Out to Replacement & Maintenance Fund

Excess Revenues / (Expenditures) After Transfers Out

General Fund Balance - Beginning of Year

General Fund Balance - End of Year

Actual 2022	Projection 2023	Draft Budget 2024	Long Range 2025	Long Range 2026
----------------	--------------------	----------------------	--------------------	--------------------

1	1,801,030	1,769,909	1,974,411	1,974,411
2	(153,238)	(161,543)	(178,060)	(183,402)
3	(1,210,513)	(1,240,101)	(1,381,351)	(1,422,792)
4	-	-	(15,000)	(15,450)
5	-	-	-	-
6	437,279	368,265	400,000	352,768
7	(259,377)	(259,377)	(400,000)	(352,768)
8	177,902	108,888	-	-
9	691,476	869,378	978,266	978,266
10	869,378	978,266	978,266	978,266

Replacement & Maintenance Fund -Reunion East & Reunion West Combined

R & M Expenditure Recommended by Reserve Study May 2021 (See separate sheet)

Other R & M Expenditure - to reconcile to 2022 Actual, 2023 Projection & 2024 Budget

Other R & M Expenditure - based on average of 2022-2024, plus 3% inflation per annum

Adjustments - \$400,000 Pavement Contingency brought forward from 2026 Long Range Plan to 2024 Draft Budget

Total Replacement & Maintenance Fund Expenditure 2022-2026

11	(156,148)	(239,173)	(590,009)	(259,431)	(1,308,883)
12	(440,684)	(815,367)	(293,030)		
13				(531,851)	(547,807)
14				-	400,000
15	(596,832)	(1,054,540)	(883,039)	(791,282)	(1,456,690)
16	44.0%	44.0%	44.0%	44.0%	44.0%

Reunion West % share of Total Replacement & Maintenance Fund Expenditure

Replacement & Maintenance Fund -Reunion West Only

Fund Balance - Beginning of Year

Interest Earned

Transfers In from General Fund

Reunion West share of Total Expenditures

Fund Balance - End of Year

17	832,425	835,648	686,410	712,873	732,477
18	6,452	20,000	15,000	15,000	15,000
19	259,377	294,760	400,000	352,768	304,118
20	(262,606)	(463,998)	(388,537)	(348,164)	(640,943)
21	835,648	686,410	712,873	732,477	410,652

SECTION IX

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}

ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
JENNIFER S. EDEN
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KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)

Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates

Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (See CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

SECTION B

July 12, 2023

Mr. George S. Flint
District Manager
Reunion West CDD
219 East Livingston Street
Orlando, FL 32801

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Reunion West Community Development District

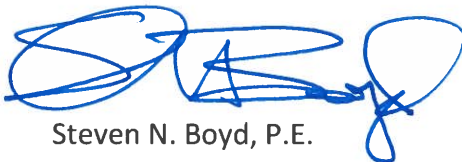
Dear Mr. Flint:

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

I have reviewed the current Operations and Maintenance budget for fiscal year 2023 and the draft proposed budget for fiscal year 2024 and believe both are sufficient for proper maintenance of the Reunion West Community Development District.

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

Sincerely:



Steven N. Boyd, P.E.
District Engineer



SECTION C

SECTION 1

Reunion East Action Items

g Assign	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ Trucco	In Process	Draft agreement for Operation of Irrigation System under legal review.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	In Process	Meyer construction portion of project completed July 2023. ACT agreement executed.
	Traffic Calming			FY2023 R&M Project on hold until after Pavement Report.
	Pavement Management Plan	Boyd	In Process	Report presented June 2023. Scheduled for BOS review and acceptance July 2023.
1/9/23	Seven Eagles Fountain Replacement	Scheerer		Proposals pending.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer		Proposal for consideration 07.13.2023.
6/8/23	Trim Trees Around Traffic Enforcement Signs	Scheerer		

6/8/23	Repurpose The Stables			Minor modification application to Recreation/Food & Beverage - proposal from Bond Counsel regarding opinion on options
Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion	Adams		https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project	Adams		www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroad.com
	Traffic Calming		In Process	Radar Display Signs approved for RW/Encore neighborhood 02.09.2023. Signs received and installation pending as of 07.06.2023.

	Pavement Management Plan	Boyd		Report pending.
1/9/23	Sign Upgrades	Scheerer		Street signs to be upgraded to Reunion standard where needed.
2/9/23	Temporary Parking Signs at Playground/Mail Parking	Scheerer	Completed	Completed 06.12.2023

SECTION 2

Reunion West

Community Development District

Summary of Check Register

June 1, 2023 to June 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	6/7/23	2130-2133	\$ 7,407.73
	6/14/23	2134-2142	\$ 37,979.24
	6/20/23	2143-2148	\$ 148,479.19
			<hr/> \$ 193,866.16
Payroll	<u>June 2023</u>		
	Graham Staley	50608	\$ 184.70
	Mark Greenstein	50609	\$ 184.70
	Michael Barry	50610	\$ 184.70
			<hr/> \$ 554.10
			<hr/> \$ 194,420.26

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/07/23	00051	5/31/23 3701	202305 310-51300-31100	ATTEND CDD MEETING	*	376.25	
				BOYD CIVIL ENGINEERING			376.25 002130
6/07/23	00066	5/31/23 RWDD052	202305 300-13100-10100	RPLC RAINBIRD PRS/NOZZLE	*	219.86	
		5/31/23 RWDD052	202305 320-53800-46500	RPLC RAINBIRD PRS/NOZZLE	*	172.74	
				CREATIVE NORTH INC			392.60 002131
6/07/23	00069	6/01/23 3731355	202306 300-13100-10100	SECURITY COST SHARE JUN23	*	1,274.00	
		6/01/23 3731355	202306 320-53800-34500	SECURITY COST SHARE JUN23	*	1,001.00	
				REUNION WEST PROPERTY OWNERS INC			2,275.00 002132
6/07/23	00041	5/25/23 6937634	202305 310-51300-32300	TRUSTEE FEES - SER.2015	*	4,363.88	
				US BANK			4,363.88 002133
6/14/23	00035	5/31/23 211653	202305 300-13100-10100	AQUATIC PLANT MGMT MAY23	*	80.64	
		5/31/23 211653	202305 320-53800-47000	AQUATIC PLANT MGMT MAY23	*	63.36	
		5/31/23 211756	202305 300-13100-10100	AQUATIC MGMT ENCORE MAY23	*	109.20	
		5/31/23 211756	202305 320-53800-47000	AQUATIC MGMT ENCORE MAY23	*	85.80	
				APPLIED AQUATIC MANAGEMENT, INC.			339.00 002134
6/14/23	00020	6/01/23 557	202306 310-51300-34000	MANAGEMENT FEES JUN23	*	3,874.00	
		6/01/23 557	202306 310-51300-35200	WEBSITE ADMIN JUN23	*	83.33	
		6/01/23 557	202306 310-51300-35100	INFORMATION TECH JUN23	*	133.33	
		6/01/23 557	202306 310-51300-31300	DISSEMINATION FEE JUN23	*	833.33	
		6/01/23 557	202306 310-51300-51000	OFFICE SUPPLIES	*	.39	
		6/01/23 557	202306 310-51300-42000	POSTAGE	*	15.43	
		6/01/23 557	202306 310-51300-42500	COPIES	*	405.30	
		6/01/23 558	202306 320-53800-12000	FIELD MANAGEMENT JUN23	*	2,739.75	

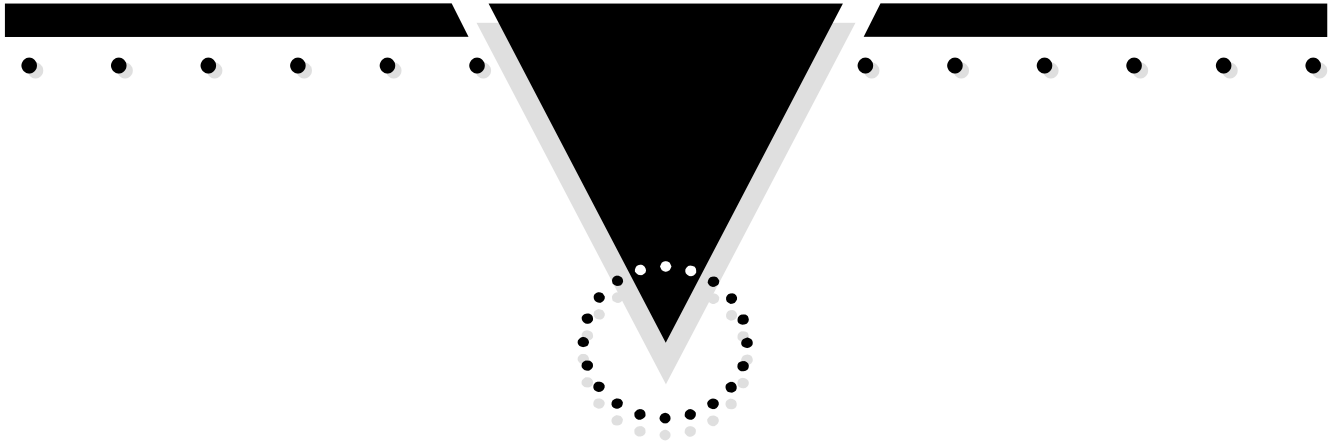
REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/23 558A	202304 320-53800-48100		*	28.01	
			STAPLES-REUNION LETTERING				
		6/01/23 558A	202304 310-51300-42000		*	1.15	
			USPS-POSTAGE FOR 941 FORM				
				GOVERNMENTAL MANAGEMENT SERVICES			8,114.02 002135
6/14/23 00043		6/05/23 115223	202305 310-51300-31500		*	2,131.00	
			WORKSHOP/MTG/MNT AGR/SPD				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,131.00 002136
6/14/23 00031		6/12/23 06122023	202306 300-20700-10400		*	3,036.23	
			FY23 DEBT SRVC SER2015				
				REUNION WEST C/O USBANK			3,036.23 002137
6/14/23 00031		6/12/23 06122023	202306 300-20700-10500		*	4,997.52	
			FY23 DEBT SRVC SER2016				
				REUNION WEST C/O USBANK			4,997.52 002138
6/14/23 00031		6/12/23 06122023	202306 300-20700-10600		*	4,676.93	
			FY23 DEBT SRVC SER2017				
				REUNION WEST C/O USBANK			4,676.93 002139
6/14/23 00031		6/12/23 06122023	202306 300-20700-10700		*	4,073.10	
			FY23 DEBT SRVC SER2019				
				REUNION WEST C/O USBANK			4,073.10 002140
6/14/23 00031		6/12/23 06122023	202306 300-20700-10800		*	9,617.90	
			FY23 DEBT SRVC SER2022				
				REUNION WEST C/O USBANK			9,617.90 002141
6/14/23 00036		5/31/23 832	202305 320-53800-43100		*	84.52	
			TOHO METER#62644093 MAY23				
		5/31/23 836	202305 320-53800-43000		*	143.93	
			DUKEENERGY#9100 8723 9862				
		5/31/23 837	202305 320-53800-43000		*	765.09	
			DUKEENERGY#9100 8324 0443				
				REUNION RESORT			993.54 002142
6/20/23 00031		6/16/23 06162023	202306 300-20700-10400		*	16,902.52	
			FY23 DEBT SRVC SER2015				
				REUNION WEST C/O USBANK			16,902.52 002143
6/20/23 00031		6/16/23 06162023	202306 300-20700-10500		*	27,820.92	
			FY23 DEBT SRVC SER2016				
				REUNION WEST C/O USBANK			27,820.92 002144
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/20/23	00031	6/16/23 06162023	202306 300-20700-10600 FY23 DEBT SRVC SER2017	REUNION WEST C/O USBANK	*	26,036.19	26,036.19 002145
6/20/23	00031	6/16/23 06162023	202306 300-20700-10700 FY23 DEBT SRVC SER2019	REUNION WEST C/O USBANK	*	22,674.72	22,674.72 002146
6/20/23	00031	6/16/23 06162023	202306 300-20700-10800 FY23 DEBT SRVC SER2022	REUNION WEST C/O USBANK	*	53,542.31	53,542.31 002147
6/20/23	00069	5/31/23 RW202305	202304 300-13100-10100 MONTHLY GATE REPAIR APR23		*	710.48	
		5/31/23 RW202305	202304 320-53800-57400 MONTHLY GATE REPAIR APR23		*	558.24	
		5/31/23 RW202305	202305 300-13100-10100 MONTHLY GATE REPIAR MAY23		*	130.93	
		5/31/23 RW202305	202305 320-53800-57400 MONTHLY GATE REPIAR MAY23		*	102.88	
			REUNION WEST PROPERTY OWNERS INC				1,502.53 002148
			TOTAL FOR BANK A			193,866.16	
			TOTAL FOR REGISTER			193,866.16	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

May 31, 2023



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
<u>ASSETS:</u>					
CASH	\$1,035,593	\$603,766	---	---	\$1,639,358
CUSTODY ACCOUNT	\$2,919	---	---	---	\$2,919
STATE BOARD OF ADMINISTRATION	\$464,323	\$434,019	---	---	\$898,342
DUE FROM REUNION EAST	\$99,315	\$13,143	---	---	\$112,458
PREPAID EXPENSES	\$484	---	---	---	\$484
INVESTMENTS					
SERIES 2015					
Reserve	---	---	\$164,623	---	\$164,623
Revenue	---	---	\$170,598	---	\$170,598
SERIES 2016					
Reserve	---	---	\$282,511	---	\$282,511
Revenue	---	---	\$429,679	---	\$429,679
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$261,388	---	\$261,388
Revenue	---	---	\$389,148	---	\$389,148
Prepayment	---	---	\$2,546	---	\$2,546
SERIES 2019					
Reserve	---	---	\$328,853	---	\$328,853
Revenue	---	---	\$173,368	---	\$173,368
Construction	---	---	---	\$94,367	\$94,367
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$218,176	---	\$218,176
TOTAL ASSETS	\$1,602,634	\$1,050,928	\$2,680,851	\$94,367	\$5,428,780
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$10,128	---	---	---	\$10,128
DUE TO REUNION EAST	\$308,722	\$41,399	---	---	\$350,121
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	---	\$1,009,529	---	---	\$1,009,529
UNASSIGNED	\$1,283,784	---	---	---	\$1,283,784
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$335,221	---	\$335,221
RESTRICTED FOR DEBT 2016	---	---	\$712,213	---	\$712,213
RESTRICTED FOR DEBT 2017	---	---	\$653,082	---	\$653,082
RESTRICTED FOR DEBT 2019	---	---	\$502,221	---	\$502,221
RESTRICTED FOR DEBT 2022	---	---	\$478,113	---	\$478,113
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$94,367	\$94,367
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,602,634	\$1,050,928	\$2,680,851	\$94,367	\$5,428,780

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,760,063	\$1,760,063	\$1,670,942	(\$89,121)
Interest	\$0	\$0	\$6,868	\$6,868
Rental Income	\$1,760	\$1,173	\$4,840	\$3,667
TOTAL REVENUES	\$1,761,823	\$1,761,236	\$1,682,650	(\$78,586)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$8,000	\$5,400	\$2,600
FICA	\$918	\$612	\$413	\$199
Engineering	\$8,000	\$5,333	\$2,496	\$2,837
Attorney	\$20,000	\$13,333	\$23,021	(\$9,688)
Trustee Fee	\$21,000	\$8,081	\$8,081	\$0
Dissemination	\$10,000	\$6,667	\$6,667	\$0
Arbitrage	\$3,000	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$700	\$739	\$739	\$0
Annual Audit	\$7,500	\$7,500	\$9,500	(\$2,000)
Management Fees	\$46,488	\$30,992	\$30,992	\$0
Information Technology	\$1,600	\$1,067	\$1,067	\$0
Website Maintenance	\$1,000	\$667	\$667	\$0
Telephone	\$100	\$67	\$0	\$67
Postage	\$1,500	\$1,000	\$408	\$592
Printing & Binding	\$500	\$333	\$22	\$312
Insurance	\$11,416	\$11,416	\$10,226	\$1,190
Legal Advertising	\$5,000	\$3,333	\$2,000	\$1,333
Other Current Charges	\$350	\$233	\$30	\$203
Office Supplies	\$300	\$200	\$4	\$196
Travel Per Diem	\$250	\$167	\$0	\$167
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$159,297	\$107,415	\$109,407	(\$1,992)
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$32,877	\$21,918	\$21,918	\$0
Management Services Agreement	\$14,300	\$9,533	\$4,767	\$4,767
Telephone	\$6,600	\$4,400	\$3,847	\$553
Electric	\$259,446	\$172,964	\$182,167	(\$9,203)
Water & Sewer	\$31,852	\$21,235	\$17,712	\$3,523
Gas	\$35,992	\$23,995	\$28,916	(\$4,921)
Pool and Fountain Maintenance	\$129,800	\$86,533	\$107,359	(\$20,826)
Environmental	\$7,040	\$4,693	\$7,403	(\$2,710)
Property Insurance	\$32,571	\$32,571	\$29,735	\$2,836
Irrigation Repairs	\$7,150	\$4,767	\$7,061	(\$2,294)
Landscape Contract	\$515,490	\$343,660	\$301,723	\$41,937
Landscape Contingency	\$22,000	\$14,667	\$6,166	\$8,501
Gate and Gatehouse Expenses	\$22,000	\$14,667	\$21,944	(\$7,277)
Roadways/Sidewalks	\$11,000	\$7,333	\$6,448	\$885
Lighting	\$4,400	\$2,933	\$4,403	(\$1,469)
Building Repairs & Maintenance	\$8,800	\$5,867	\$675	\$5,191
Pressure Washing	\$15,400	\$10,267	\$20,293	(\$10,026)
Maintenance (Inspections)	\$220	\$147	\$0	\$147
Repairs & Maintenance	\$11,000	\$7,333	\$13,532	(\$6,198)
Contract Cleaning	\$28,600	\$19,067	\$18,723	\$344
Fitness Center Repairs & Maintenance	\$2,200	\$1,467	\$2,110	(\$644)
Operating Supplies	\$2,200	\$1,467	\$0	\$1,467
Signage	\$4,400	\$2,933	\$5,932	(\$2,999)
Security	\$87,208	\$58,139	\$49,076	\$9,063
Parking Violation Tags	\$220	\$147	\$0	\$147
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$15,000	\$10,000	\$0	\$10,000
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$294,760	\$294,760	\$0
TOTAL MAINTENANCE	\$1,602,526	\$1,177,461	\$1,156,668	\$20,793
TOTAL EXPENDITURES	\$1,761,823	\$1,284,876	\$1,266,075	\$18,801
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$416,575	
FUND BALANCE - Beginning	\$0	\$0	\$867,209	
FUND BALANCE - Ending	\$0	\$0	\$1,283,784	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
Transfer In	\$294,760	\$294,760	\$294,760	\$0
Interest	\$3,500	\$2,333	\$19,947	\$17,613

TOTAL REVENUES

	\$298,260	\$297,093	\$314,707	\$17,613
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EXPENDITURES:

Contingency	\$500	\$333	\$3,402	(\$3,068)
Building Improvements	\$138,399	\$92,266	\$0	\$92,266
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$131,846	\$12,976	\$118,870
Landscape Improvements	\$0	\$0	\$0	\$0
Irrigation Improvemnts	\$0	\$0	\$0	\$0
Lighting Improvements	\$0	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0
Pool Furniture	\$6,600	\$4,400	\$5,820	(\$1,420)
Pool Repair & Replacements	\$0	\$0	\$9,807	(\$9,807)
Roadways/Sidewalks Improvements	\$48,972	\$32,648	\$65,452	(\$32,804)
Signage	\$22,000	\$14,667	\$11,669	\$2,998
Stormwater Improvement	\$22,000	\$14,667	\$0	\$14,667
Capital Outlay	\$4,400	\$2,933	\$31,699	(\$28,766)

TOTAL EXPENDITURES

	\$440,640	\$293,760	\$140,825	\$152,935
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EXCESS REVENUES (EXPENDITURES)

	(\$142,380)	\$173,882
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FUND BALANCE - Beginning

	\$795,325	\$835,647
--	-----------	-----------

FUND BALANCE - Ending

	\$652,945	\$1,009,529
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Other Debt Service	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	(\$10,811)	\$10,811
TOTAL OTHER	\$0	\$0	(\$10,811)	\$10,811
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,811)	
FUND BALANCE - Beginning	\$0		\$10,811	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$310,322	(\$16,553)
Interest	\$200	\$133	\$10,581	\$10,448
TOTAL REVENUES	\$327,075	\$327,008	\$320,903	(\$6,105)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$79,763	\$79,763	\$79,763	\$0
Principal Expense 05/01	\$170,000	\$170,000	\$170,000	\$0
Interest Expense 05/01	\$79,763	\$79,763	\$79,763	\$0
TOTAL EXPENDITURES	\$329,525	\$329,525	\$329,525	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,450)		(\$8,622)	
FUND BALANCE - Beginning	\$176,868		\$343,843	
FUND BALANCE - Ending	\$174,418		\$335,221	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$538,024	\$510,779	(\$27,245)
Interest	\$350	\$233	\$16,675	\$16,441
TOTAL REVENUES	\$538,374	\$538,257	\$527,454	(\$10,803)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$185,016	\$185,016	\$185,016	\$0
Principal Expense 11/01	\$165,000	\$165,000	\$165,000	\$0
Interest Expense 05/01	\$181,406	\$181,406	\$181,406	\$0
TOTAL EXPENDITURES	\$531,422	\$531,422	\$531,422	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,952		(\$3,968)	
FUND BALANCE - Beginning	\$434,696		\$716,181	
FUND BALANCE - Ending	\$441,648		\$712,213	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$503,509	\$478,012	(\$25,497)
Interest	\$300	\$200	\$15,336	\$15,136
TOTAL REVENUES	\$503,809	\$503,709	\$493,348	(\$10,361)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$173,850	\$173,850	\$173,850	\$0
Principal Expense 11/01	\$155,000	\$155,000	\$155,000	\$0
Interest Expense 05/01	\$171,138	\$171,138	\$171,138	\$0
TOTAL EXPENDITURES	\$499,988	\$499,988	\$499,988	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,822		(\$6,639)	
FUND BALANCE - Beginning	\$399,252		\$659,721	
FUND BALANCE - Ending	\$403,074		\$653,082	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$438,505	\$416,297	(\$22,208)
Interest	\$300	\$200	\$14,506	\$14,306

TOTAL REVENUES	\$438,805	\$438,705	\$430,803	(\$7,902)
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EXPENDITURES:

Interest Expense 11/01	\$153,150	\$153,150	\$153,150	\$0
Principal Expense 05/01	\$130,000	\$130,000	\$130,000	\$0
Interest Expense 05/01	\$153,150	\$153,150	\$153,150	\$0

TOTAL EXPENDITURES	\$436,300	\$436,300	\$436,300	\$0
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Transfer In/(Out)	\$0	\$0	(\$6,252)	\$6,252
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TOTAL OTHER	\$0	\$0	(\$6,252)	\$6,252
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EXCESS REVENUES (EXPENDITURES)	\$2,505		(\$11,749)	
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FUND BALANCE - Beginning	\$182,601		\$513,969	
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FUND BALANCE - Ending	\$185,106		\$502,221	
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$1,039,749	\$1,039,749	\$983,012	(\$56,737)
Interest	\$250	\$167	\$21,995	\$21,828
TOTAL REVENUES	\$1,039,999	\$1,039,916	\$1,005,007	(\$34,909)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$252,587	\$252,587	\$252,587	\$0
Principal Expense 05/01	\$690,000	\$690,000	\$690,000	\$0
Interest Expense 05/01	\$177,600	\$177,600	\$177,600	\$0
TOTAL EXPENDITURES	\$1,120,187	\$1,120,187	\$1,120,187	\$0
Transfer In/(Out)	\$0	\$0	\$10,811	(\$10,811)
TOTAL OTHER	\$0	\$0	\$10,811	(\$10,811)
EXCESS REVENUES (EXPENDITURES)	(\$80,188)		(\$104,369)	
FUND BALANCE - Beginning	\$321,018		\$582,483	
FUND BALANCE - Ending	\$240,830		\$478,113	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	ADOPTED BUDGET	PRORATED THRU 5/31/23	ACTUAL THRU 5/31/23	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$2,019	\$2,019
TOTAL REVENUES	\$0	\$0	\$2,019	\$2,019
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$6,252	\$6,252
TOTAL OTHER	\$0	\$0	\$6,252	\$6,252
EXCESS REVENUES (EXPENDITURES)	\$0		\$8,270	
FUND BALANCE - Beginning	\$0		\$86,097	
FUND BALANCE - Ending	\$0		\$94,367	

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	\$239,757	\$1,153,137	\$78,531	\$58,032	\$35,298	\$76,734	\$29,453	\$0	\$0	\$0	\$0	\$1,670,942
Interest Income	\$4	\$4	\$5	\$5	\$6	\$2,860	\$1,922	\$2,062	\$0	\$0	\$0	\$0	\$6,868
Rental Income	\$1,760	\$1,650	\$0	\$0	\$220	\$770	\$440	\$0	\$0	\$0	\$0	\$0	\$4,840
Total Revenues	\$1,764	\$241,411	\$1,153,142	\$78,536	\$58,258	\$38,928	\$79,096	\$31,515	\$0	\$0	\$0	\$0	\$1,682,650
Expenses													
Supervisor Fees	\$600	\$0	\$800	\$800	\$800	\$800	\$800	\$800	\$0	\$0	\$0	\$0	\$5,400
FICA	\$46	\$0	\$61	\$61	\$61	\$61	\$61	\$61	\$0	\$0	\$0	\$0	\$413
Engineering	\$323	\$0	\$0	\$722	\$323	\$323	\$430	\$376	\$0	\$0	\$0	\$0	\$2,496
Attorney	\$1,802	\$1,084	\$2,508	\$7,294	\$2,923	\$2,637	\$2,642	\$2,131	\$0	\$0	\$0	\$0	\$23,021
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$3,717	\$0	\$4,364	\$0	\$0	\$0	\$0	\$8,081
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$6,667
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$739	\$0	\$0	\$0	\$0	\$0	\$0	\$739
Annual Audit	\$0	\$0	\$3,000	\$0	\$4,875	\$1,625	\$0	\$0	\$0	\$0	\$0	\$0	\$9,500
Management Fees	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$0	\$0	\$0	\$0	\$30,992
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$1,067
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$58	\$9	\$5	\$9	\$73	\$164	\$63	\$27	\$0	\$0	\$0	\$0	\$408
Printing & Binding	\$0	\$0	\$0	\$11	\$3	\$4	\$2	\$2	\$0	\$0	\$0	\$0	\$22
Insurance	\$10,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,226
Legal Advertising	\$692	\$692	\$0	\$379	\$0	\$0	\$113	\$125	\$0	\$0	\$0	\$0	\$2,000
Other Current Charges	\$0	\$20	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
Office Supplies	\$0	\$1	\$0	\$0	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$4
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	\$26,345	\$6,731	\$11,309	\$14,200	\$13,983	\$14,994	\$9,035	\$12,810	\$0	\$0	\$0	\$0	\$109,407

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$0	\$0	\$0	\$0	\$21,918
Management Services Agreement	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$0	\$0	\$0	\$0	\$4,767
Telephone	\$468	\$468	\$442	\$588	\$369	\$471	\$471	\$571	\$0	\$0	\$0	\$0	\$3,847
Electric	\$21,878	\$24,214	\$21,197	\$21,702	\$22,408	\$24,853	\$23,626	\$22,289	\$0	\$0	\$0	\$0	\$182,167
Water & Sewer	\$2,549	\$1,965	\$1,526	\$2,406	\$2,334	\$1,820	\$2,474	\$2,637	\$0	\$0	\$0	\$0	\$17,712
Gas	\$840	\$1,657	\$2,268	\$5,105	\$7,616	\$5,654	\$3,242	\$2,535	\$0	\$0	\$0	\$0	\$28,916
Pool and Fountain Maintenance	\$11,715	\$14,104	\$12,718	\$14,455	\$15,300	\$10,302	\$13,200	\$15,566	\$0	\$0	\$0	\$0	\$107,359
Environmental	\$1,939	\$1,917	\$377	\$377	\$698	\$698	\$698	\$698	\$0	\$0	\$0	\$0	\$7,403
Property Insurance	\$29,414	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,735
Irrigation Repairs	\$810	\$1,955	\$793	\$982	\$143	\$1,267	\$617	\$494	\$0	\$0	\$0	\$0	\$7,061
Landscape Contract	\$28,181	\$57,413	\$46,168	\$32,151	\$32,151	\$41,358	\$32,151	\$32,151	\$0	\$0	\$0	\$0	\$301,723
Landscape Contingency	\$2,930	\$955	\$0	\$211	\$564	\$0	\$0	\$1,504	\$0	\$0	\$0	\$0	\$6,166
Gate and Gatehouse Expenses	\$2,635	\$2,113	\$2,572	\$375	\$6,988	\$1,912	\$2,001	\$3,348	\$0	\$0	\$0	\$0	\$21,944
Roadways/Sidewalks	\$0	\$2,475	\$2,944	\$429	\$299	\$0	\$0	\$301	\$0	\$0	\$0	\$0	\$6,448
Lighting	\$977	\$0	\$1,694	\$0	\$352	\$0	\$0	\$1,379	\$0	\$0	\$0	\$0	\$4,403
MSA Building Repairs	\$0	\$0	\$0	\$367	\$308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Pressure Washing	\$0	\$0	\$9,456	\$8,329	\$2,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,293
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$8,392	\$4,289	\$200	\$103	\$143	\$0	\$404	\$0	\$0	\$0	\$0	\$0	\$13,532
Contract Cleaning	\$2,243	\$2,243	\$2,302	\$2,447	\$2,267	\$2,447	\$2,387	\$2,387	\$0	\$0	\$0	\$0	\$18,723
Fitness Center Repairs & Maintenance	\$0	\$498	\$0	\$0	\$0	\$132	\$1,292	\$188	\$0	\$0	\$0	\$0	\$2,110
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,008	\$2,229	\$760	\$361	\$777	\$161	\$308	\$330	\$0	\$0	\$0	\$0	\$5,932
Security	\$6,078	\$6,191	\$6,135	\$6,134	\$6,134	\$6,134	\$6,134	\$6,134	\$0	\$0	\$0	\$0	\$49,076
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance - Direct:													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$0	\$0	\$100,000	\$194,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$294,760
Total Maintenance	\$125,392	\$128,341	\$114,887	\$199,858	\$299,456	\$100,544	\$92,342	\$95,848	\$0	\$0	\$0	\$0	\$1,156,668
Total Expenses	\$151,737	\$135,072	\$126,195	\$214,058	\$313,439	\$115,538	\$101,377	\$108,659	\$0	\$0	\$0	\$0	\$1,266,075
Excess Revenues (Expenditures)	(\$149,974)	\$106,339	\$1,026,947	(\$135,521)	(\$255,181)	(\$76,610)	(\$22,281)	(\$77,144)	\$0	\$0	\$0	\$0	\$416,575

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

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	\$164,623
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$160,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$170,000)
CURRENT BONDS OUTSTANDING	\$3,100,000

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	\$282,511
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$165,000)
CURRENT BONDS OUTSTANDING	\$7,400,000

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	\$261,388
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$155,000)
CURRENT BONDS OUTSTANDING	\$7,130,000

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	\$328,853
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$130,000)
CURRENT BONDS OUTSTANDING	\$6,720,000

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2031
RESERVE FUND BALANCE	\$259,938
BONDS OUTSTANDING - 02/15/22	\$11,840,000
LESS: PRINCIPAL PAYMENT 05/01/23	(\$690,000)
CURRENT BONDS OUTSTANDING	\$11,150,000

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

							Gross Assessments	\$	4,896,194	\$	1,872,413	\$	347,739	\$	572,366	\$	535,648	\$	466,492	\$	1,101,537		
							Net Assessments	\$	4,602,423	\$	1,760,069	\$	326,875	\$	538,024	\$	503,509	\$	438,502	\$	1,035,445		
											2015		2016		2017		2019		2022				
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 38.24%	Debt Svc Fund 7.10%	Debt Svc Fund 11.69%	Debt Svc Fund 10.94%	Debt Svs Fund 9.53%	Debt Svs Fund 22.50%	Total 100%										
11/18/22	ACH	\$ 23,482.61	\$ 1,207.65	\$ 445.50	\$ -	\$ 21,829.46	\$ 8,348.07	\$ 1,550.38	\$ 2,551.87	\$ 2,388.16	\$ 2,079.83	\$ 4,911.15	\$ 21,829.46										
11/22/22	ACH	\$ 643,189.52	\$ 25,727.86	\$ 12,349.23	\$ -	\$ 605,112.43	\$ 231,408.44	\$ 42,976.49	\$ 70,737.70	\$ 66,199.81	\$ 57,652.91	\$ 136,137.08	\$ 605,112.43										
12/9/22	ACH	\$ 2,740,871.06	\$ 109,636.24	\$ 52,624.70	\$ -	\$ 2,578,610.12	\$ 986,117.80	\$ 183,138.87	\$ 301,439.76	\$ 282,102.12	\$ 245,680.59	\$ 580,130.98	\$ 2,578,610.12										
12/9/22	ACH	\$ 3,581.45	\$ 42.75	\$ 70.77	\$ -	\$ 3,467.93	\$ 1,326.21	\$ 246.30	\$ 405.40	\$ 379.39	\$ 330.41	\$ 780.21	\$ 3,467.93										
12/22/22	ACH	\$ 459,728.64	\$ 17,613.22	\$ 8,842.32	\$ -	\$ 433,273.10	\$ 165,693.26	\$ 30,772.06	\$ 50,649.67	\$ 47,400.44	\$ 41,280.69	\$ 97,476.99	\$ 433,273.10										
1/10/23	ACH	\$ 203,052.59	\$ 6,116.83	\$ 3,938.73	\$ -	\$ 192,997.03	\$ 73,806.35	\$ 13,707.10	\$ 22,561.37	\$ 21,114.04	\$ 18,388.06	\$ 43,420.12	\$ 192,997.03										
1/10/23	ACH	\$ 10,407.28	\$ 312.22	\$ 201.88	\$ -	\$ 9,893.18	\$ 3,783.37	\$ 702.64	\$ 1,156.51	\$ 1,082.32	\$ 942.59	\$ 2,225.75	\$ 9,893.18										
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 2,461.38	\$ 2,461.38	\$ 941.29	\$ 174.81	\$ 287.74	\$ 269.28	\$ 234.51	\$ 553.76	\$ 2,461.38										
2/9/23	ACH	\$ 1,601.64	\$ -	\$ 32.04	\$ -	\$ 1,569.60	\$ 600.25	\$ 111.48	\$ 183.49	\$ 171.72	\$ 149.55	\$ 353.13	\$ 1,569.60										
2/9/23	ACH	\$ 156,615.74	\$ 3,372.43	\$ 3,064.86	\$ -	\$ 150,178.45	\$ 57,431.58	\$ 10,666.02	\$ 17,555.87	\$ 16,429.65	\$ 14,308.46	\$ 33,786.87	\$ 150,178.45										
3/10/23	ACH	\$ 95,129.60	\$ 944.94	\$ 1,883.69	\$ -	\$ 92,300.97	\$ 35,297.94	\$ 6,555.43	\$ 10,789.99	\$ 10,097.80	\$ 8,794.10	\$ 20,765.70	\$ 92,300.97										
4/11/23	ACH	\$ 191,580.67	\$ 50.56	\$ 3,830.60	\$ -	\$ 187,699.51	\$ 71,780.46	\$ 13,330.85	\$ 21,942.09	\$ 20,534.48	\$ 17,883.33	\$ 42,228.29	\$ 187,699.51										
4/11/23	ACH	\$ 12,527.56	\$ -	\$ 250.55	\$ -	\$ 12,277.01	\$ 4,695.00	\$ 871.94	\$ 1,435.18	\$ 1,343.12	\$ 1,169.71	\$ 2,762.06	\$ 12,277.01										
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 677.13	\$ 677.13	\$ 258.95	\$ 48.09	\$ 79.16	\$ 74.08	\$ 64.51	\$ 152.34	\$ 677.13										
5/10/23	ACH	\$ 77,699.04	\$ 0.01	\$ 1,553.98	\$ -	\$ 76,145.05	\$ 29,119.56	\$ 5,408.00	\$ 8,901.36	\$ 8,330.33	\$ 7,254.82	\$ 17,130.97	\$ 76,145.05										
5/10/23	ACH	\$ 889.73	\$ -	\$ 17.80	\$ -	\$ 871.93	\$ 333.45	\$ 61.93	\$ 101.93	\$ 95.39	\$ 83.07	\$ 196.17	\$ 871.93										
6/12/23	ACH	\$ 43,622.82	\$ -	\$ 872.45	\$ -	\$ 42,750.37	\$ 16,348.69	\$ 3,036.23	\$ 4,997.52	\$ 4,676.93	\$ 4,073.10	\$ 9,617.90	\$ 42,750.37										
6/16/23	ACH	\$ 242,845.82	\$ -	\$ 4,856.92	\$ -	\$ 237,988.90	\$ 91,012.24	\$ 16,902.52	\$ 27,820.92	\$ 26,036.19	\$ 22,674.72	\$ 53,542.31	\$ 237,988.90										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
Totals		\$ 4,906,825.77	\$ 165,024.71	\$ 94,836.02	\$ 3,138.51	\$ 4,650,103.55	\$ 1,778,302.91	\$ 330,261.14	\$ 543,597.54	\$ 508,725.24	\$ 443,044.95	\$ 1,046,171.77	\$ 4,650,103.55										

SECTION 4

Reunion East and West R&M

FY2023 Budgeted Projects	Budget Amount	RE 56%	RW 44%	Estimated Date	Projected Total
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	July	\$ 45,000.00
HVAC Replacement (Heritage Crossings Community Center)	\$ 132,862.00	\$ 74,402.72	\$ 58,459.28	In Process	\$ 161,090.00
Asphalt/Pavement Management Plan (Engineer's Report)	\$ 33,500.00	\$ 18,760.00	\$ 14,740.00	In Process	\$ 21,200.00
Reunion Resort/Reunion Village Gate Access	\$ 349,474.00	\$ 195,705.44	\$ 153,768.56	In Process	\$ 331,000.00
No Parking Signs (Reunion Village) and Sign Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	may upgrade below	
Pool Furniture (Inventory)	\$ 15,000.00	\$ 8,400.00	\$ 6,600.00	Complete	\$ 15,000.00
Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00		\$ 10,000.00
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	July (Radar Display) & On Hold	\$ 8,302.00
Stormwater Repairs Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00		\$ 40,000.00
Repair/Rebuild Two Roadway Arbors	\$ 9,672.00	\$ 5,416.32	\$ 4,255.68	In Process	\$ 10,000.00
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	July	\$ 160,000.00
Upgrade Access Control for Carriage Pointe	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Complete	\$ 8,400.00
RW Amenity Development Playground & Outdoor Fitness Center	\$ 10,000.00	\$ 5,600.00	\$ 4,400.00	Complete	\$ 18,000.00
Subtotal Budgeted R&M	\$ 1,000,318.00	\$ 560,178.08	\$ 440,139.92		
FY2023 Not Budgeted - Under Consideration	Estimated Amount	RE 56%	RW 44%	Estimated Date	
RE Playground Enhancement - Swing Set	\$ 14,931.05	\$ 8,361.39	\$ 6,569.66	Complete June	\$ 14,932.00
Pool Furniture - Seven Eagles	\$ 6,950.00	\$ 3,892.00	\$ 3,058.00	Complete May	\$ 7,000.00
Upgrade Sign Posts	\$ 47,000.00			August	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			August	\$ 45,000.00
Access Control System at Reunion Village Gate	\$ 20,000.00			August	\$ 20,000.00
Subtotal Not Budgeted R&M	\$ 133,881.05	\$ 74,973.39	\$ 9,627.66		
Other R&M Work					
sidewalk/building					\$ 50,607.40
playground/outdoor fitness area					\$ 31,699.00
pool					\$ 9,810.00
Total R&M	\$ 1,134,199.05	\$ 635,151.47	\$ 449,767.58		\$ 1,054,540.40

Reunion East and West R&M			
FY2024 Preliminary Budget	Estimated Cost	RE 56%	RW 44%
Roof Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	\$35,000	\$19,600	\$15,400
Seven Eagles, Exercise Equipment	\$30,000	\$16,800	\$13,200
Ashphalt Pavement Contingency	\$400,000	\$224,000	\$176,000
Concrete Sidewalks	\$52,451	\$29,373	\$23,078
Tree Trimming	\$45,000	\$25,200	\$19,800
Signage, Reunion Village, No Parking & Allowance	\$75,000	\$42,000	\$33,000
Pool Equipment Allowance	\$18,000	\$10,080	\$7,920
Seven Eagles Linear Park Bollard Lighting	\$12,588	\$7,049	\$5,539
Seven Eagles Restroom Partitions	\$20,000	\$11,200	\$8,800
Seven Eagles Pool & Spa Resurfacing	\$95,000	\$53,200	\$41,800
The Stables Refurbishment	TBD	TBD	TBD
General Contingency	\$100,000	\$56,000	\$44,000
	\$883,039	\$494,502	\$388,537