

*Reunion East Community
Development District*

Agenda

June 8, 2023

AGENDA

Reunion East

Community Development District

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

May 30, 2023

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, June 8, 2023 at 1:00 PM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/81019901423>

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 11, 2023 Meeting
4. Consideration of Resolution 2023-09 Appointing Assistant Treasurer
5. Review and Acceptance of Pavement Management Report
6. Discussion of HVAC Quotations at Heritage Crossing Community Center
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Reminder of Form 1 Filing Requirement Deadline: July 1st
 - D. Security Report
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date: July 13, 2023
11. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **May 11, 2023** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein
Steven Goldstein
Trudy Hobbs
John Dryburgh
June Wispelwey

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Xabier Guerricagoitia (*via Zoom*)
Alan Scheerer
Pete Wittman
Garrett Huegel
Residents

District Manager
District Counsel
Boyd Civil Engineering
Field Manager
Yellowstone Landscape Services
Yellowstone Landscape Services

The following is a summary of the discussions and actions taken at the May 11, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:08 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 13, 2023
Meeting**

Ms. Adams presented the minutes from April 13, 2023 meeting, which were included in the agenda package. Ms. Wispelwey provided corrections, which would be incorporated.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the April 13, 2023 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Approving the Conveyance of Tracts RW-
2 and OS-2 of the Reunion Village 1C
Replat from Orlando Health, Inc.**

Ms. Adams presented Resolution 2023-06, conveying two small tracts from Orlando Health Inc. to the District, which was included in the agenda package. At the last meeting, staff was asked to bring back additional information including a diagram of the property locations. Ms. Trucco stated the resolution and conveyance documents have not changed, since this item was presented last month. A Special Warranty Deed, Bill of Sale, Owners Affidavit and Agreement Regarding Taxes were attached to the resolution. These are standard forms that were used for acceptance of the property, showing no outstanding taxes or encumbrances on the property that would hinder the ability of the CDD to own and maintain those. There was also the standard District Engineer Certificate, ensuring that any improvements were constructed in accordance with Government regulations. Ms. Trucco received an email from Mr. Steve Boyd yesterday, confirming that he had no objections and it was consistent with the Development Plans for the CDD. OS-2 was an open space tract and RW-2 was a right-of-way (ROW), as shown on a map that was attached to the resolution. There were no recorded liens or outstanding taxes on the property.

Ms. Wispelwey asked if the District would be responsible for maintaining the tracts and if it was outside of their guardhouse. Ms. Trucco explained that the CDD rules would apply to the property, including parking and towing. Ms. Adams confirmed that the tracts were within the District boundary, but outside of the guardhouse and did not include any towaway zones on this segment of roadway. Ms. Wispelwey questioned whether the CDD was responsible for RW-1 and OS-1, as traffic from Starbucks backed onto the roadway. Ms. Trucco indicated that the tracts were

listed under the Reunion Village 1C replat, which should be in the name of the CDD, as well as RW-3. When a tract was conveyed to the CDD, they ensured that there was a formal recorded deed to transfer the tract and ordered an Ownership and Encumbrance Title Report from Fidelity. At Ms. Wispelwey's request, management would review the plat to see if there was a deed for RW-1 and OS-1.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor Resolution 2023-05 Approving the Conveyance of Tracts RW-2 and OS-2 of the Reunion Village 1C Replat from Orlando Health, Inc. was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2023-07, approving the Proposed Budget for Fiscal Year 2023, which was included in the agenda package. It also set the Public Hearing to adopt the budget on August 10, 2023 at 1:00 p.m. at this location, which was in conjunction with the regular Board Meeting. It allowed for compliance with Florida Statutes to transmit the Proposed Budget to Osceola County, posting it on the District website and publishing a notice in a newspaper of general circulation in Osceola County. There would not be an operations and maintenance fee assessment increase, so a mailed notice was not required to be sent to residents. Fiscal Year 2024 starts on October 1, 2023 and ends on September 30, 2024. The following changes to the budget were highlighted:

- *"Special Assessments – Tax Collector"* increased slightly, as 62 condos were platted since last year.
- *"Interest"* increased significantly, due to the savings yield generated. Interest earnings year to date was \$35,000 and \$45,000 was projected in Fiscal Year 2024.
- Under *"Revenues"*, *"Rental Income"* was added, to show the rental income for the rental of Seven Eagles or the Linear Park. Income of \$2,800 was proposed for Fiscal Year 2024.

Mr. Greenstein pointed out that the actual for *"Rental Income"* was substantially higher than what was budgeted. Ms. Adams noted that they budgeted conservatively, but it could be increased to be more in line with actuals. There was displaced rental opportunity because of the

Fitness Center. Seven Eagles and the Linear Park were the primary revenue generator. Mr. Goldstein questioned the projection for the next three months. Ms. Adams pointed out that there was no rental income for May, as the District did not engage in any direct bookings, but would verify with Reunion Resort to confirm any bookings for June and July. The Proposed Budget was subject to revisions up to its adoption.

- “*Carry Forward Surplus*” of \$483,577 was recognized, primarily for the purpose of a transfer out to the Replacement & Maintenance (R&M) Fund, to balance the budget.
- “*Administration Expenses*” for the current fiscal year were \$172,052 and \$203,691 was proposed for Fiscal Year 2024. “*Engineering*” increased by \$15,000, “*Attorney*” increased by \$10,000 from \$35,000 to \$45,000 and “*Management Fees*” increased by 6% from \$46,489 to \$49,278.

The Board questioned the increase for “*Engineering*.” Ms. Adams confirmed that engineering expenses were tracking \$30,000 through the end of the Fiscal Year, due to current projects. It was anticipated that roadways would be milled and re-surfaced based on the Pavement Management Plan, but it would be funded through the R&M Fund. The amount budgeted for the current year was in line with previous actuals. Mr. Dryburgh asked if they could save on fuel. Ms. Adams explained that it was based on consumption fees that utilities charged, which they did not control. Discussion ensued.

- Under “*Maintenance - Shared Expenses*,” a 3% increase was proposed for “*Field Maintenance*” from \$41,844 to \$43,099, “*Electric*” increased from \$330,204 to \$369,600, based on actuals and “*Pool & Fountain Maintenance*” increased from \$165,200 to \$224,000, based on discussions with the service provider due to chemical costs.

Mr. Greenstein asked if the Linear Park fountain replacement would be paid out of the R&M Fund. Ms. Adams stated it was not planned for this fiscal year.

- There were increases in “*Pond Maintenance*,” due to additional ponds conveyed to the District this past calendar year. There was a slight increase in “*Security*” based on monitoring of the community entrance at Carriage Pointe. “*Irrigation System Operations*” was not anticipated to increase, however, the agreement

between the District and Kingwood needed to be finalized. The proposed “*Transfer Out - R&M Fund*” increased to \$500,000.

- “*Shared Costs*” from Fiscal Year 2023 to Fiscal Year 2024, did not increase, with 56% of maintenance costs being borne by Reunion East and 44% by Reunion West, based on the number of platted units. There were 751 commercial units, 296 hotel/condo units, 1,297 multi-family units, 1,024 single-family units and 2.9 golf units. \$423.03 was proposed for the commercial units, \$423.03 for the hotel units, \$634.55 for the multi-family units, \$846.07 for the single-family units and \$423.03 for golf.

Mr. Greenstein pointed out that Reunion West was focusing on the number of units for golf and requested that Reunion East do the same. Ms. Adams stated that the budget had a detailed narrative of each line item. Mr. Scheerer was working with the current pool maintenance service provider on billing for only labor expenses and not chemicals.

- “*Pool & Fountain Maintenance*” was for the maintenance of all pools seven days per week, the chemicals required, emergency pool phone, permits, cleaning and miscellaneous pool repairs, for a total amount of \$400,000.
- “*Security*” would be updated as there were three different security providers; Reunion Resort and Club of Orlando Master Association, Reunion West POA and Envera.
- The “*R&M Fund*” was based on the Reserve Study, current site conditions and requests from Board Members. The proposed amount was \$455,465, which would be refined when a R&M Project List was presented to the Board over the summer. It was based on current projects that the Board approved or requested proposals.

Ms. Adams recalled that at the Reunion West CDD meeting, District Counsel explained that the Proposed Budget set an assessment cap for the operation and maintenance (O&M) and if the Board wanted to set a higher fee, it should be set now. Staff recommends that assessments remain level. Mr. Dryburgh questioned what happened if there was an unexpected event. Ms. Adams stated if there was an unexpected event, the Board could approve a budget amendment at the end of next fiscal year to increase line items. Staff requested estimates from the landscape, pond and pool maintenance providers to incorporate into the budget. Ms. Wispelwey noted that

there were contingency funds. Mr. Greenstein felt that the budget as proposed with no increase in assessments, provided for a substantial contribution.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 10, 2023 at 1:00 p.m. at this location was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08
Establishing Bank Account Signatories**

Ms. Adams reported that when a District was established, a resolution establishing bank account signatories was presented at the Organizational Meeting. However, for this District, it was never presented. The District's appointed Treasurer, Assistant Treasurer and Secretary, which were members of GMS staff, would be authorized signatories.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor Resolution 2023-08 Establishing Bank Account Signatories was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Revised Amenity Use
Policies**

Ms. Adams stated that District management and field operations management staff were notified by residents about users in the Fitness Center playing music loudly. Since it was not addressed in the District's Amenity Use Policies and the Board had the ability to amend the policies at any duly noticed public meeting, this item was brought back to the Board to address this. Under Section 9, a provision was added under Item 15 that would state, *"Sound producing equipment is prohibited with the exception of District approved activities. Personal sound equipment may be used with personal listening devices such as headsets or ear buds only."* In the meantime, security and custodial staff were asked to monitor the Fitness Center and intervene when necessary. This provision would allow for progressive discipline ranging from a verbal warning to a written warning and eventual suspension from the District's amenity facilities.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the Revised Amenity Use Policies as presented were approved.

Ms. Wispelwey asked if the revised policies would be placed on the website. Ms. Adams recalled that the last time they amended the policies, it was sent to all property owners through the Master Association. However, she spoke to field operations about updating the signage. Ms. Wispelwey noted issues with her swipe card. Mr. Scheerer heard the same complaint from another resident, but Mr. Victor Vargas, Director of Reunion Security, verified that the system was working and would reach out to them again as well as janitorial staff.

EIGHTH ORDER OF BUSINESS

Consideration of Reunion East Easement Release

Ms. Adams stated that the District received a request to vacate an easement for the purpose of a residential home construction. The diagram on Page 107 of the agenda package, identified the location of the easement in favor of the District, between Lots 77 and 78. Ms. Trucco prepared this document and presented it to the Board, at the request of an attorney for LGI Homes, who provided this release, which she reviewed. It was her opinion that it was sufficient. The District would be releasing a drainage easement of .5 Feet in between Lots 77 and 78 for drainage, maintenance and access. The surveys identifying the areas to be released were attached as exhibits as well as the recorded plat. Since there was a non-exclusive drainage, maintenance and access easement that was dedicated to the CDD, LGI Homes was required to come to the CDD to ask for permission to construct homes on these lots. Mr. Dryburgh asked if the District Engineer reviewed it. Ms. Trucco reached out to Mr. Steve Boyd, who confirmed via email that he had no objection to releasing .5 Feet from the drainage easement as it did not hinder the District's utility purposes. In addition, according to the developer, Madden Civil Engineers, a local Civil Engineering Firm, the easement should have only been 17.5 Feet versus the 20 Feet that was included in the recorded plat. Ms. Trucco had no objection and recommended approval.

On MOTION by Mr. Goldstein seconded by Ms. Wispelwey with all in favor the easement request from LGI Homes to vacate an easement between Lots 77 and 78 was approved.

Mr. Greenstein noted that this was the first time that an adjustment was made on the books for something minor.

NINTH ORDER OF BUSINESS

**Review and Acceptance of Draft Pavement
Management Report**

Ms. Adams presented a draft Pavement Management Report, which was included in the agenda package. Since Mr. Boyd was not present, Ms. Adams recommended that the Board defer this matter until the next meeting, so Mr. Boyd could present it in detail. *There was Board consensus to defer this matter.*

TENTH ORDER OF BUSINESS

**Review and Acceptance of Arbitrage
Rebate Calculation Report**

Ms. Adams presented the Arbitrage Rebate Calculation Report prepared by Grau & Associates for the Series 2005 bonds, which was included in the agenda package. There was no arbitrage issue.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the Arbitrage Rebate Calculation Report was accepted.

ELEVENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Computation Proposal from AMTEC**

Ms. Adams presented an arbitrage rebate computation proposal from AMTEC for the Series 2025, 2015A and 2021 bonds in the amount of \$450 per year per issue, which was included in the agenda package. Staff received proposals from LLS Tax Solutions and Grau & Associates, but recommended AMTEC as LLS proposed \$550 and Grau proposed \$600 for the same service.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the arbitrage rebate computation proposal from AMTEC for the Series 2025, 2015A and 2021 bonds in the amount of \$450 per year per issue was approved.
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Mr. Greenstein requested that Ms. Adams explain the purpose of the arbitrage calculation. Ms. Adams clarified that the District issued tax exempt bonds, regulated by the Internal Revenue Service (IRS), which required that the District not earn more interest than what it was paying on

the bonds. If there was an arbitrage issue, a penalty must be paid to the IRS. There was an annual report as the cost the same to run a report once every year for five years was the same.

TWELFTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2024 Aquatic
Maintenance Renewal**

Ms. Adams presented a proposal from Applied Aquatic for aquatic maintenance services in the amount of \$1,323 per month or \$15,876 per year, to treat any algae in the ponds or invasives. It included all of the ponds for Reunion East and Reunion West and there would be one agreement. There was an increase of \$810 annually from last year. Approval was contingent on the budget adoption and would start on October 1, 2023. Mr. Dryburgh asked if they could bid out pond services. Ms. Adams stated they had other companies that provided pond maintenance services, but Applied Aquatic was their preferred provider. If there was an issue, they came out between service calls to re-treat areas without the District incurring an additional fee. Ms. Scheerer pointed out that Applied Aquatic treated for hydrilla as part of their contract versus separately as other companies did. Mr. Greenstein was in favor of contracting with Applied Aquatic for next fiscal year.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Fiscal Year 2024 Aquatic Maintenance Renewal in the amount of \$1,323 per month or \$15,876 per year was approved.
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THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco was asked by the Board at the last meeting to research whether or not the roads needed to be designated for low-speed vehicles. There was no requirement of the Statute that the roads be designated for low-speed vehicles. The only requirement was that roads that had a speed limit of 35 miles-per-hour (mph) or less, could be designated for golf cart use under Chapter 320.122 of the Florida Statutes. Ms. Trucco provided information to the Board, which would be included in the minutes for this meeting, including a flyer from the Florida Department of Highway Safety and Motor Vehicles and Florida Statute 316.21222, requiring a low-speed vehicle to be equipped with headlamps, stop lamps, turn signals, taillamps, reflectors, parking brakes, etc. in order to be driven on roads with a speed limit of 35 mph or less. However, the Legislature gave permission to the county or municipality or city, to prohibit low-speed vehicles on certain roads

within their jurisdiction, but to her knowledge, this had not yet occurred and contacted the county to verify this. Mr. Dryburgh voiced concern about kids driving golf carts. Ms. Trucco stated at the Reunion West CDD Board Meeting, a Board Member informed her about a Bill that was just passed in both Legislative houses that was being sent to the Governor, to change the golf cart Statute to allow a golf cart driver to be 16 years of age or older versus 14 years of age. Ms. Adams recalled that at the Reunion West CDD meeting, the Board directed staff to post an announcement regarding low-speed vehicles, re-post the public service announcement and the Statutes on the District website and offered to do the same for the Reunion East CDD.

Ms. Trucco confirmed that RW-1 was owned by the CDD, according to the Property Appraiser website, but no formal deed was recorded and would contact EHOAcquisitions II, LLC. Mr. Greenstein was surprised at the amount of roadways that were not conveyed to the appropriate parties. Ms. Trucco pointed out in most cases they were conveyed, but some tracts were not transferred because construction was not completed and would provide an update at the next meeting.

B. Engineer

There being none, the next item followed.

Mr. Guerricagoitia left the meeting.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Discussion ensued by the Board regarding the Reunion Village gate off of Osceola Polk Line Road, regarding whether it could be remotely activated. There was only one lane and the gate had to be raised or lowered manually by security. Ms. Adams explained that most gates sequestered guests to one side and property owners to the other side and it would automatically open. Mr. Scheerer did not think there sufficient space for an RFID system but would speak to ACT. *After further discussion, there was Board consensus for Mr. Scheerer to obtain a proposal for an RFID and transponder system at the Reunion Village gate.*

Ms. Adams received a request from Duke Energy for powerline maintenance. Ms. Trucco advised that the CDD was required to perform maintenance under the agreement with Duke for the powerlines. Mr. Scheerer explained that this was for the powerline running from Old Lake

Wilson Road to Sinclair Road behind Building Q at Heritage Crossing. There were multiple Crepe Myrtles and Oak trees, which the CDD owned, which Duke Energy would remove to maintain the powerlines. Board Members voiced concern about notifying residents and mitigating damages for fallen trees. Ms. Trucco suggested having Duke Energy sign a License and Indemnification Agreement, granting them permission to remove the trees and indemnifying the District for damages. *Discussion ensued and there was Board consensus to send a notice to the Heritage Crossings HOA regarding the powerline maintenance.*

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the request from Duke Energy for powerline maintenance as presented, subject to District Counsel obtaining a License and Indemnification Agreement from Duke Energy was approved.

Mr. Dryburgh discussed traffic issues at a gate, which residents were not notified about. Mr. Scheerer noticed someone changing the impeller system on the well pumps for the golf course. Mr. Dryburgh voiced concern that no one was notified about it. Mr. Goldstein felt that security should have been at the Excitement gate to direct traffic. Mr. Scheerer confirmed that he was not aware of it. Ms. Wispelwey felt that communication was key. Mr. Goldstein questioned the status of the swing set at the playground. Mr. Scheerer confirmed that it was shipped on May 8th, but he had not heard anything further from the vendor.

ii. Approval of Check Register

Ms. Adams presented the Check Register from April 1, 2023 through April 30, 2023 in the amount of \$496,603.39, which was included in the agenda package.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2023, which were included in the agenda package for informational purposes. Staff was monitoring the unassigned balance in the General Fund and actual spending related to the prorated budget.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package. There were no substantive changes from last month. This item would be discussed in greater detail during the summer months when a proposed Project List would be presented for next fiscal year.

v. Presentation of Number of Registered Voters: 718

Ms. Adams stated that the District was required annually to present the number of registered voters to the Board. As of April 15, 2023, there were 716 registered voters within the Reunion East CDD boundaries, according to the Osceola County Supervisor of Elections. Ms. Wispelwey asked if the number of registered voters increased. Ms. Adams would verify.

D. Security Report

This item was not discussed.

FOURTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Next Meeting Date – June 8th, 2023

Ms. Adams stated the next meeting was scheduled for June 8, 2023 at 1:00 p.m. at this location.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Reunion East Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of June 2023.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

*This item will be provided under
separate cover*

SECTION VI



Folsom Services, Inc.

25 E. 13th Street
St. Cloud, Florida 34769
(407) 892-7317 • Fax (407) 892-7864
Website: www.folsomservices.com



HVAC System Replacements

To: Reunion Community Center

7715 Heritage Crossing

Kissimmee, FL 34747

Attn: Allen Scheerer; ASheerer@gmscfl.com

Phone: (407) 398-2980

Date: 6/1/2023

We propose to perform the following work:

- Perform Lock-Out Tag-Out on Equipment Being Serviced
- Carefully Disconnect Systems and Existing Ducts
- Using Crane, Safely Remove Existing Equipment
- Set New Equipment in Place and Secure with Hurricane Rated Tie Downs
 - 2- TSJ120A4SOG 10 ton Trane Package Unit 460v/3p
 - 4- TSJ150A4SOG 12.5 ton Trane Package Unit 460v/3p
 - 6- Motorized Outside Air Damper for O2
 - 6- 18kw Emergency Heat Strips
- Remove Existing Three Phase Disconnects and Replace with New NEMA 3R Disconnect
- Properly Terminate and Torque All High and Low Voltage Connections
- Provide and Install Double Walled R-8 26 Gauge Bar and Slide Lock Sheet Metal Duct
 - Stainless duct option available for longevity
 - Duct will be Internally Wrapped with Acoustic Liner
- Seal All Ductwork from Weather and Varmint
- Perform Leak Test (Wet Test) on All Equipment
- Perform Start-Up and Test in All Modes, Ensure Client Satisfaction
- Clean Work Site, Haul Off Old Equipment

Warranty: 1 Year Labor, 5 Year Compressor, 1 Year Parts

***Includes all Labor, Material, Tax, Permits and Labor to complete within all Applicable Codes**

***10 days to Complete during Normal Business Hours and Conditions**

***Work to be performed in a Timely Manner**

***Proposal Good for 30 Days**

***All Material is in Stock in Orlando**

Terms:

25% due Upon Mobilization

90% due Upon Substantial Completion

100% due Upon Final Inspection

Total: **\$216,293.72**

Approved by: _____

Date: _____

SALES * SERVICE * ELECTRICAL * AIR CONDITIONING * GENERATORS
HVAC RENTAL EQUIPMENT



Franks Air Conditioning
307 Commerce Center Dr., Saint Cloud, FL, 34769, United States
(407) 870-7755
FL LICENSE CAC1818230

BILL TO

REUNION WEST CDD
1408 Hamlin Avenue #UNIT E
St. Cloud, FL 34771 USA

ESTIMATE
74456134

ESTIMATE DATE
Jan 13, 2023

JOB ADDRESS

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
7715 Heritage Crossing Way
Reunion, FL 34747 USA

Job: 53546304

ESTIMATE DETAILS

UNIT 1: 12.5 ton Trane package unit AC with electric heat: UNIT 1:

Install 12.5 ton Trane package unit AC with electric heat. We include new programmable WIFI (Trane 824) t-stat, new in duct smoke detector per code, manual outside air damper, seal existing connections at package unit, new heater, and will strap outdoor units to new roof curb adapter with hurricane straps. We include a crane to lift new package unit onto roof. We include connecting to existing ductwork as well as weather sealing existing supply/return ductwork on roof. We will remount/reuse outlets at packs, connect to the existing electrical, low & high voltage. Permits will be pulled by us and all work will meet and exceed Florida state code.

Equipment Warranty: 5yr compressor & 1yr parts

Frank's Warranty: 1YR LABOR & 1 MAINTENANCE VISIT

OPTIONS

NEW AIR OASIS BI-POLAR AIR PURIFIER: ADD \$682

REUSE EXISTING THERMOSTATS: -\$150

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	MULTIPLE SYSTEM DISCOUNT: MULTIPLE SYSTEM DISCOUNT	1.00	\$-250.00	\$-250.00
2	CRANE SERVICE DURING INSTALL: **CRANE SERVICE IS \$750 FOR A 4 HOUR MINIMUM. IF WE ARE ABLE TO INSTALL MULTIPLE UNITS IN ONE SETTING OBVIOUSLY THE CRANE COST PER UNIT WILL BE LESS**	1.00	\$750.00	\$750.00
3	TCONT824AS52DB:	1.00	\$0.00	\$0.00

INSTALL TRANE MODEL TCONT824AS52DB NEXIA WIFI CAPABLE
THERMOSTAT.

4	PAID IN FULL DISCOUNT: ADDITIONAL OWNER DISCOUNT	1.00	\$-891.00	\$-891.00
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5	INSTALL IN DUCT SMOKE DETECTOR PER CODE	1.00	\$470.00	\$470.00
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TRANE

6	INSTALL TRANE ELECTRIC AUXILIARY HEATER REGISTERED 10 YR PARTS WARRANTY	1.00	\$0.00	\$0.00
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TRANE AUXILIARY HEATER

7	INCLUDES:1 YEAR LABOR WARRANTY/1 CARE MAINTENANCE VISIT/PERMIT FEES/OVERFLOW PROTECTION	1.00	\$0.00	\$0.00
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LABOR 1 YEAR LABOR/1 CARE MAINTENANCE VISIT

8	INSTALL ROOFTOP PACKAGE UNIT CURB ADAPTER & MOUNTING CLIPS	1.00	\$2,190.00	\$2,190.00
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TRANE ROOFTOP PACKAGE UNIT CURB ADAPTER

9	Trane 12.5 ton package unit AC with heat	1.00	\$26,540.00	\$26,540.00
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POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$28,809.00
TAX	\$0.00
TOTAL	\$28,809.00

Thank you for choosing Franks Air Conditioning

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. Estimate pricing is guaranteed for 30 days.

Sign here

Date



Franks Air Conditioning
307 Commerce Center Dr., Saint Cloud, FL, 34769, United States
(407) 870-7755
FL LICENSE CAC1818230

BILL TO

REUNION WEST CDD
1408 Hamlin Avenue #UNIT E
St. Cloud, FL 34771 USA

ESTIMATE
74457557

ESTIMATE DATE
Jan 13, 2023

JOB ADDRESS

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
7715 Heritage Crossing Way
Reunion, FL 34747 USA

Job: 53546304

ESTIMATE DETAILS

UNIT 2: 12.5 ton Trane package unit AC with electric heat : UNIT 2:

Install 12.5 ton Trane package unit AC with electric heat. We include new programmable WIFI (Trane 824) t-stat, new in duct smoke detector per code, manual outside air damper, seal existing connections at package unit, new heater, and will strap outdoor units to new roof curb adapter with hurricane straps. We include a crane to lift new package unit onto roof. We include connecting to existing ductwork as well as weather sealing existing supply/return ductwork on roof. We will remount/reuse outlets at packs, connect to the existing electrical, low & high voltage. Permits will be pulled by us and all work will meet and exceed Florida state code.

Equipment Warranty: 5yr compressor & 1yr parts

Frank's Warranty: 1YR LABOR & 1 MAINTENANCE VISIT

OPTIONS

NEW AIR OASIS BI-POLAR AIR PURIFIER: ADD \$682

REUSE EXISTING THERMOSTATS: -\$150

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	MULTIPLE SYSTEM DISCOUNT: MULTIPLE SYSTEM DISCOUNT	1.00	\$-250.00	\$-250.00
2	CRANE SERVICE DURING INSTALL: **CRANE SERVICE IS \$750 FOR A 4 HOUR MINIMUM. IF WE ARE ABLE TO INSTALL MULTIPLE UNITS IN ONE SETTING OBVIOUSLY THE CRANE COST PER UNIT WILL BE LESS***	1.00	\$750.00	\$750.00
3	TCONT824AS52DB:	1.00	\$0.00	\$0.00

INSTALL TRANE MODEL TCONT824AS52DB NEXIA WIFI CAPABLE
THERMOSTAT.

4	PAID IN FULL DISCOUNT: ADDITIONAL OWNER DISCOUNT	1.00	\$-891.00	\$-891.00
---	---	------	-----------	-----------

5	INSTALL IN DUCT SMOKE DETECTOR PER CODE	1.00	\$470.00	\$470.00
---	---	------	----------	----------

TRANE

6	INSTALL TRANE ELECTRIC AUXILIARY HEATER REGISTERED 10 YR PARTS WARRANTY	1.00	\$0.00	\$0.00
---	--	------	--------	--------

TRANE AUXILIARY HEATER

7	INCLUDES:1 YEAR LABOR WARRANTY/1 CARE MAINTENANCE VISIT/PERMIT FEES/OVERFLOW PROTECTION	1.00	\$0.00	\$0.00
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LABOR 1 YEAR LABOR/1 CARE MAINTENANCE VISIT

8	INSTALL ROOFTOP PACKAGE UNIT CURB ADAPTER & MOUNTING CLIPS	1.00	\$2,190.00	\$2,190.00
---	---	------	------------	------------

TRANE ROOFTOP PACKAGE UNIT CURB ADAPTER

9	Trane 12.5 ton package unit AC with heat	1.00	\$26,540.00	\$26,540.00
---	--	------	-------------	-------------

POTENTIAL SAVINGS	\$0.00
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SUB-TOTAL	\$28,809.00
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TAX	\$0.00
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TOTAL	\$28,809.00
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CUSTOMER AUTHORIZATION

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Date



Franks Air Conditioning
307 Commerce Center Dr., Saint Cloud, FL, 34769, United States
(407) 870-7755
FL LICENSE CAC1818230

BILL TO

REUNION WEST CDD
1408 Hamlin Avenue #UNIT E
St. Cloud, FL 34771 USA

ESTIMATE
74457702

ESTIMATE DATE
Jan 13, 2023

JOB ADDRESS

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
7715 Heritage Crossing Way
Reunion, FL 34747 USA

Job: 53546304

ESTIMATE DETAILS

UNIT 3: 12.5 ton Trane package unit AC with electric heat : UNIT 3:

Install 12.5 ton Trane package unit AC with electric heat. We include new programmable WIFI (Trane 824) t-stat, new in duct smoke detector per code, manual outside air damper, seal existing connections at package unit, new heater, and will strap outdoor units to new roof curb adapter with hurricane straps. We include a crane to lift new package unit onto roof. We include connecting to existing ductwork as well as weather sealing existing supply/return ductwork on roof. We will remount/reuse outlets at packs, connect to the existing electrical, low & high voltage. Permits will be pulled by us and all work will meet and exceed Florida state code.

Equipment Warranty: 5yr compressor & 1yr parts

Frank's Warranty: 1YR LABOR & 1 MAINTENANCE VISIT

OPTIONS

NEW AIR OASIS BI-POLAR AIR PURIFIER: ADD \$682

REUSE EXISTING THERMOSTATS: -\$150

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	MULTIPLE SYSTEM DISCOUNT: MULTIPLE SYSTEM DISCOUNT	1.00	\$-250.00	\$-250.00
2	CRANE SERVICE DURING INSTALL: **CRANE SERVICE IS \$750 FOR A 4 HOUR MINIMUM. IF WE ARE ABLE TO INSTALL MULTIPLE UNITS IN ONE SETTING OBVIOUSLY THE CRANE COST PER UNIT WILL BE LESS***	1.00	\$750.00	\$750.00
3	TCONT824AS52DB:	1.00	\$0.00	\$0.00

INSTALL TRANE MODEL TCONT824AS52DB NEXIA WIFI CAPABLE
THERMOSTAT.

4	PAID IN FULL DISCOUNT: ADDITIONAL OWNER DISCOUNT	1.00	\$-891.00	\$-891.00
---	---	------	-----------	-----------

5	INSTALL IN DUCT SMOKE DETECTOR PER CODE	1.00	\$470.00	\$470.00
---	---	------	----------	----------

TRANE

6	INSTALL TRANE ELECTRIC AUXILIARY HEATER REGISTERED 10 YR PARTS WARRANTY	1.00	\$0.00	\$0.00
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TRANE AUXILIARY HEATER

7	INCLUDES:1 YEAR LABOR WARRANTY/1 CARE MAINTENANCE VISIT/PERMIT FEES/OVERFLOW PROTECTION	1.00	\$0.00	\$0.00
---	--	------	--------	--------

LABOR 1 YEAR LABOR/1 CARE MAINTENANCE VISIT

8	INSTALL ROOFTOP PACKAGE UNIT CURB ADAPTER & MOUNTING CLIPS	1.00	\$2,190.00	\$2,190.00
---	---	------	------------	------------

TRANE ROOFTOP PACKAGE UNIT CURB ADAPTER

9	Trane 12.5 ton package unit AC with heat	1.00	\$26,540.00	\$26,540.00
---	--	------	-------------	-------------

POTENTIAL SAVINGS	\$0.00
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SUB-TOTAL	\$28,809.00
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TAX	\$0.00
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TOTAL	\$28,809.00
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Sign here

Date



Franks Air Conditioning
307 Commerce Center Dr., Saint Cloud, FL, 34769, United States
(407) 870-7755
FL LICENSE CAC1818230

BILL TO

REUNION WEST CDD
1408 Hamlin Avenue #UNIT E
St. Cloud, FL 34771 USA

ESTIMATE
74456203

ESTIMATE DATE
Jan 13, 2023

JOB ADDRESS

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
7715 Heritage Crossing Way
Reunion, FL 34747 USA

Job: 53546304

ESTIMATE DETAILS

UNIT 4: 12.5 ton Trane package unit AC with electric heat: UNIT 4:

Install 12.5 ton Trane package unit AC with electric heat. We include new programmable WIFI (Trane 824) t-stat, new in duct smoke detector per code, manual outside air damper, seal existing connections at package unit, new heater, and will strap outdoor units to new roof curb adapter with hurricane straps. We include a crane to lift new package unit onto roof. We include connecting to existing ductwork as well as weather sealing existing supply/return ductwork on roof. We will remount/reuse outlets at packs, connect to the existing electrical, low & high voltage. Permits will be pulled by us and all work will meet and exceed Florida state code.

Equipment Warranty: 5yr compressor & 1yr parts

Frank's Warranty: 1YR LABOR & 1 MAINTENANCE VISIT

OPTIONS

NEW AIR OASIS BI-POLAR AIR PURIFIER: ADD \$682

REUSE EXISTING THERMOSTATS: -\$150

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	MULTIPLE SYSTEM DISCOUNT: MULTIPLE SYSTEM DISCOUNT	1.00	\$-250.00	\$-250.00
2	CRANE SERVICE DURING INSTALL: **CRANE SERVICE IS \$750 FOR A 4 HOUR MINIMUM. IF WE ARE ABLE TO INSTALL MULTIPLE UNITS IN ONE SETTING OBVIOUSLY THE CRANE COST PER UNIT WILL BE LESS***	1.00	\$750.00	\$750.00
3	TCONT824AS52DB:	1.00	\$0.00	\$0.00

INSTALL TRANE MODEL TCONT824AS52DB NEXIA WIFI CAPABLE
THERMOSTAT.

4	PAID IN FULL DISCOUNT: ADDITIONAL OWNER DISCOUNT	1.00	\$-891.00	\$-891.00
---	---	------	-----------	-----------

5	INSTALL IN DUCT SMOKE DETECTOR PER CODE	1.00	\$470.00	\$470.00
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TRANE

6	INSTALL TRANE ELECTRIC AUXILIARY HEATER REGISTERED 10 YR PARTS WARRANTY	1.00	\$0.00	\$0.00
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TRANE AUXILIARY HEATER

7	INCLUDES:1 YEAR LABOR WARRANTY/1 CARE MAINTENANCE VISIT/PERMIT FEES/OVERFLOW PROTECTION	1.00	\$0.00	\$0.00
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LABOR 1 YEAR LABOR/1 CARE MAINTENANCE VISIT

8	INSTALL ROOFTOP PACKAGE UNIT CURB ADAPTER & MOUNTING CLIPS	1.00	\$2,190.00	\$2,190.00
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TRANE ROOFTOP PACKAGE UNIT CURB ADAPTER

9	Trane 12.5 ton package unit AC with heat	1.00	\$26,540.00	\$26,540.00
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POTENTIAL SAVINGS	\$0.00
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SUB-TOTAL	\$28,809.00
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TAX	\$0.00
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TOTAL	\$28,809.00
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Date



Franks Air Conditioning
307 Commerce Center Dr., Saint Cloud, FL, 34769, United States
(407) 870-7755
FL LICENSE CAC1818230

BILL TO

REUNION WEST CDD
1408 Hamlin Avenue #UNIT E
St. Cloud, FL 34771 USA

ESTIMATE
74464592

ESTIMATE DATE
Jan 13, 2023

JOB ADDRESS

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
7715 Heritage Crossing Way
Reunion, FL 34747 USA

Job: 53546304

ESTIMATE DETAILS

UNIT 5: 10 ton Trane package unit AC with electric heat: UNIT 5:

Install 10 ton Trane package unit AC with electric heat. We include new programmable WIFI (Trane 824) t-stat, new in duct smoke detector per code, manual outside air damper, seal existing connections at package unit, new heater, and will strap outdoor units to new roof curb adapter with hurricane straps. We include a crane to lift new package unit onto roof. We include connecting to existing ductwork as well as weather sealing existing supply/return ductwork on roof. We will remount/reuse outlets at packs, connect to the existing electrical, low & high voltage. Permits will be pulled by us and all work will meet and exceed Florida state code.

Equipment Warranty: 5yr compressor & 1yr parts

Frank's Warranty: 1YR LABOR & 1 MAINTENANCE VISIT

OPTIONS

NEW AIR OASIS BI-POLAR AIR PURIFIER: ADD \$682

REUSE EXISTING THERMOSTATS: -\$150

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	MULTIPLE SYSTEM DISCOUNT: MULTIPLE SYSTEM DISCOUNT	1.00	\$-250.00	\$-250.00
2	CRANE SERVICE DURING INSTALL: **CRANE SERVICE IS \$750 FOR A 4 HOUR MINIMUM. IF WE ARE ABLE TO INSTALL MULTIPLE UNITS IN ONE SETTING OBVIOUSLY THE CRANE COST PER UNIT WILL BE LESS***	1.00	\$750.00	\$750.00
3	TCONT824AS52DB: INSTALL TRANE MODEL TCONT824AS52DB NEXIA WIFI CAPABLE	1.00	\$0.00	\$0.00

THERMOSTAT.

4	PAID IN FULL DISCOUNT: ADDITIONAL OWNER DISCOUNT	1.00	\$-709.00	\$-709.00
---	---	------	-----------	-----------

5	INSTALL IN DUCT SMOKE DETECTOR PER CODE	1.00	\$470.00	\$470.00
---	---	------	----------	----------

TRANE

6	INSTALL TRANE ELECTRIC AUXILIARY HEATER REGISTERED 10 YR PARTS WARRANTY	1.00	\$0.00	\$0.00
---	--	------	--------	--------

TRANE AUXILIARY HEATER

7	INCLUDES:1 YEAR LABOR WARRANTY/1 CARE MAINTENANCE VISIT/PERMIT FEES/OVERFLOW PROTECTION	1.00	\$0.00	\$0.00
---	--	------	--------	--------

LABOR 1 YEAR LABOR/1 CARE MAINTENANCE VISIT

8	INSTALL ROOFTOP PACKAGE UNIT CURB ADAPTER AND MOUNTING HARDWARE	1.00	\$2,190.00	\$2,190.00
---	--	------	------------	------------

TRANE ROOFTOP PACKAGE UNIT CURB ADAPTER

9	Trane TSC120A4 10 ton STRAIGHT COOL PACKAGE UNIT WITH ELECTRIC AUXILIARY HEAT	1.00	\$20,476.00	\$20,476.00
---	--	------	-------------	-------------

POTENTIAL SAVINGS \$0.00

SUB-TOTAL \$22,927.00

TAX \$0.00

TOTAL \$22,927.00

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Franks Air Conditioning
307 Commerce Center Dr., Saint Cloud, FL, 34769, United States
(407) 870-7755
FL LICENSE CAC1818230

BILL TO

REUNION WEST CDD
1408 Hamlin Avenue #UNIT E
St. Cloud, FL 34771 USA

ESTIMATE
74458557

ESTIMATE DATE
Jan 13, 2023

JOB ADDRESS

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
7715 Heritage Crossing Way
Reunion, FL 34747 USA

Job: 53546304

ESTIMATE DETAILS

UNIT 6: 10 ton Trane package unit AC with electric heat: UNIT 6:

Install 10 ton Trane package unit AC with electric heat. We include new programmable WIFI (Trane 824) t-stat, new in duct smoke detector per code, manual outside air damper, seal existing connections at package unit, new heater, and will strap outdoor units to new roof curb adapter with hurricane straps. We include a crane to lift new package unit onto roof. We include connecting to existing ductwork as well as weather sealing existing supply/return ductwork on roof. We will remount/reuse outlets at packs, connect to the existing electrical, low & high voltage. Permits will be pulled by us and all work will meet and exceed Florida state code.

Equipment Warranty: 5yr compressor & 1yr parts

Frank's Warranty: 1YR LABOR & 1 MAINTENANCE VISIT

OPTIONS

NEW AIR OASIS BI-POLAR AIR PURIFIER: ADD \$682

REUSE EXISTING THERMOSTATS: -\$150

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	MULTIPLE SYSTEM DISCOUNT: MULTIPLE SYSTEM DISCOUNT	1.00	\$-250.00	\$-250.00
2	CRANE SERVICE DURING INSTALL: **CRANE SERVICE IS \$750 FOR A 4 HOUR MINIMUM. IF WE ARE ABLE TO INSTALL MULTIPLE UNITS IN ONE SETTING OBVIOUSLY THE CRANE COST PER UNIT WILL BE LESS***	1.00	\$750.00	\$750.00
3	TCONT824AS52DB: INSTALL TRANE MODEL TCONT824AS52DB NEXIA WIFI CAPABLE	1.00	\$0.00	\$0.00

THERMOSTAT.

4	PAID IN FULL DISCOUNT: ADDITIONAL OWNER DISCOUNT	1.00	\$-709.00	\$-709.00
---	---	------	-----------	-----------

5	INSTALL IN DUCT SMOKE DETECTOR PER CODE	1.00	\$470.00	\$470.00
---	---	------	----------	----------

TRANE

6	INSTALL TRANE ELECTRIC AUXILIARY HEATER REGISTERED 10 YR PARTS WARRANTY	1.00	\$0.00	\$0.00
---	--	------	--------	--------

TRANE AUXILIARY HEATER

7	INCLUDES:1 YEAR LABOR WARRANTY/1 CARE MAINTENANCE VISIT/PERMIT FEES/OVERFLOW PROTECTION	1.00	\$0.00	\$0.00
---	--	------	--------	--------

LABOR 1 YEAR LABOR/1 CARE MAINTENANCE VISIT

8	INSTALL ROOFTOP PACKAGE UNIT CURB ADAPTER AND MOUNTING HARDWARE	1.00	\$2,190.00	\$2,190.00
---	--	------	------------	------------

TRANE ROOFTOP PACKAGE UNIT CURB ADAPTER

9	Trane TSC120A4 10 ton STRAIGHT COOL PACKAGE UNIT WITH ELECTRIC AUXILIARY HEAT	1.00	\$20,476.00	\$20,476.00
---	--	------	-------------	-------------

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$22,927.00
TAX	\$0.00
TOTAL	\$22,927.00

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CUSTOMER AUTHORIZATION

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Sign here

Date



FRANAIR-01

BMCCABE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Stahl Morse & Associates 1000 Wekiva Springs Road Longwood, FL 32779	CONTACT NAME: PHONE (A/C, No, Ext): (407) 869-4200		FAX (A/C, No): (407) 862-7656
	E-MAIL ADDRESS: certs@stahlinsurance.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Southern Owners Ins Co		10190
	INSURER B : Auto Owners		18988
INSURED Frank's Air Conditioning, Inc. 307 Commerce Center Drive Saint Cloud, FL 34769	INSURER C : FFVA Mutual Insurance Co		10385
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			72595178	11/11/2021	11/11/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:			4964250200	11/11/2021	11/11/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			4964250201	11/11/2021	11/11/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	WC84000341732021A	4/1/2021	4/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Property			72595178	11/11/2021	11/11/2022	Contents 330,970

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 For Informational Purposes Only

CERTIFICATE HOLDER

CANCELLATION

Frank's Air Conditioning, Inc. 307 Commerce Center Drive Saint Cloud, FL 34769	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

SECTION XII

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	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	DE facilitated Meyer preconstruction meeting March 14. ACT agreement executed.
	Traffic Calming			FY2023 R&M Project on hold until after Pavement Report.
	Pavement Management Plan	Boyd	In Process	Report scheduled to be presented to BOS at June's meeting.
12/8/22	Roundabout Ped. Crossing	Scheerer	Completed	Signage installed May 2023.
12/8/22	Swing set at Playground	Scheerer	In Process	Proposal approved 02.09.2023. Swings scheduled to ship mid May 2023. Installation should be completed by June 2023.
1/9/23	Seven Eagles Pool Furniture	Scheerer	Completed	Furniture received and installed mid May 2023.
1/9/23	Seven Eagles Fountain Replacement	Scheerer		Proposals pending.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer		Proposals pending.

SECTION 2

Reunion East

Community Development District

Summary of Check Register

May 1, 2023 to May 31, 2023

Fund	Date	Check No.'s		Amount
General Fund	5/4/23	5667-5672	\$	66,711.12
	5/11/23	5673-5682	\$	170,660.51
	5/17/23	5683-5691	\$	21,653.98
	5/23/23	5692-5694	\$	59,735.86
	5/30/23	5695-5700	\$	3,881.82
				<hr/>
				\$ 322,643.29
Replacement & Maintenance	5/4/23	215	\$	3,475.00
	5/30/23	216	\$	7,650.00
				<hr/>
				\$ 11,125.00
Payroll	<u>May 2023</u>			
	John Dryburgh	50705	\$	184.70
	June Wispelwey	50706	\$	184.70
	Mark Greenstein	50707	\$	184.70
	Steven Goldstein	50708	\$	184.70
	Trudy Hobbs	50709	\$	184.70
				<hr/>
				\$ 923.50
				<hr/>
				\$ 334,691.79

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/04/23	00129	4/28/23 5288	202304 320-53800-57400	RPLC DMGED CEILING TILES	*	187.60	
		4/28/23 5288	202304 300-13100-10100	RPLC DMGED CEILING TILES	*	147.40	
BERRY CONSTRUCTION INC.							335.00 005667
5/04/23	00134	5/01/23 3667	202304 310-51300-31100	ATTD MTG/CONTRACTOR FILES	*	400.79	
		5/02/23 3668	202304 310-51300-31100	PAVEMNT MGMT PLN-INSP/RPT	*	3,750.00	
BOYD CIVIL ENGINEERING							4,150.79 005668
5/04/23	00011	4/26/23 23985	202304 310-51300-31400	ARBITRAGE SERIES 2005	*	600.00	
GRAU & ASSOCIATES							600.00 005669
5/04/23	00180	4/27/23 16406	202304 320-53800-46200	RPLC 7 500WATT 120V LAMP	*	478.80	
		4/27/23 16406	202304 300-13100-10100	RPLC 7 500WATT 120V LAMP	*	376.20	
LAKE FOUNTAINS & AERATION, INC.							855.00 005670
5/04/23	00054	1/01/23 2023JAN	202301 320-53800-34500	SECURITY SERVICES JAN23	*	6,533.33	
		1/01/23 2023JAN	202301 300-13100-10100	SECURITY SERVICES JAN23	*	5,133.33	
		2/01/23 2023FEB	202302 320-53800-34500	SECURITY SERVICES FEB23	*	6,533.33	
		2/01/23 2023FEB	202302 300-13100-10100	SECURITY SERVICES FEB23	*	5,133.33	
		3/01/23 2023MAR	202303 320-53800-34500	SECURITY SERVICES MAR23	*	6,533.33	
		3/01/23 2023MAR	202303 300-13100-10100	SECURITY SERVICES MAR23	*	5,133.33	
		4/01/23 2023APR	202304 320-53800-34500	SECURITY SERVICES APR23	*	6,533.33	
		4/01/23 2023APR	202304 300-13100-10100	SECURITY SERVICES APR23	*	5,133.33	
		5/01/23 2023MAY	202305 320-53800-34500	SECURITY SERVICES MAY23	*	6,533.33	
		5/01/23 2023MAY	202305 300-13100-10100	SECURITY SERVICES MAY23	*	5,133.33	
REUNION RESORT & CLUB MASTER ASSOC.							58,333.30 005671
5/04/23	00060	4/12/23 399635	202304 320-53800-46200	SE-RPLC CRCK/RPR LEAK SPA	*	203.78	
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/12/23	399635 202304 300-13100-10100 SE-RPLC CRCK/RPR LEAK SPA		*	160.12	
		4/21/23	399762 202304 320-53800-46200 HC B-RPR POP OFF NEAR FLR		*	331.49	
		4/21/23	399762 202304 300-13100-10100 HC B-RPR POP OFF NEAR FLR		*	260.46	
		4/22/23	399782 202304 320-53800-46200 TER-QTRLY.SAFE.INSP POOL		*	120.40	
		4/22/23	399782 202304 300-13100-10100 TER-QTRLY.SAFE.INSP POOL		*	94.60	
		4/22/23	399783 202304 320-53800-46200 SE-QTRLY.INSP/RPR POPOFF		*	283.04	
		4/22/23	399783 202304 300-13100-10100 SE-QTRLY.INSP/RPR POPOFF		*	222.39	
		4/24/23	399799 202304 320-53800-46200 CP-REPLUMB SPA CPVC PIPE		*	426.02	
		4/24/23	399799 202304 300-13100-10100 CP-REPLUMB SPA CPVC PIPE		*	334.73	
SPIES POOL LLC						2,437.03	005672
5/11/23	00074	4/30/23	210981 202304 320-53800-47000 AQUATIC MGMT 11POND APR23		*	624.40	
		4/30/23	210981 202304 300-13100-10100 AQUATIC MGMT 11POND APR23		*	490.60	
		4/30/23	211018 202304 320-53800-47000 AQUATIC PLANT MGMT APR23		*	74.48	
		4/30/23	211018 202304 300-13100-10100 AQUATIC PLANT MGMT APR23		*	58.52	
APPLIED AQUATIC MANAGEMENT, INC.						1,248.00	005673
5/11/23	00095	4/28/23	S91598 202304 320-53800-57400 REMOUNT ARM/GEAR RED/SHR		*	142.42	
		4/28/23	S91598 202304 300-13100-10100 REMOUNT ARM/GEAR RED/SHR		*	111.90	
		4/28/23	S91616 202304 320-53800-57400 BLOW OUT CARBON/TIGHT ANC		*	126.00	
		4/28/23	S91616 202304 300-13100-10100 BLOW OUT CARBON/TIGHT ANC		*	99.00	
ACCESS CONTROL SYSTEMS, LLC						479.32	005674
5/11/23	00049	5/01/23	585 202305 310-51300-34000 MANAGEMENT FEES MAY23		*	3,874.08	
		5/01/23	585 202305 310-51300-35200 WEBSITE ADMIN MAY23		*	83.33	
		5/01/23	585 202305 310-51300-35100 INFORMATION TECH MAY23		*	133.33	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/23 585	202305 310-51300-31300		*	833.33	
			DISSEMINATION FEE MAY23				
		5/01/23 585	202305 310-51300-51000		*	.93	
			OFFICE SUPPLIES				
		5/01/23 585	202305 310-51300-42000		*	36.64	
			POSTAGE				
		5/01/23 585	202305 310-51300-42500		*	3.75	
			COPIES				
		5/01/23 586	202305 320-53800-12000		*	3,487.00	
			FIELD MANAGEMENT MAY23				
				GOVERNMENTAL MANAGEMENT SERVICES			8,452.39 005675
5/11/23 00119		5/03/23 113392	202304 310-51300-31500		*	4,316.02	
			MTG/KINGWOOD COMPLAIN/IRG				
		5/03/23 113393	202304 310-51300-31500		*	126.00	
			PARCEL 109,810,127/ENGAGE				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			4,442.02 005676
5/11/23 00103		5/10/23 05102023	202305 300-20700-10000		*	107,904.89	
			FY23 DEBT SRVC SER2015A				
				REUNION EAST CDD C/O USBANK			107,904.89 005677
5/11/23 00103		5/10/23 05102023	202305 300-20700-10800		*	25,942.75	
			FY23 DEBT SRVC SER2021				
				REUNION EAST CDD C/O USBANK			25,942.75 005678
5/11/23 00175		5/01/23 8825	202305 320-53800-46200		*	8,680.00	
			POOL MAINTENANCE MAY23				
		5/01/23 8825	202305 300-13100-10100		*	6,820.00	
			POOL MAINTENANCE MAY23				
				ROBERTS POOL SERVICE AND REPAIR INC			15,500.00 005679
5/11/23 00060		2/22/23 396996	202302 320-53800-46200		*	170.52	
			SE-RMV FAULTY WIRE PL/SPA				
		2/22/23 396996	202302 300-13100-10100		*	133.98	
			SE-RMV FAULTY WIRE PL/SPA				
		2/22/23 396997	202302 320-53800-46200		*	193.17	
			TER-RPLC SPA TIMER				
		2/22/23 396997	202302 300-13100-10100		*	151.78	
			TER-RPLC SPA TIMER				
		2/22/23 396998	202302 320-53800-46200		*	638.90	
			HC A-INST MOTOR/SEAL/DIFF				
		2/22/23 396998	202302 300-13100-10100		*	502.00	
			HC A-INST MOTOR/SEAL/DIFF				
		4/27/23 400011	202304 320-53800-46200		*	120.40	
			HC A-TRBLSHT/RMV MOISTURE				
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/27/23	400011 202304 300-13100-10100	HC A-TRBLSHT/RMV MOISTURE	*	94.60	
				SPIES POOL LLC			2,005.35 005680
5/11/23	00142	5/04/23	IV001405 202305 320-53800-46200	SE-BACKFLW/RELIEF VLV/CLN	*	2,110.64	
		5/04/23	IV001405 202305 300-13100-10100	SE-BACKFLW/RELIEF VLV/CLN	*	1,658.36	
				UNITED FIRE PROTECTION, INC.			3,769.00 005681
5/11/23	00030	5/02/23	OS 52432 202304 320-53800-46500	RPR MAINLIN-KNOCK/90/COUP	*	513.40	
		5/02/23	OS 52432 202304 300-13100-10100	RPR MAINLIN-KNOCK/90/COUP	*	403.39	
				YELLOWSTONE LANDSCAPE			916.79 005682
5/17/23	00095	5/12/23	S92368 202305 320-53800-57400	CRD READ ERROR/RESET EMRG	*	126.00	
		5/12/23	S92368 202305 300-13100-10100	CRD READ ERROR/RESET EMRG	*	99.00	
				ACCESS CONTROL SYSTEMS, LLC			225.00 005683
5/17/23	00129	5/12/23	5293 202305 320-53800-46200	INSP/RPLC POOL UMBRELLAS	*	1,540.00	
		5/12/23	5293 202305 300-13100-10100	INSP/RPLC POOL UMBRELLAS	*	1,210.00	
				BERRY CONSTRUCTION INC.			2,750.00 005684
5/17/23	99999	5/17/23	VOID 202305 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 005685
5/17/23	99999	5/17/23	VOID 202305 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 005686
5/17/23	00148	5/01/23	49-60-00 202305 320-53800-46200	PERMIT-HC WADING POOL	*	112.00	
		5/01/23	49-60-00 202305 300-13100-10100	PERMIT-HC WADING POOL	*	88.00	
		5/01/23	49-60-00 202305 320-53800-46200	PERMIT-HS POOL	*	182.00	
		5/01/23	49-60-00 202305 300-13100-10100	PERMIT-HS POOL	*	143.00	
		5/01/23	49-60-00 202305 320-53800-46200	PERMIT-HS WADING POOL	*	112.00	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-HS WADING POOL	*	88.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-HC POOL A	*	182.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-HC POOL A	*	143.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-7 EAGLE SPA 2	*	112.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-7 EAGLE SPA 2	*	88.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-7 EAGLE SPA 1	*	112.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-7 EAGLE SPA 1	*	88.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-HC POOL B	*	182.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-HC POOL B	*	143.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-7 EAGLE POOL	*	182.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-7 EAGLE POOL	*	143.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-HC SPA B	*	112.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-HC SPA B	*	88.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-CP POOL	*	182.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-CP POOL	*	143.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-CP SPA	*	112.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-CP SPA	*	88.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-TER POOL	*	182.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-TER POOL	*	143.00	
5/01/23		49-60-00	202305 320-53800-46200	PERMIT-TER SPA	*	112.00	
5/01/23		49-60-00	202305 300-13100-10100	PERMIT-TER SPA	*	88.00	
5/01/23		49-60-06	202305 320-53800-46200	PERMIT-HS SPA	*	112.00	
5/01/23		49-60-06	202305 300-13100-10100	PERMIT-HS SPA	*	88.00	

FLORIDA DEPARTMENT OF HEALTH

3,550.00 005687

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/23/23	00072	5/25/23 35023	202304 320-53800-53200		*	392.00	
		1429 TITAN CT-NO PARK SGN					
		5/25/23 35023	202304 300-13100-10100		*	308.00	
		1429 TITAN CT-NO PARK SGN					
FAUSNIGHT STRIPE & LINE INC							700.00 005693
5/23/23	00030	5/15/23 OS 53034	202305 320-53800-47300		*	27,392.40	
		LANDSCAPE MAINT MAY23					
		5/15/23 OS 53034	202305 300-13100-10100		*	21,522.60	
		LANDSCAPE MAINT MAY23					
		5/15/23 OS 53034	202305 320-53800-47300		*	5,051.76	
		LANDSCAPE PH 1-5 MAY23					
		5/15/23 OS 53034	202305 300-13100-10100		*	3,969.24	
		LANDSCAPE PH 1-5 MAY23					
YELLOWSTONE LANDSCAPE							57,936.00 005694
5/30/23	00095	5/25/23 S93151	202305 320-53800-57400		*	147.00	
		TIGHT ARM/ADJ LIMIT/POWER					
		5/25/23 S93151	202305 300-13100-10100		*	115.50	
		TIGHT ARM/ADJ LIMIT/POWER					
ACCESS CONTROL SYSTEMS, LLC							262.50 005695
5/30/23	00129	5/20/23 5295	202305 320-53800-46200		*	215.60	
		TER-INSP.LGHT AT ENT/BRKR					
		5/20/23 5295	202305 300-13100-10100		*	169.40	
		TER-INSP.LGHT AT ENT/BRKR					
		5/20/23 5296	202305 320-53800-57400		*	383.60	
		RPLC 22 GS EXT/INT LIGHTS					
		5/20/23 5296	202305 300-13100-10100		*	301.40	
		RPLC 22 GS EXT/INT LIGHTS					
BERRY CONSTRUCTION INC.							1,070.00 005696
5/30/23	00072	5/24/23 35078	202305 320-53800-53200		*	420.00	
		RELOCATE YLD/INST.2NO PRK					
		5/24/23 35078	202305 300-13100-10100		*	330.00	
		RELOCATE YLD/INST.2NO PRK					
FAUSNIGHT STRIPE & LINE INC							750.00 005697
5/30/23	00144	5/24/23 81495847	202305 320-53800-48200		*	70.94	
		SVC CALL-AC DIAGNOSTIC					
		5/24/23 81495847	202305 300-13100-10100		*	55.73	
		SVC CALL-AC DIAGNOSTIC					
FRANK'S AIR CONDITIONING, INC.							126.67 005698
5/30/23	00060	5/04/23 400967	202305 320-53800-46200		*	219.74	
		CP-REPLUMB HEATER LN/LEAK					

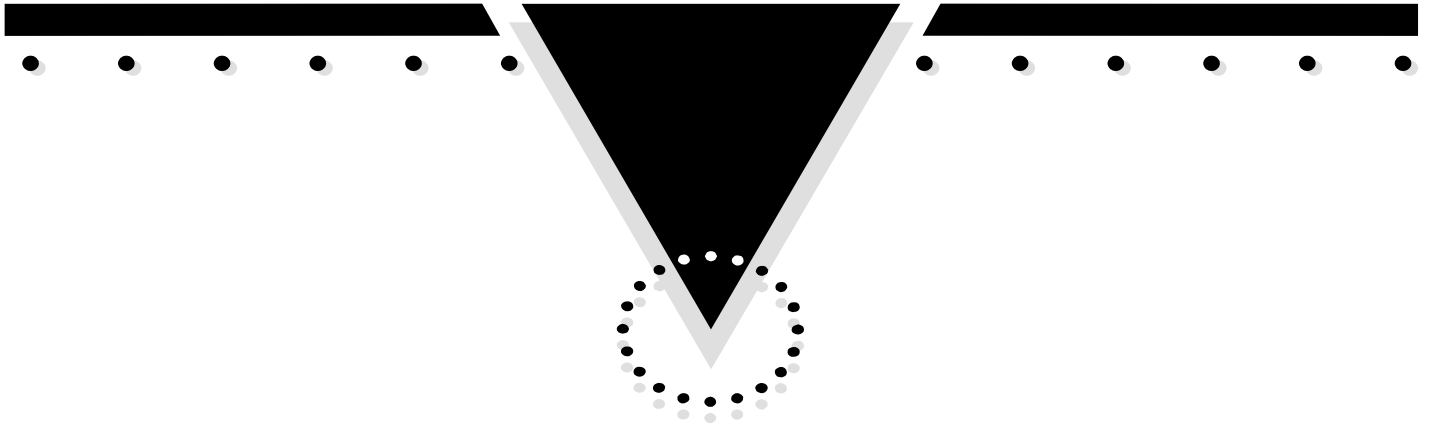
REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/04/23	400967 202305 300-13100-10100 CP-REPLUMB HEATER LN/LEAK		*	172.66	
		5/04/23	400968 202305 320-53800-46200 HC B-INSP.JET/CLN BASKET		*	154.00	
		5/04/23	400968 202305 300-13100-10100 HC B-INSP.JET/CLN BASKET		*	121.00	
		5/13/23	401073 202305 320-53800-46200 CP-QTRLY INSP/HANDRAILS		*	154.00	
		5/13/23	401073 202305 300-13100-10100 CP-QTRLY INSP/HANDRAILS		*	121.00	
SPIES POOL LLC							942.40 005699
5/30/23	00030	5/23/23	OS 53238 202305 320-53800-46500 RPLC VALVE-RAINBIRD/ADAPT		*	408.94	
		5/23/23	OS 53238 202305 300-13100-10100 RPLC VALVE-RAINBIRD/ADAPT		*	321.31	
YELLOWSTONE LANDSCAPE							730.25 005700
TOTAL FOR BANK A						322,643.29	
TOTAL FOR REGISTER						322,643.29	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/04/23	00003	5/01/23	0209SEPO 202305 320-53800-63000 FINAL-20 STACKABLE CHAIRS		*	1,946.00	
		5/01/23	0209SEPO 202305 300-13100-10100 FINAL-20 STACKABLE CHAIRS		*	1,529.00	
JNJ HOME SERVICES							3,475.00 000215
5/30/23	00023	5/22/23	35055 202305 320-53800-53200 4ARROW X-ING/2AHEAD X-ING		*	4,284.00	
		5/22/23	35055 202305 300-13100-10100 4ARROW X-ING/2AHEAD X-ING		*	3,366.00	
FAUSNIGHT STRIPE & LINE INC.							7,650.00 000216
TOTAL FOR BANK C						11,125.00	
TOTAL FOR REGISTER						11,125.00	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

April 30, 2023



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5	<u>Debt Service Series 2005 Income Statement</u>
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9	<u>Capital Projects Series 2021 Income Statement</u>
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$1,266,283	\$1,308,615	---	---	\$2,574,898
CUSTODY ACCOUNT	\$469,408	---	---	---	\$469,408
STATE BOARD OF ADMINISTRATION	\$1,296,870	\$2,224,810	---	---	\$3,521,680
DUE FROM GENERAL FUND	---	---	\$5,504	---	\$5,504
DUE FROM REUNION WEST	\$235,092	\$36,504	---	---	\$271,596
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$102,886	---	\$102,886
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,118	---	\$198,118
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$2,802,214	---	\$2,802,214
Prepayment	---	---	\$36	---	\$36
SERIES 2015-1					
Revenue	---	---	---	---	\$0
SERIES 2015-2					
Revenue	---	---	---	---	\$0
SERIES 2015-3					
Revenue	---	---	---	---	\$0
SERIES 2021					
Reserve	---	---	\$1,116,155	---	\$1,116,155
Revenue	---	---	\$980,977	---	\$980,977
Construction	---	---	---	\$592,472	\$592,472
TOTAL ASSETS	\$3,267,653	\$3,569,929	\$5,380,898	\$592,483	\$12,810,961
LIABILITIES:					
ACCOUNTS PAYABLE	\$76,202	---	---	---	\$76,202
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,406	---	---	---	\$5,406
DUE TO DEBT 2021	\$98	---	---	---	\$98
DUE TO REUNION WEST	\$73,825	\$13,143	---	---	\$86,968
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,486,512	---	\$3,486,512
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$4,040,000	---	\$4,040,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,789,994	---	\$2,789,994
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,575,000	---	\$3,575,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,556,785	---	---	\$3,799,537
UNASSIGNED	\$2,868,047	---	---	---	\$2,868,047
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$7,423,623)	---	(\$7,423,623)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,166,872)	---	(\$6,166,872)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$2,982,657	---	\$2,982,657
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$2,097,230	---	\$2,097,230
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$592,472	\$592,472
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,267,653	\$3,569,929	\$5,380,898	\$592,483	\$12,810,961

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
Special Assessments - Tax Roll	\$1,899,342	\$1,744,685	\$1,744,685	\$0
Special Assessments - Direct	\$102,593	\$76,945	\$77,541	\$596
Interest	\$1,250	\$729	\$42,014	\$41,285
Rental Income	\$2,240	\$1,307	\$6,160	\$4,853

TOTAL REVENUES	\$2,005,425	\$1,823,666	\$1,870,401	\$46,735
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EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$7,000	\$5,800	\$1,200
FICA	\$918	\$536	\$444	\$92
Engineering	\$15,000	\$8,750	\$16,170	(\$7,420)
Attorney	\$35,000	\$20,417	\$27,324	(\$6,907)
Trustee Fees	\$8,620	\$0	\$0	\$0
Arbitrage	\$2,400	\$600	\$600	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$5,833	\$5,933	(\$100)
Property Appraiser Fee	\$1,000	\$979	\$979	\$0
Property Taxes	\$400	\$400	\$124	\$276
Annual Audit	\$7,800	\$7,800	\$7,800	\$0
District Management Fees	\$46,489	\$27,119	\$27,119	\$0
Information Technology	\$1,600	\$933	\$933	\$0
Website Maintenance	\$1,000	\$583	\$583	\$0
Telephone	\$300	\$175	\$0	\$175
Postage	\$1,500	\$875	\$281	\$594
Printing & Binding	\$500	\$292	\$69	\$222
Insurance	\$18,000	\$18,000	\$16,110	\$1,890
Legal Advertising	\$5,000	\$2,917	\$508	\$2,409
Other Current Charges	\$600	\$350	\$35	\$315
Office Supplies	\$500	\$291	\$9	\$282
Travel Per Diem	\$250	\$146	\$0	\$146
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

TOTAL ADMINISTRATIVE	\$174,052	\$109,171	\$115,998	(\$6,827)
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MAINTENANCE-SHARED EXPENSES:

Field Management	\$41,844	\$24,409	\$24,409	\$0
Management Services Agreement	\$18,200	\$10,617	\$5,308	\$5,308
Telephone	\$8,400	\$4,900	\$4,169	\$731
Electric	\$330,204	\$192,619	\$203,151	(\$10,532)
Water & Sewer	\$40,538	\$23,647	\$19,979	\$3,668
Gas	\$45,808	\$26,721	\$33,576	(\$6,855)
Pool & Fountain Maintenance	\$165,200	\$96,367	\$116,807	(\$20,441)
Environmental	\$8,960	\$5,227	\$8,534	(\$3,307)
Property Insurance	\$41,454	\$41,454	\$37,844	\$3,610
Irrigation Repairs	\$9,100	\$5,308	\$8,358	(\$3,049)
Landscape Contract	\$656,079	\$382,713	\$343,092	\$39,621
Landscape Contingency	\$28,000	\$16,333	\$5,932	\$10,401
Gate and Gatehouse Expenses	\$28,000	\$16,333	\$21,912	(\$5,579)
Roadways/Sidewalks	\$14,000	\$8,167	\$7,823	\$343
Lighting	\$5,600	\$3,267	\$3,848	(\$581)
MSA Building Repairs	\$11,200	\$6,533	\$860	\$5,674
Pressure Washing	\$19,600	\$11,433	\$25,827	(\$14,394)
Maintenance (Inspections)	\$280	\$163	\$0	\$163
Repairs & Maintenance	\$14,000	\$8,167	\$16,708	(\$8,541)
Contract Cleaning	\$36,400	\$21,233	\$20,791	\$442
Fitness Center Repairs & Maintenance	\$2,800	\$1,633	\$2,447	(\$813)
Operating Supplies	\$2,800	\$1,634	\$0	\$1,634
Signage	\$5,600	\$3,267	\$7,130	(\$3,863)
Security	\$110,992	\$64,745	\$55,697	\$9,048
Parking Violation Tags	\$280	\$163	\$187	(\$24)

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$75,000	\$43,750	\$0	\$43,750
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$111,034	\$111,034	\$111,034	\$0

TOTAL MAINTENANCE	\$1,831,373	\$1,131,838	\$1,085,425	\$46,413
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TOTAL EXPENDITURES	\$2,005,425	\$1,241,008	\$1,201,423	\$39,586
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EXCESS REVENUES (EXPENDITURES)	\$0	\$668,978		
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FUND BALANCE - Beginning	\$0	\$2,441,821		
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FUND BALANCE - Ending	\$0	\$3,110,799		
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

REVENUES:

Transfer In	\$111,034	\$111,034	\$111,034	\$0
Interest	\$12,000	\$7,000	\$79,751	\$72,751

TOTAL REVENUES

\$123,034	\$118,034	\$190,785	\$72,751
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EXPENDITURES:

Contingency	\$500	\$292	\$4,201	(\$3,909)
Building Improvements	\$176,145	\$102,751	\$0	\$102,751
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$146,828	\$16,515	\$130,313
Landscape Improvements	\$0	\$0	\$0	\$0
Irrigation Improvements	\$0	\$0	\$0	\$0
Lighting Improvements	\$0	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0
Pool Furniture	\$8,400	\$4,900	\$5,461	(\$561)
Pool Repair & Replacements	\$0	\$0	\$12,482	(\$12,482)
Roadways/Sidewalks Improvement	\$62,328	\$36,358	\$83,302	(\$46,944)
Signage	\$28,000	\$16,333	\$10,567	\$5,766
Stormwater Improvement	\$28,000	\$16,333	\$0	\$16,333
Capital Outlay	\$5,600	\$3,267	\$40,345	(\$37,078)

TOTAL EXPENDITURES

\$560,678	\$327,062	\$172,873	\$154,189
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EXCESS REVENUES (EXPENDITURES)

(\$437,644)	\$17,912
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FUND BALANCE - Beginning

\$3,392,439	\$3,538,873
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FUND BALANCE - Ending

\$2,954,795	\$3,556,785
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$1,775	\$1,775
TOTAL REVENUES	\$0	\$0	\$1,775	\$1,775
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,775	
FUND BALANCE - Beginning	\$0		(\$7,425,398)	
FUND BALANCE - Ending	\$0		(\$7,423,623)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$3,418	\$3,418
TOTAL REVENUES	\$0	\$0	\$3,418	\$3,418
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,418	
FUND BALANCE - Beginning	\$0		(\$6,170,290)	
FUND BALANCE - Ending	\$0		(\$6,166,872)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

REVENUES:

Special Assessments	\$2,568,595	\$2,349,148	\$2,349,148	\$0
Interest	\$450	\$263	\$36,324	\$36,062

TOTAL REVENUES

\$2,569,045	\$2,349,411	\$2,385,473	\$36,062
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EXPENDITURES:

Special Call 11/01	\$0	\$0	\$10,000	(\$10,000)
Interest Expense 11/01	\$543,875	\$543,875	\$543,875	\$0
Principal Expense 05/01	\$1,525,000	\$0	\$0	\$0
Interest Expense 05/01	\$543,875	\$0	\$0	\$0

TOTAL EXPENDITURES

\$2,612,750	\$543,875	\$553,875	(\$10,000)
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EXCESS REVENUES (EXPENDITURES)

(\$43,705)	\$1,831,598
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FUND BALANCE - Beginning

\$942,874	\$1,151,059
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FUND BALANCE - Ending

\$899,169	\$2,982,657
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

REVENUES:

Special Assessments	\$1,116,155	\$1,064,842	\$939,828	(\$125,013)
Interest	\$500	\$292	\$31,690	\$31,399

TOTAL REVENUES

\$1,116,655	\$1,065,133	\$971,519	(\$93,615)
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EXPENDITURES:

Interest Expense 11/01	\$342,381	\$342,381	\$342,381	\$0
Principal Expense 05/01	\$435,000	\$0	\$0	\$0
Interest Expense 05/01	\$342,381	\$0	\$0	\$0

TOTAL EXPENDITURES

\$1,119,763	\$342,381	\$342,381	\$0
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EXCESS REVENUES (EXPENDITURES)

(\$3,108)	\$629,137
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FUND BALANCE - Beginning

\$344,177	\$1,468,093
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FUND BALANCE - Ending

\$341,070	\$2,097,230
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Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021

Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$63,213	\$63,213
TOTAL REVENUES	\$0	\$0	\$63,213	\$63,213
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$8,273,609	\$8,273,609
TOTAL EXPENDITURES	\$0	\$0	\$8,273,609	\$8,273,609
EXCESS REVENUES (EXPENDITURES)	\$0		(\$8,210,396)	
FUND BALANCE - Beginning	\$0		\$8,802,868	
FUND BALANCE - Ending	\$0		\$592,472	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$221,512	\$1,224,222	\$60,441	\$66,213	\$50,395	\$121,903	\$0	\$0	\$0	\$0	\$0	\$1,744,685
Special Assessments - Direct	\$2,386	\$50,104	\$0	\$0	\$0	\$25,052	\$0	\$0	\$0	\$0	\$0	\$0	\$77,541
Interest	\$4,621	\$5,045	\$5,394	\$5,808	\$6,219	\$8,417	\$6,511	\$0	\$0	\$0	\$0	\$0	\$42,014
Rental Income	\$2,240	\$2,100	\$0	\$0	\$280	\$980	\$560	\$0	\$0	\$0	\$0	\$0	\$6,160
Total Revenues	\$9,246	\$278,760	\$1,229,616	\$66,249	\$72,712	\$84,844	\$128,975	\$0	\$0	\$0	\$0	\$0	\$1,870,401
Expenditures													
Administrative													
Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$5,800
FICA	\$61	\$0	\$77	\$77	\$77	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$444
Engineering	\$1,505	\$3,764	\$565	\$669	\$538	\$4,980	\$4,151	\$0	\$0	\$0	\$0	\$0	\$16,170
Attorney	\$6,691	\$3,081	\$2,217	\$2,425	\$3,728	\$4,741	\$4,442	\$0	\$0	\$0	\$0	\$0	\$27,324
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$933	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$5,933
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$979	\$0	\$0	\$0	\$0	\$0	\$0	\$979
Property Taxes	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Annual Audit	\$0	\$0	\$2,500	\$0	\$3,975	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$7,800
District Management Fees	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$3,874	\$0	\$0	\$0	\$0	\$0	\$27,119
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$933
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$83	\$16	\$15	\$64	\$34	\$22	\$47	\$0	\$0	\$0	\$0	\$0	\$281
Printing & Binding	\$8	\$11	\$0	\$29	\$8	\$9	\$5	\$0	\$0	\$0	\$0	\$0	\$69
Insurance	\$16,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,110
Legal Advertising	\$0	\$0	\$0	\$364	\$0	\$0	\$144	\$0	\$0	\$0	\$0	\$0	\$508
Other Current Charges	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Office Supplies	\$1	\$1	\$1	\$3	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$9
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
	\$35,459	\$11,955	\$11,298	\$9,554	\$14,285	\$18,057	\$15,390	\$0	\$0	\$0	\$0	\$0	\$115,998

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,487	\$3,487	\$3,487	\$3,487	\$3,487	\$3,487	\$3,487	\$0	\$0	\$0	\$0	\$0	\$24,409
Management Services Agreement	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$0	\$0	\$0	\$0	\$0	\$5,308
Telephone	\$595	\$595	\$562	\$748	\$470	\$599	\$599	\$0	\$0	\$0	\$0	\$0	\$4,169
Electric	\$27,176	\$30,866	\$27,035	\$27,678	\$28,562	\$31,701	\$30,134	\$0	\$0	\$0	\$0	\$0	\$203,151
Water & Sewer	\$3,988	\$2,510	\$1,950	\$3,070	\$2,979	\$2,325	\$3,157	\$0	\$0	\$0	\$0	\$0	\$19,979
Gas	\$1,069	\$2,109	\$2,886	\$6,497	\$9,693	\$7,196	\$4,126	\$0	\$0	\$0	\$0	\$0	\$33,576
Pool & Fountain Maintenance	\$14,889	\$17,951	\$16,187	\$18,398	\$19,472	\$13,111	\$16,800	\$0	\$0	\$0	\$0	\$0	\$116,807
Environmental	\$2,468	\$2,440	\$480	\$480	\$889	\$889	\$889	\$0	\$0	\$0	\$0	\$0	\$8,534
Property Insurance	\$37,437	\$408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,844
Irrigation	\$1,030	\$2,489	\$1,009	\$1,249	\$182	\$1,613	\$785	\$0	\$0	\$0	\$0	\$0	\$8,358
Landscape Contract	\$35,867	\$73,071	\$58,759	\$40,919	\$40,919	\$52,638	\$40,919	\$0	\$0	\$0	\$0	\$0	\$343,092
Landscape Contingency	\$3,730	\$1,216	\$0	\$269	\$718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,932
Gatehouse and Gatehouse Expenses	\$3,353	\$2,689	\$3,274	\$477	\$8,894	\$1,388	\$1,836	\$0	\$0	\$0	\$0	\$0	\$21,912
Roadways/Sidewalks	\$0	\$3,150	\$3,746	\$546	\$381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,823
Lighting	\$1,243	\$0	\$2,157	\$0	\$448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,848
MSA Building Repairs	\$0	\$0	\$0	\$468	\$392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$860
Pressure Washing	\$0	\$0	\$12,034	\$10,601	\$3,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,827
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$10,681	\$5,459	\$255	\$132	\$182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,708
Contract Cleaning	\$2,854	\$2,854	\$2,930	\$3,114	\$2,886	\$3,114	\$3,038	\$0	\$0	\$0	\$0	\$0	\$20,791
Fitness Center Repairs & Maintenance	\$0	\$634	\$0	\$0	\$0	\$168	\$1,645	\$0	\$0	\$0	\$0	\$0	\$2,447
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,282	\$2,836	\$967	\$459	\$988	\$204	\$392	\$0	\$0	\$0	\$0	\$0	\$7,130
Security	\$7,736	\$7,880	\$7,808	\$7,807	\$7,807	\$8,852	\$7,807	\$0	\$0	\$0	\$0	\$0	\$55,697
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$187	\$0	\$0	\$0	\$0	\$0	\$0	\$187
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	\$0	\$0	\$0	\$0	\$111,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,034
	\$159,643	\$163,401	\$146,285	\$127,157	\$244,335	\$128,231	\$116,373	\$0	\$0	\$0	\$0	\$0	\$1,085,425
Total Expenditures	\$195,102	\$175,356	\$157,583	\$136,711	\$258,619	\$146,288	\$131,763	\$0	\$0	\$0	\$0	\$0	\$1,201,423
Excess Revenues (Expenditures)	(\$185,856)	\$103,404	\$1,072,032	(\$70,463)	(\$185,907)	(\$61,444)	(\$2,789)	\$0	\$0	\$0	\$0	\$0	\$668,978

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$175,000	
RESERVE FUND BALANCE	\$175,000	
BONDS OUTSTANDING - 09/30/20		\$24,585,000
LESS: SPECIAL CALL 11/1/20		(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		(\$1,375,000)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
LESS: SPECIAL CALL 11/1/22		(\$10,000)
CURRENT BONDS OUTSTANDING		\$21,745,000

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
CURRENT BONDS OUTSTANDING		\$19,930,000

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

Gross Assessments \$ 5,405,898 \$ 2,024,545 \$ 2,725,969 \$ 655,384
Net Assessments \$ 5,081,544 \$ 1,903,073 \$ 2,562,411 \$ 616,061

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015A	2021	Total 100%
							General Fund 37.45%	Debt Svc Fund 50.43%	Debt Svc Fund 12.12%
11/18/22	ACH	\$ 34,961.54	\$ 1,852.14	\$ 662.19	\$ -	\$ 32,447.21	\$ 12,151.70	\$ 16,361.77	\$ 3,933.74
11/22/22	ACH	\$ 594,205.46	\$ 23,768.08	\$ 11,408.74	\$ -	\$ 559,028.64	\$ 209,359.99	\$ 281,894.81	\$ 67,773.83
12/9/22	ACH	\$ 2,824,367.20	\$ 112,973.77	\$ 54,227.88	\$ -	\$ 2,657,165.55	\$ 995,126.41	\$ 1,339,897.70	\$ 322,141.44
12/9/22	ACH	\$ 1,362.25	\$ -	\$ 27.24	\$ -	\$ 1,335.01	\$ 499.97	\$ 673.19	\$ 161.85
12/22/22	ACH	\$ 647,699.55	\$ 24,851.81	\$ 12,456.95	\$ -	\$ 610,390.79	\$ 228,595.47	\$ 307,794.60	\$ 74,000.72
1/10/23	ACH	\$ 147,832.59	\$ 4,435.00	\$ 2,867.96	\$ -	\$ 140,529.63	\$ 52,629.29	\$ 70,863.23	\$ 17,037.11
1/10/23	ACH	\$ 18,944.26	\$ 542.64	\$ 368.03	\$ -	\$ 18,033.59	\$ 6,753.70	\$ 9,093.59	\$ 2,186.30
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 2,824.66	\$ 2,824.66	\$ 1,057.85	\$ 1,424.36	\$ 342.45
2/9/23	ACH	\$ 1,613.93	\$ 14.43	\$ 31.99	\$ -	\$ 1,567.51	\$ 587.04	\$ 790.43	\$ 190.04
2/9/23	ACH	\$ 182,861.82	\$ 4,052.10	\$ 3,576.19	\$ -	\$ 175,233.53	\$ 65,626.14	\$ 88,362.96	\$ 21,244.44
3/10/23	ACH	\$ 138,737.94	\$ 1,429.39	\$ 2,746.17	\$ -	\$ 134,562.38	\$ 50,394.52	\$ 67,854.19	\$ 16,313.67
4/11/23	ACH	\$ 311,464.79	\$ 23.98	\$ 6,228.81	\$ -	\$ 305,212.00	\$ 114,303.95	\$ 153,905.67	\$ 37,002.37
4/11/23	ACH	\$ 19,882.62	\$ -	\$ 397.66	\$ -	\$ 19,484.96	\$ 7,297.25	\$ 9,825.45	\$ 2,362.26
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 805.97	\$ 805.97	\$ 301.84	\$ 406.42	\$ 97.71
5/10/23	ACH	\$ 216,070.89	\$ -	\$ 4,321.42	\$ -	\$ 211,749.47	\$ 79,301.60	\$ 106,776.42	\$ 25,671.44
5/10/23	ACH	\$ 1,461.13	\$ -	\$ 29.22	\$ -	\$ 1,431.91	\$ 536.26	\$ 722.05	\$ 173.60
Totals		\$ 5,141,465.97	\$ 173,943.34	\$ 99,350.45	\$ 3,630.63	\$ 4,871,802.81	\$ 1,824,523.00	\$ 2,456,646.85	\$ 590,632.96

DIRECT BILLED

Ehof II - Spectrum LLC \$600,261.03 \$100,207.35 \$500,053.68

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2021
11/30/22	11/1/22	WIRE	\$ 300,130.51	\$ 300,130.51	\$ 50,103.67	\$ 250,026.84
3/24/23	2/1/23	6869	\$ 150,065.26	\$ 150,065.26	\$ 25,051.84	\$ 125,013.42
	5/1/23		\$ 150,065.26	\$ -	\$ -	\$ -
			\$ 600,261.03	\$ 450,195.77	\$ 75,155.51	\$ 375,040.26

Orlando Reunion Development LLC \$2,385.91 \$2,385.91

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
10/28/22	11/1/22	142522	\$ 1,192.95	\$ 1,192.95	\$ 1,192.95
10/28/22	2/1/23	142522	\$ 596.48	\$ 596.48	\$ 596.48
10/28/22	5/1/23	142522	\$ 596.48	\$ 596.48	\$ 596.48
			\$ 2,385.91	\$ 2,385.91	\$ 2,385.91

SUMMARY		
		GENERAL FUND
		DEBT SERVICE SERIES 2021
TOTAL DIRECT BILLED		\$102,593.26
TOTAL RECEIVED		\$ 77,541.42
VARIANCE		\$ (25,051.84)

SECTION 4

Reunion East and West R&M

FY2023 Budgeted Projects	Budget Amount	RE 56%	RW 44%	Estimated Date
Gate House Roof Replacement (Sinclair, Spine, Heritage)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	July
HVAC Replacement (Heritage Crossings Community Center)	\$ 132,862.00	\$ 74,402.72	\$ 58,459.28	June
Asphalt/Pavement Management Plan (Engineer's Report)	\$ 33,500.00	\$ 18,760.00	\$ 14,740.00	June
Reunion Resort/Reunion Village Gate Access	\$ 349,474.00	\$ 195,705.44	\$ 153,768.56	In Process
No Parking Signs (Reunion Village) and Sign Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	DEFER - FY2024
Pool Furniture (Inventory)	\$ 15,000.00	\$ 8,400.00	\$ 6,600.00	May
Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00	On Hold
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	June (Radar Display) & On Hold
Stormwater Repairs Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	
Repair/Rebuild Two Roadway Arbors	\$ 9,672.00	\$ 5,416.32	\$ 4,255.68	July
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	July
Upgrade Access Control for Carriage Pointe	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Complete March
RW Amenity Development Playground & Outdoor Fitness Center	\$ 10,000.00	\$ 5,600.00	\$ 4,400.00	Complete June
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	In Process
Pool Furniture - Seven Eagles	\$ 6,950.00	\$ 3,892.00	\$ 3,058.00	Complete May
Upgrade Sign Posts				
Seven Eagles Fountain Replacement				
Subtotal Not Budgeted R&M	\$ 21,881.05	\$ 12,253.39	\$ 9,627.66	
Total R&M	\$ 1,022,199.05	\$ 572,431.47	\$ 449,767.58	