

*Reunion East Community
Development District*

Agenda

October 12, 2023

AGENDA

Reunion East

Community Development District

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

October 5, 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, October 12, 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 September 14, 2023 Board of Supervisors Meeting
4. Consideration of Proposals for Seven Eagles Fountain Refurbishment
5. Consideration of Seven Eagles Pool Renovation
 - A. Spies
 - B. Aqua Blue
 - C. Sundance
6. Consideration of Reunion East Property Conveyance Funding Agreement with Kingwood Reunion Resort
7. Consideration of Resolution 2024-01 Setting a Public Hearing to Establish and Confirm Rates for Irrigation Services.
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Bid Documents for Right of Way Repairs
 - ii. Consideration of Universal Pavement Condition Report
 - C. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - D. Security Report
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: November 9, 2023

12. Adjournment

Sincerely,

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, **September 14, 2023** at 1:00 p.m. via Zoom Communication Media Technology and at the Reunion Grande Tower, 7593 Gathering Drive, Meeting Room E, Kissimmee, 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
Steve Boyd (*via Zoom*)
Alan Scheerer
Garret Huegel
Pete Wittman
Victor Vargas
Residents

District Manager
District Counsel
District Engineer
Field Manager
Yellowstone Landscape Services
Yellowstone Landscape Services
Reunion Security

The following is a summary of the discussions and actions taken at the September 14, 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 1:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Resident Paul Christensen of 7593 Gathering Drive, Unit 903, recalled at the last meeting, there was discussion regarding the Fitness Center and recommendations were made on signage, additional monitoring and having security monitor the facilities. Yesterday people were dropping weights, causing damage to the floor, no signs were posted and there was no monitoring by security. Ms. Adams stated this item was included on the Action Items List to be discussed under staff reports.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 10,
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 10, 2023 meeting, which were reviewed by District staff. Corrections were submitted by Ms. Wispelwey and Mr. Greenstein, which were incorporated.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the August 10, 2023 Board of Supervisors Meeting was approved as amended.
--

FOURTH ORDER OF BUSINESS

**Consideration of Custodial Service
Agreement Renewal with Kingwood
Orlando Reunion Resort**

Mr. Scheerer met with all vendors in preparation for Fiscal Year 2024 budget. Subsequently, Ms. Haley Hall and Katherine who handle janitorial services at Reunion, provided an updated fee summary schedule, which increased due to the cost of retaining employees and insurance. Currently, the District paid \$4,125.33 per month for the Seven Eagles pool and it increased to \$6,698.01 per month or from \$17 per hour to \$22 per hour. For the Homestead, Heritage A & B and Carriage Point pools and Terraces recreation and pool area, they were asking for an overall increase of \$630 per month. Over the past several years, there were increases in the amount of \$500 or \$525 per month. Now they were requesting a flat fee of \$719 per month for each of the four pools and \$1,054 per month for the Terraces, for a total of \$3,930 per month for janitorial services. The scope of services was attached. Mr. Dryburgh felt that the increase for Seven Eagles was significant. Ms. Wispelwey questioned the difference between the Seven Eagles pool and the Terraces. Ms. Hobbs pointed out it included a pavilion, fitness centers, gazebo, hot

tub, lap pool and two sets of bathrooms. Mr. Dryburgh questioned the number of cleaning hours. Mr. Scheerer stated they cleaned 16 hours per day, seven days per week. Ms. Wispelwey requested that it be bid out. There was Board consensus for staff to go out for bids for janitorial services and provide proposals at an upcoming meeting.

FIFTH ORDER OF BUSINESS

**Consideration of All Terrain Proposal for
Stormwater System Repairs**

Ms. Adams presented a proposal for All Terrain Tractor Service, Inc. (All Terrain) for stormwater system repairs, along with a location map of the area in question, which was prepared by the District Engineer. Mr. Boyd noted that All Terrain was the only responsive bidder to repair a stormwater flume that collapsed, due to corrosion, in back of home. This area was not detected during the stormwater inspection earlier in the year as it was at the end of an alley. Mr. Dryburgh voiced concern that there was only one bid. Mr. Scheerer recalled that All Terrain was the same contractor that performed other stormwater work months earlier.

On MOTION Mr. Goldstein seconded by Ms. Wispelwey with all in favor the proposal with All Terrain Tractor Service, Inc. for stormwater system repairs in the amount of \$15,530 was approved.

Mr. Greenstein requested that the work commence as soon as possible, since a homeowner was affected. Ms. Adams stated an agreement would be provided by District Counsel since the work was in the right-of-way.

SIXTH ORDER OF BUSINESS

**Consideration of License Agreement for
Dumpsters at The Stables**

Ms. Adams recalled ongoing discussion and escalating frustration among Board Members and residents of the District regarding the dumpsters at The Stables, as it attracted wildlife and illegal dumping. There was a current Management Service Agreement (MSA) with Kingwood to manage The Stables, including keeping the dumpster area clean. An appeal was made to Kingwood to assist with the Master Association who facilitated the trash removal in the community. Even after bringing the matter to Kingwood's attention the situation did not improve. Although the dumpsters were on CDD property, there was no License Agreement with the master Association to have the dumpsters located on District property. Typically, there is a License Agreement with

the Master Association for other Association equipment installed on District property. For example, there are license agreements for the Association's mailboxes. Since the Board discussed a desire for requirements such as pest control services, maintenance of the area and restricted access, an agreement was drafted providing these conditions in the form of a License Agreement for Dumpsters at The Stables. Ms. Trucco noted that the agreement included their standard typical language.

Ms. Wispelwey was in favor of it as she received feedback from homeowners regarding the dumpsters. If they did not have the dumpsters, garbage would accumulate in the community. Having this agreement would help with getting a handle on the trash. Mr. Dryburgh felt it was a good idea, but they needed to stop people getting access to them at night and suggested posting a security guard or locking them. Mr. Greenstein recalled that originally there were gates to keep people from accessing the area and suggested re-installing the gates, limiting access from dawn to dusk, to prevent improper dumping and placing a pad under the dumpsters. Mr. Scheerer recalled that the dumpsters were on a pad, but there was also gravel for easy cleanup. Ms. Wispelwey pointed out there were dumpsters on the property that had the same issue. Mr. Dryburgh suggested improving one dumpster to set standards and installing motion activated lights to scare off people and wildlife. Ms. Adams pointed out that the intent of the agreement was to have some elasticity so that the Association could employ different tools to control access and make incremental improvements until they successfully controlled the area. If they were not successful, the Board could terminate the agreement. Ms. Wispelwey hoped to have control of this by December. Mr. Goldstein wanted it to be under control in the next 30 days. Mr. Greenstein agreed. Mr. Scheerer recalled someone picking up all external debris three days per week; however, as soon as the dumpsters were empty, people from rentals and vacation homes filled up the dumpsters and suggested keeping it to household trash.

Mr. Dryburgh proposed charging the rental properties for the daily pickups or expanding the number of dumps. Ms. Hobbs proposed having a lid with narrow shoots for normal household trash to resolve the issue. Ms. Wispelwey suggested monitoring on Saturdays and Sundays when the turnover of the rentals occurred. Mr. Greenstein felt that it was the responsibility of the Master Association, wanted to resolve this matter in the next 30 days and having an area that was clean, sanitary and manageable. If they could not control the excessive and improper dumping, the District should revoke the License Agreement. The Board agreed. Ms. Adams recommended that

the Board approve the agreement in substantial form, subject to final revisions approved by the Chair. Mr. Greenstein requested that the Board Members provide suggestions to Section B of the agreement within the next week to ten days and forward to the Master Association for approval. Ms. Adams asked if the Board wanted to include a provision for the installation of additional dumpsters during the winter holidays, which was done in the past. Ms. Wispelwey was opposed, due to abuse by rental companies. Mr. Greenstein preferred to leave it out of the agreement.

On MOTION Ms. Hobbs seconded by Mr. Dryburgh with all in favor approving the License Agreement for dumpsters at The Stables in substantial form and delegation by the Chair to finalize the same was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco provided comments from the Board on the Irrigation Agreement to Kingwood's attorney and requested additional backup regarding the rates. They were reviewing it and Ms. Trucco hoped to bring it back to the next meeting. The draft Traffic Enforcement agreement with the Osceola County Sheriff's Department was provided to their attorney and they were in the process of reviewing it. Once there was a response, Ms. Trucco would bring it back to the Board for final approval.

B. Engineer

Mr. Boyd did not receive the report from Universal Engineering on the core samples that were expected by this date. They should be received in a few days and would be incorporated in the final report. The closing out the site work associated with the gates to Reunion Village was in process.

Mr. Boyd left the meeting.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List. Mr. Scheerer was waiting on renderings from Fast Signs for the updated English and Spanish Fitness Center signs in Seven Eagles. Once they were received, the signs would be installed. At the Board and residents request, Mr. Scheerer

requested, *“Please Do Not Drop Weights”* signs and spoke to the Chair about installing a rubber floor under the weights and would provide a proposal from Fitness Services of Florida. At the last meeting, the Board approved Advantage Roofing replacing the Seven Eagles pool and guardhouse roofs. A Notice of Commencement was signed and notarized and repair of the Seven Eagles pool roof would start on October 19th. The pool would be closed a minimum of two weeks and maximum of three weeks, with the exception of the mail room, which they must provide safe access to Seven Eagles residents. They were trying to coordinate the resurfacing of the pool at Seven Eagles with the roof repairs, which was in the allocated in the budget for Fiscal Year 2024 and would provide proposals at the October meeting.

Ms. Wispelwey recalled discussion about providing access for Seven Eagles residents to use other facilities for those two to three weeks. Mr. Greenstein spoke to the General Manager (GM) of the resort about this matter in July and would follow up. Some Gyms offered a trial period. Mr. Dryburgh pointed out that the renters would only be at the resort for only several days and would want to exercise and suggested installing a sign indicating the closure of the facility and alternative locations. Mr. Greenstein felt this was a rare occasion as they never had to close the facility for a length of time and would work with the resort. Mr. Scheerer would post temporary signs and work with the resort on the closure. The pool would be closed for two weeks, one week to drain and repair and one week to fill the pool with water and circulate the chemicals. There was a suggestion at the Reunion West CDD meeting to turn the Seven Eagle fountain into a garden planter versus replacement. Mr. Scheerer received a preliminary design from Spies Pools, but it would not compliment the Reunion look and recommended UCC Group who did all of the masonry work for the monument signs at Reunion West; however, it was costly to demo and install one fountain, between \$100,000 and \$150,000. Mr. Greenstein suggested changing the fountain at the entrance to Seven Eagles to a planter. The Board requested further information. Mr. Greenstein requested that the Master Association put pressure on the Condo Associations to power wash their buildings.

ii. Approval of Check Register

Ms. Adams presented the Check Register from August 1, 2023 through August 31, 2023 in the amount of \$122,198.62.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through July 31, 2023, which were for informational purposes. The District was over budget on some items. For Fiscal Year 2024, line items were increased based on the current spending track for professional services as well as field costs, due to price increases for labor and supplies. Assessments were fully collected.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan. Some of the estimated dates were pushed into October, to be completed next fiscal year.

D. Security Report

Mr. Vargas presented the July Security Report, which was provided under separate cover.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – October 12, 2023

The next meeting was scheduled for October 12, 2023 at 1:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

SECTION 4

*This item will be provided under
separate cover*

SECTION 5

SECTION A

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

REUNION EAST CDD – SEVEN EAGLES

7500 GATHERING DR.
REUNION, FL.

10/05/23

ATTN: ALAN SCHEERER

THIS BID IS PER OUR DETAILED INSPECTION OF THE SEVEN EAGLES POOL TO RESURFACE WITH EXPOSED QUARTZ FINISH, NO WORK TO FIBERGLASS GUTTER TROUGH OR PRECAST GUTTER GRATING OF RIMFLOW BEAM. OPTIONAL EXTRAS FOR TILE AND LED LIGHTS.

SCOPE OF WORK FOR POOL AREA

- DRAIN POOL (NEUTRALIZE/BALANCE CHLORINE AND PH AND DRAIN TO APPROVED WASTE METHOD)
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 300 SQ. FT

(NOTE: ANY ADDITIONAL DELAMINATION BEYOND 300 SQ. FT. WILL BE BILLED FOR AT A COST TO YOU OF \$8 PER SQ. FT.)

- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS, VACUUM LINES) AND NEXT TO TILE PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- 4,000 PSI PRESSURE WASH ENTIRE POOL SURFACE
- ACID WASH POOL (ACID WILL BE PUMPED INTO A CONTAINMENT TANK, NEUTRALIZED, AND PUMPED TO A PROPER DRAIN)
- STEP TILE: INSTALL NEW 2"X6" CONTRASTING SKID RESISTANT STEP TILE ON STEP AREAS (PER FBC 454)
- APPLY TWO-PART BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR AND WALLS)
- REPLACE 2-12"X12" MAIN DRAIN FRAMES AND GRATES WITH NEW VGBA GRATES.
- FLOOR INLET FITTINGS, INSTALL 15 NEW FLOOR INLET FITTINGS WITH SLOTTED GRATES.
- RESURFACE POOL WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL POOL WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

POOL RESURFACING

- LIMITED 5YR. MANUFACTURER WARRANTY (POOL FINISH ONLY) ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY



**801 Sawdust Trail
Kissimmee, FL 34744**

TOTAL: \$49,992.00

**407-847-2771
Fax 407-847-8242**

www.spiespool.com

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

OPTION #1:

- INSTALL 6 NEW LED LIGHTING FIXTURES IN EXISTING LIGHT NICHES. MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- **(ANY WORK TO THE EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)**

TOTAL: \$6,245.00

OPTION #2:

- INSIDE BEAM TILE UNDER COPING: INSTALL NEW 6"x6" TILE ON THE INSIDE BEAM WITH NEW DEPTH MARKER TILE AT EXISTING LOCATIONS.

TOTAL: \$6,995.00

OPTION #3:

- TOP OF THE BEAM MARKER TILE. INSTALL NEW 6"x6" SKID-RESISTANT DEPTH AND NO DIVING MARKER TILE, (4" BLACK NUMBERS AND LETTERS ON A WHITE TILE) IN EXISTING LOCATIONS.

TOTAL: \$4,100.00

****NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.**

THE WORK WILL TAKE ABOUT 2-3 WEEKS TO COMPLETE WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

QUOTE IS GOOD FOR 30 DAYS
ACCEPTED AND AGREED:

REGARDS,

BY: _____

TITLE: _____

DATE: _____

OPTION #1 _____ OPTION #2 _____

OPTION #3 _____

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC.
CP C043205

**801 Sawdust Trail
Kissimmee, FL 34744**



**407-847-2771
Fax 407-847-8242**

www.spiespool.com

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

REUNION EAST CDD – SEVEN EAGLES

7500 GATHERING DR.
REUNION, FL.

10/05/23

ATTN: ALAN SCHEERER

RESURFACE SPA #1 AND SPA #2 WITH EXPOSED QUARTZ FINISH OPTION TO INSTALL NEW TILE AND LED LIGHTS.

SCOPE OF WORK FOR SPA AREA

- DRAIN SPA'S
- CHIP OFF LOOSE AND DELAMINATED MATERIAL UP TO 10 SQ. FT EACH
- DIAMOND SAW CUT AND BEVEL EXISTING FINISH APPROXIMATELY 1 ½'-2" WIDE, AROUND ALL WALL PENETRATIONS, (INCLUDING LIGHTS, MAIN DRAINS AND RETURN LINE FITTINGS) AND NEXT TO TILE PROVIDE FULL DEPTH AND FLUSH INSTALLATION OF THE NEW FINISH
- 4,000 PSI PRESSURE WASH ENTIRE SURFACE
- ACID WASH
- INSTALL NEW 2"X6" NON-SKID, DARK CONTRASTING TILE ON THE STEPS AND BENCH (PER FBC 454)
- APPLY BOND KOTE TO PREPARE OLD SURFACE (COVERING FLOOR AND WALLS)
- REPLACE THE 2-12"X12" MAIN DRAIN FRAME AND GRATE WITH NEW VGBA GRATES (ONE PER SPA)
- RESURFACE SPA'S WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO ½" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL SPA'S WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

SPA #1 AND #2 RESURFACING

LIMITED 5YR. MANUFACTURER WARRANTY
(SPA FINISH ONLY) ALL OTHER MATERIALS
AND LABOR 1 YEAR WARRANTY

TOTAL: \$13,990.00

(\$6,995.00/EA.)

**801 Sawdust Trail
Kissimmee, FL 34744**



**407-847-2771
Fax 407-847-8242**

www.spiespool.com

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

OPTION #1:

- RETILE THE INSIDE BEAM OF SPA'S. INSTALL NEW 6"X6" TILE.

TOTAL: \$2,800.00

(\$1,400.00/EA.)

OPTION #2:

- INSTALL 2 NEW LED LIGHTING FIXTURE IN THE EXISTING LIGHT NICHE (ONE PER SPA). MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- *(ANY WORK TO THE EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)*

TOTAL: \$1,990.00

(\$995.00/EA.)

****NOTE: THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE.**

THE WORK WILL TAKE 3-5 DAYS. WEATHER AND GROUNDWATER CONDITIONS MAY INCREASE THE LENGTH OF THE JOB. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

PRICED TO BE DONE WITH THE POOL RESURFACING

***PRICE GOOD FOR 30 DAYS**
ACCEPTED AND AGREED:

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL, LLC.
CP C043205

BY: _____

TITLE: _____

DATE: _____

OPTION#1_____OPTION #2_____

**801 Sawdust Trail
Kissimmee, FL 34744**



**407-847-2771
Fax 407-847-8242**

www.spiespool.com

SECTION B



1211 Seminola Blvd Ste 145
Casselberry, FL 32707
407-782-9495
Lic# CPC1458064
LP 30127

PROPOSAL: Spa 1 and 2 Resurfacing

Submitted To: Reunion East CDD Seven Eagle
1364 Seven Eagles Court, Kissimmee, FL. 34747

Date: September 15, 2023

Attn: Alan Scheerer, GMS Central Florida

Project to renovate both spa 1 and spa 2 with quartz aggregate, retile, and lights.

- Draining:
 - a. Drain Spas
- Surface Preparation:
 - a. Grind surface away from tile, fittings, and lights for flush finish to new surfaces
 - b. Sound surface for hollow spots and remove.
 - c. Acid wash
 - d. Pressure wash to cleanse and remove residues.
 - e. Apply "scratchcoat" to the spas.
- Additional Items for Renovation:
 - a. Put on new tile on steps.
 - b. Put on new tile on beam.
 - c. Put in new VGBA floor grates.
 - d. Pull new LED lights (2)
- Quartz:
 - a. Hand troweled quartz mixture for a smooth and durable finish
 - b. Acid wash to expose the quartz.
- Start-up:
 - a. Start filling spas.
 - b. Clean up pool area.

NOTE: Warranty: there is a 1-year warranty on labor and a 5-year manufacturer warranty on materials against failure.

The project could take 3 weeks.

Price \$24,414.00

Payment is 50% down, 40% due when pool is prepped and 10% due at finish.

Date of Acceptance: _____ Signature: _____

Michael Harding



1211 Seminola Blvd Ste 145
Casselberry, FL 32707
407-782-9495
Lic# CPC1458064
LP 30127

PROPOSAL: Pool Resurfacing

Submitted To: Reunion East CDD Seven Eagles
1364 Seven Eagles Court, Kissimmee, FL. 34747

Date: September 15, 2023

Attn: Alan Scheerer, GMS Central Florida

Project to renovate the pool with quartz aggregate, retile, and lights.

- Draining:
 - a. Drain Pool
- Surface Preparation:
 - a. Grind surface away from tile, fittings and lights for flush finish to new surfaces
 - b. Sound surface for hollow spots and remove
 - c. Acid wash
 - d. Pressure wash to cleanse and remove residues
 - e. Apply "scratchcoat" to the pool
- Additional Items for Renovation:
 - a. Put on new tile on beam
 - b. Put on new nonskid tile on steps, and marker stations.
 - c. Replace lights with new LED fixtures
 - d. Put in new VGBA grates
- Quartz:
 - a. Hand troweled quartz mixture for a smooth and durable finish
 - b. Acid wash to expose the quartz
- Start-up:
 - a. Start filling pool
 - b. Clean up pool area

NOTE: Warranty: there is a 1-year warranty on labor and a 5-year manufacturer warranty on materials against failure.

The project could take 6 weeks.

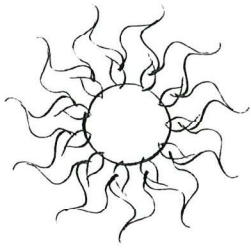
Price \$89,530.00

Payment is 50% down, 40% due when pool is prepped and 10% due at finish.

Date of Acceptance: _____ Signature: _____

Michael Harding

SECTION C



SUNDANCE

POOL & SPA SERVICE INC

10501 DEERGRASS LANE, ORLANDO, FL. 32821

PROPOSAL: REUNION EAST CDD- SEVEN EAGLES POOL RENOVATION

Job Site: Seven Eagles
1364 Seven Eagles Ct.
Kissimmee, FL. 34747

Date: September 19, 2023

Contact: Alan Scheerer.

Scope of work: Main pool – Resurfacing - \$79,995.00

Standard procedures removal of loose existing plaster up to 10%,
Removal and replacement of wall tile, step tile, top beam marker, and beam marker tile.
Acid Wash, pressure wash, and bond coat as required by plaster manufacturer.
Replacement of white goods as needed; replacement of main drain covers for VGBA compliance.
Installation of new LED underwater pool light fixtures.
Contractor will leave job area clean. System fire up and water chemistry balanced to acceptable parameters
Job should take 4-5 weeks.

Warranty: We will provide a 1-year workmanship warranty on the installation. Manufacturer provides a 5-year warranty.

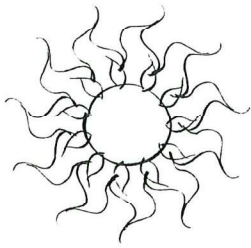
Payment is 50% down, 30% due when pool is prepped and 20% due at finish.

Date: _____

Signature: _____

Jim Johnson

PHONE: 321-689-6211



SUNDANCE

POOL & SPA SERVICE INC

10501 DEERGRASS LANE, ORLANDO, FL. 32821

PROPOSAL: REUNION EAST CDD- SEVEN EAGLES SPAS RENOVATION

Job Site: Seven Eagles
1364 Seven Eagles Ct.
Kissimmee, FL. 34747

Date: September 19, 2023

Contact: Alan Scheerer.

Scope of work: Two Spas - Resurfacing - \$23,495.00

Standard procedures removal of loose existing plaster up to 10%,

Removal and replacement of wall tile, step tile.

Acid Wash, pressure wash, and bond coat as required by plaster manufacturer.

Replacement of white goods as needed; replacement of main drain covers for VGBA compliance.

Installation of new LED underwater spa light fixtures.

Contractor will leave job area clean. System fire up and water chemistry balanced to acceptable parameters

Job should take 4-5 weeks.

Warranty: We will provide a 1-year workmanship warranty on the installation. Manufacturer provides a 5-year warranty.

Payment is 50% down, 30% due when pool is prepped and 20% due at finish.

Date: _____

Signature: _____

Jim Johnson

PHONE: 321-689-6211

SECTION 6

**FUNDING AGREEMENT BY AND AMONG
THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
AND KINGWOOD ORLANDO REUNION RESORT**

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of October, 2023, by and between:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Osceola County, Florida (the "District"), and

KINGWOOD ORLANDO REUNION RESORT, a Georgia limited liability company, whose principal address is 400 Curie Drive, Alpharetta, Georgia 30005 ("Kingwood").

RECITALS

WHEREAS, the District was established by Ordinance No. 01-31, adopted by the County Commission of Osceola County, Florida (the "County"), effective as of September 24, 2001, and expanded by Ordinance No. 05-26, adopted by the County on July 18, 2005, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roadways, buffer walls, water facilities, sewer facilities, reclaimed water facilities, stormwater management facilities, and/or other infrastructure improvements; and

WHEREAS, the Developer proposes to modify the development plan for the Reunion Resort and Golf Club to convert portions of the project from golf course uses to residential uses on the east side of Davenport Creek and re-route certain golf holes on the east and west sides of Davenport Creek in order to maintain an 18-hole golf course (collectively, referred to herein as the "Project"); and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any expenditures arising from or related to the District's review and analysis of the Project, and any related requests from the Developer to finalize their project, including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any; and

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. PROVISION OF FUNDS. Developer agrees to reimburse the District for the costs incurred by the District to review and analyze the Project, and to review any related requests from the Developer, including expenses/fees arising from the District's staff, including legal, engineering, and managerial staff. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued in order to review and analyze the Project and to review any related requests from the Developer. The District agrees to use good faith best efforts to proceed with its review in an expeditious manner. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Reunion East Community
Development District
c/o Governmental Management Services –
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attn: District Counsel, Jan A. Carpenter, Esq.

B. If to Developer: Kingwood Orlando Reunion Resort
400 Curie Drive,
Alpharette, Georgia 30005
Attn:

With a copy to: _____

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any

provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

SECTION 13. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Developer acknowledges that the designated public records custodian for the District is Governmental Management Services – Central Florida, LLC (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Developer shall: (1) keep and maintain public records required by the District to perform the service; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Developer does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Developer, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 839-5524, FAX: (407) 839-1526, OR EMAIL: RECORDREQUEST@GMSOFL.COM.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. FOREIGN INFLUENCE. Developer understands that under Section 286.101, *Florida Statutes*, that Developer must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on next page]

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

WITNESS:

**KINGWOOD ORLANDO REUNION
RESORT**
a Florida limited liability company

Print Name:

By:

Its: _____

SECTION 7

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON THURSDAY, _____, 2023 AT 1:00 P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT AND CONFIRMATION OF RATES FOR IRRIGATION SERVICE, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (“Board”) of the Reunion East Community Development District (the “District”), pursuant to Board action, has determined to establish and confirm the rates collected for irrigation services by Kingwood Orlando Reunion Resort, LLC (“Kingwood”) pursuant to the “Irrigation Water System Operating Agreement,” between the District and Kingwood (the “Rates”), and the Board now desires to hold a public hearing to consider the advisability and propriety of said Rates, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at 1:00 p.m., Thursday, _____, 2023, at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747, for the purpose of hearing comment and objection to the Rates. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, or at TAdams@gmscfl.com.
2. That the Board also hereby accepts for the purposes of this Resolution, the Rates attached hereto as Exhibit “A”.
3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 *Florida Statutes*, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Osceola County.
4. That this Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE.]

**SIGNATURE PAGE TO RESOLUTION 2023-13
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this ____ day of _____ 2023.

**BOARD OF SUPERVISORS OF THE
REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

ATTEST:

George Flint
Secretary / Assistant Secretary

Chairman / Vice Chairman

EXHIBIT “A”

“Rates”

[See attached.]

Reunion Resort & Club of Orlando

Irrigation Water Fees

The Reunion Resort & Club of Orlando Master Homeowner Association (Association) assesses property owners for various costs associated with managing and maintaining the master planned development. These costs include services for landscape and hardscape maintenance, including the cost of irrigation water. The Association budget reflects separate line items for different expense types related to landscape management. Irrigation water costs are allocated by two types of fees: base fees and service area assessments.

Base Assessment (*Access Fee*)

The base fee covers the anticipated water required to irrigate the common areas of the community and a uniform unit-based appropriation of water for each development parcel. Each unit owner pays the same base fee. The base fee for 2023 budget year is 34.92 per unit per month. Per the Association budget, this is reflected under the Utilities category, individual line item - Base Irrigation Water Access Fees.

Service Area Assessments (*Use Fee*)

Service area assessments cover the anticipated water required to irrigate specific development parcels beyond the base fee appropriated volume. For units with the lowest anticipated water requirements, there is no service area assessment, since the base fee is intended to cover the water cost for the lowest irrigable area for any unit. Units that are within specific development parcels having greater amounts of irrigable area have higher service area assessments. The service area assessment for irrigation water in the 2023 Association budget year follow:

<i>Community</i>	<i>Use Fee</i>
<i>Carriage Pointe</i>	0.00
<i>Center Court Ridge</i>	0.00
<i>Heritage Crossing</i>	0.00
<i>Homestead</i>	7.90
<i>Liberty Bluff</i>	0.00
<i>Patriots Landing</i>	6.90
<i>Reunion Grande</i>	0.00
<i>Reunion Village</i>	13.00
<i>Seven Eagles</i>	0.00
<i>Spectrum</i>	0.00
<i>Terraces</i>	0.00
<i>Villas at Reunion Square</i>	0.00

The amount of water anticipated for the community is based on the approved water use permit volumes. The amount of irrigation water projected for specific development parcels is based on the characteristics of each development described and detailed per filed permit documentation. Units within a specific development parcel are allocated the same irrigation water (e.g. irrigable water for the specific development parcel divided by the number of units within the development parcel).

Several factors influence the amount of irrigation water actually used in maintaining landscape within the community, including the amount and frequency of rainfall, landscape management practices employed by the service companies engaged to perform maintenance, climatic variables (e.g. humidity, cloud cover, temperature, etc.), new vegetation and types of planted vegetation, level of service and expected quality of supported vegetation, along with several other variables. Irrigation water patterns and usage typically change throughout the year, season to season, and even year to year. The projected use is based on the 2 in 10 year drought, which is the metric used by permitting agencies for water use allocations, along with consideration for historic use patterns, efficiencies and implementation of BMPs, etc.

SECTION 8

SECTION B

Reunion East CDD
Road Resurfacing Project
Bid Instructions and Bid Form
Prepared October 4, 2023

Instructions:

1. Included Bid Documents

- a. Maps showing Extent of Pavement Resurfacing
- b. Limited Pavement Evaluation Report prepared by UES, Dated Sept. 17, 2023

2. Bid Instructions

- a. Complete Bid Form
- b. Return Completed bid form to Reunion East CDD District Manger no later than 5PM on _____, 2023.
- c. Where provided quantities are provided for information, however bidders shall be responsible for including adequate qauntites to complete the project.

Bid Form:

Bidder Company: _____

Representative and Contact Information: _____

Date Submitted: _____

General Conditions

Scope of Work	Quantity	Units	Unit Price	Total
Mobilization:				
Other:				
Sub Total				

Road Section: Gathering Drive - Section 1

Sheet Number: 1.04E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic		1 LS		
Mill 1 1/2" Asphalt	3,845	SY		
Resurface with 1 1/2" SP9.5 Asphalt	3,845	SY		
Restore Pavement Markings- Double Yellow Center	1,060	LF		
Sub Total				

Road Section: Excitement Drive - Section 2

Sheet Number: 1.07E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	2,672	SY		
Resurface with 1 1/2" SP9.5 Asphalt	2,672	SY		
Restore Pavement Markings	1	LS		
Sub Total				

Road Section: Tradition Blvd - Section 3

Sheet Number: 1.09E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	4,859	SY		
Resurface with 1 1/2" SP9.5 Asphalt	4,859	SY		
Restore Pavement Markings- Double Yellow Centerline and Stop Bar	1,535	LF		
Sub Total				

Road Section: Tradition Blvd - Section 4

Sheet Number: 1.09E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	2,537	SY		
Resurface with 1 1/2" SP9.5 Asphalt	2,537	SY		
Restore Pavement Markings- Double Yellow	850	LF		
Sub Total				

Road Section: Spine Road - Section 5

Sheet Number: 1.09E and 1.10E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	35,170	SY		
Resurface with 1 1/2" SP9.5 Asphalt	35,170	SY		
Replace Stop Bar at CR 455	1	LS		
Sub Total				

Road Section: Spine Road - Section 6

Sheet Number: 1.09E and 1.10E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	573	SY		
Resurface with 1 1/2" SP9.5 Asphalt	573	SY		
Sub Total				

Road Section: Reunion Blvd -Section 7

Sheet Number: 1.11E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	6,589	SY		
Resurface with 1 1/2" SP9.5 Asphalt	6,589	SY		
Restore Pavement Markings- Double Yellow Center		LF		
Sub Total				

Road Section: Reunion Blvd -Section 8

Sheet Number: 1.12E and 1.14E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	6,604	SY		
Resurface with 1 1/2" SP9.5 Asphalt	6,604	SY		
Restore Pavement Markings- Double Yellow Center		LF		
Restore Gore Area and Stop Bar	1	LS		
Sub Total				

Road Section: Reunion Blvd -Section 9

Sheet Number: 1.11E and 1.13E

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS		
Mill 1 1/2" Asphalt	2,681	SY		
Resurface with 1 1/2" SP9.5 Asphalt	2,681	SY		
Restore Pavement Markings- Double Yellow Center	615	LF		
Sub Total				

September 17, 2023

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

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

Reference: **Limited Pavement Evaluation**
Reunion East CDD
Tradition Boulevard
Kissimmee, Osceola County, Florida
UES Project No. 0130.2300268.0000
UES Report No. 2040487

Dear Ms. Adams:

UES has completed the limited pavement evaluation at the above referenced site in Osceola County. The following sections present the results of our field exploration program.

This exploration was performed in general accordance with UES Proposal No. 2025965.v2 dated July 24, 2023, and generally accepted soil and foundation engineering practices. No other warranty, express or implied, is made. As such, UES will not be responsible for the performance of any other site improvement designed using the data in this report.

1. PROJECT DESCRIPTION

We understand that you are planning to improve the existing pavement areas located within Reunion West subdivision in Kissimmee, Florida. As requested, UES completed a limited pavement evaluation of the existing pavement conditions and determined the current structural number. Our evaluation consisted of performing seventeen (17) roadway cores as depicted in Appendix A.

2. FIELD EXPLORATION

2.1 FIELD OBSERVATION

UES performed field observations on August 3, 2023 and September 1, 2023 to assess the roadway condition. We observed occasional minor to major cracking within the subject area. We observed several alligator cracking, block cracking, and longitudinal cracking with some patching throughout the subject areas. We also noted areas showing polished asphalt (polished aggregate) due to abrasion. Based on our field observation, generally, the pavements are in **"Fair" to "Poor"** conditions.

2.2 ROADWAY CORES

Our pavement cores were performed on August 2, 2023 and September 1, 2023, at the presented locations in Appendix A. The pavement cores were performed and measured in the field to determine the pavement component thicknesses and general condition of the pavement cores. The locations of the pavement cores are presented in Appendix A.

The asphalt coring was performed using an electric coring machine. A 6-inch, water cooled, coring drill bit was placed on the pavement and rotated while simultaneously slowly advanced through the asphalt and base to the underlying subgrade soil. The cores were transported to our laboratory for further analysis. Upon completion, the borings were backfilled and patched with asphalt cold patch. The pavement cores were also returned to our Orlando laboratory for inspection.

In order to evaluate the subgrade material conditions beneath the pavement, we advanced one (1) hand auger boring at each core locations to depths of 5 feet below the existing roadway surface elevations. Summaries of our findings are presented in appendix B.

The hand auger borings were performed in general accordance with the latest revision of ASTM D 1452, "Standard Practice for Soil Investigation and Sampling by Auger Borings". In this procedure, the borings were advanced beneath the asphalt and concrete core locations by rotating a hand-held bucket type auger until the receiving end of the auger filled with soil.

Once the bucket was filled, the auger assembly was removed from the borehole and the sample was retrieved from the bucket, placed in labeled plastic containers, and sealed. After completing the auger borings, the samples obtained from each boring were transported to our laboratory where they were examined by a member of our geotechnical staff.

3. FINDINGS OF FIELD EXPLORATION

3.1 SUBSURFACE CONDITIONS

The classifications and descriptions shown are generally based upon visual and tactile characterizations of the recovered soil samples assessment. The results of our exploration, together with pertinent information obtained from the hand auger borings are shown in Appendix B.

Generally, we encountered an asphalt layer followed by limerock base course, and stabilized subgrade. The soils below the pavement section generally consisted of fine sand [SP] or fine sand with silt [SP-SM] at all core/hand auger locations beneath the subbase materials. More detailed soil profiles and thicknesses are presented on Appendix B and Table 1.

3.2 PAVEMENT CORE RESULTS

Based upon the findings of our limited pavement evaluation, and the observed condition of the roadway along the limits explored, it is our opinion that, based on the criteria of Good, Fair, or Poor per the guidelines outlined in the Florida Department of Transportation (FDOT) Flexible Pavement Design Manual, the pavements are generally in **"Fair" to "Poor"** conditions. The bond between the asphalt and limerock base are in good conditions.

Using the reduced structural coefficients of asphalt materials presented within Table 7.1 of the FDOT Flexible Pavement Design Manual, we estimate the existing pavement section currently has an estimated Structural Number (SN) ranging from 2.2 to 3.6. The pavement section components and corresponding thickness at each core location are summarized in Table I.

TABLE I
SUMMARY OF PAVEMENT SECTION AND STRUCTURAL NUMBERS

Core #	Existing Pavement Condition	Measured Asphalt Structural Course Thickness (inches)	Measured Limerock Base Course Thickness (inches)	Measured Stabilized Subgrade Course Thickness (inches)	Current Structural Number (SN)
RE-01	Poor	2	9	12	2.9
RE-02	Poor	2½	8½	12	2.9
RE-03	Fair	2½	8½	12	3.1
RE-04	Poor	2¼	8	12	2.7
RE-05	Fair	2	8	12	2.9
RE-06	Poor	1½	9½	12	2.9
RE-07	Fair	2½	8	12	3.0
RE-08	Poor	2½	8	12	2.8
RE-09	Poor	2½	9	12	3.0
RE-10	Poor	3	9	12	3.0
RE-11	Poor	3½	12	12	3.6
RE-12	Poor	3	9	12	3.0
RE-13	Fair	1½	9	12	3.0
RE-14	Poor	1½	9	12	2.8
RE-15	Poor	3½	8	12	2.9
RE-16	Poor	2	8	12	2.7
RE-17	Fair	2	9	12	3.1

Notes:

- Structural number calculations – Per the FDOT 2022 Flexible Pavement Design Manual:
Surface: Asphalt Type SP = 0.44 (new), 0.34 (good), 0.25 (fair), 0.15 (poor)
Base: Asphalt Base Course (ABC) Type B-12.5 = 0.30, Limerock (LR) base = 0.18, Recycled Crushed Concrete (RCA) Base = 0.18, 300 psi Soil Cement (SC) Base = 0.15
Subgrade: Stabilized Subgrade = 0.08, Compacted Subgrade = 0.00
- New typical Osceola County flexible pavement SN:
Local Road: 1½" asphalt, 6" RCA or limerock base, & 8" stabilized subgrade → **2.4**
Avenue/Boulevard: 2½" asphalt, 8" RCA or limerock base, & 12" stabilized subgrade → **3.5**

4. PAVEMENT RECONSTRUCTION RECOMMENDATIONS

In our opinion, the existing pavement sections would be classified as "Fair" to "Poor" per the FDOT Flexible Pavement Design Manual. Based on the condition of the existing asphalt, UES recommends that the existing asphalt layer be milled and resurfaced.

We note that due to the good bond condition of the asphalt and limerock base layers, and lack of base failures within the explored areas, as well as to match the current site grading, only surficial milling and resurfacing are required at this time. Our recommended procedures for the asphalt pavement removal and replacement are presented in Section 4.1.

If any of this information is incorrect or if you anticipate any changes, inform UES so that we may review our recommendations. Additionally, if subsurface conditions are encountered during construction which were not encountered at our core locations, report those conditions immediately to us for observation and recommendations.

4.1 PAVEMENT REMOVAL AND REPLACEMENT

Below is a list of our recommended procedures for the partial removal (milling) and replacement of the asphalt layer throughout the subject property. Note that if a heavy-duty section is required additional milling will likely be required. However, currently we are presenting recommendations to mimic the current sections.

1. Mill and remove a minimum thickness of 1½ inch or more from the existing grade to expose the underlying base material.
2. If exposed, compact the limerock base material to at least 98 percent of the Modified Proctor test maximum dry density (ASTM D 1557). Verify compaction at a frequency of 1 density test per 10,000 square feet of pavement area.
3. In order to *improve* the pavement SN to at least 3.0, a minimum of 1½-inches of asphaltic surfacing will be required.
4. Prior to the placement of the asphaltic surfacing, the prime coat will need to be placed on the prepared base course and tack coat on the milled/exposed asphalt layer.

For the new pavements, we recommend that the surfacing consist of FDOT SuperPave (SP) asphaltic concrete. The surface course should consist of FDOT SP-9.5 fine mix for light-duty areas and FDOT SP-12.5 and/or SP-9.5 fine mix for heavy duty areas. The asphalt concrete should be placed within the allowable lift thicknesses for fine Type SP mixes per the latest edition of FDOT Standard Specifications for Road and Bridge Construction.

The asphaltic concrete should be compacted to an average field density of 93 percent of the laboratory maximum density determined from specific gravity (G_{mm}) methods, with an individual test tolerance of **+2 percent and -1.2% of the design G_{mm}** . Specific requirements for the SuperPave asphaltic concrete structural course are outlined in the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

Note: If the Designer (or Contract Documents) limits compaction to the static mode only or lifts are placed one-inch thick, then the average field density should be 92 percent, with an individual test tolerance of + 3 percent, and -1.2% of the design G_{mm} .

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and density. Cores should be obtained at frequencies of at least one (1) core per 10,000 square feet of placed pavement, or a minimum of two (2) cores per day's production.

5. LIMITATIONS

This report has been prepared for the exclusive use of *Reunion East CDD* and other members of the design/construction team associated with the proposed construction for the specific project discussed in this report. No other site or project facilities should be designed using the soil information contained herein.

As such, UES will not be responsible for the performance of any other site improvement designed using the data in this report. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

Please note that this letter report is based on a limited exploration program. The information submitted in this report is based on data obtained from the soil borings performed at the locations indicated on the boring plan. UES is not responsible for the interpretations and conclusions made by others concerning the subsurface conditions at this site. This report does not reflect any variations which may occur within unexplored areas of the site or below the termination depth of the borings. Some of the boring locations are approximate and the groundwater table depths are shown from existing grades.

During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A GBC publication, "Important Information About Your Geotechnical Engineering Report" appears in the Appendix, and will help explain the nature of geotechnical issues. Further, we present documents in the Appendix: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

6. CLOSURE

We hope this letter addresses your requirements at this time. We appreciate the opportunity to assist Premier Association Management of Central Florida, Inc and look forward to a continued association. Please contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully Submitted,
UNIVERSAL ENGINEERING SCIENCES, LLC
Certificate of Authorization No. 549


Justin D. Bernabas, E.I.
Geotechnical Project Manager

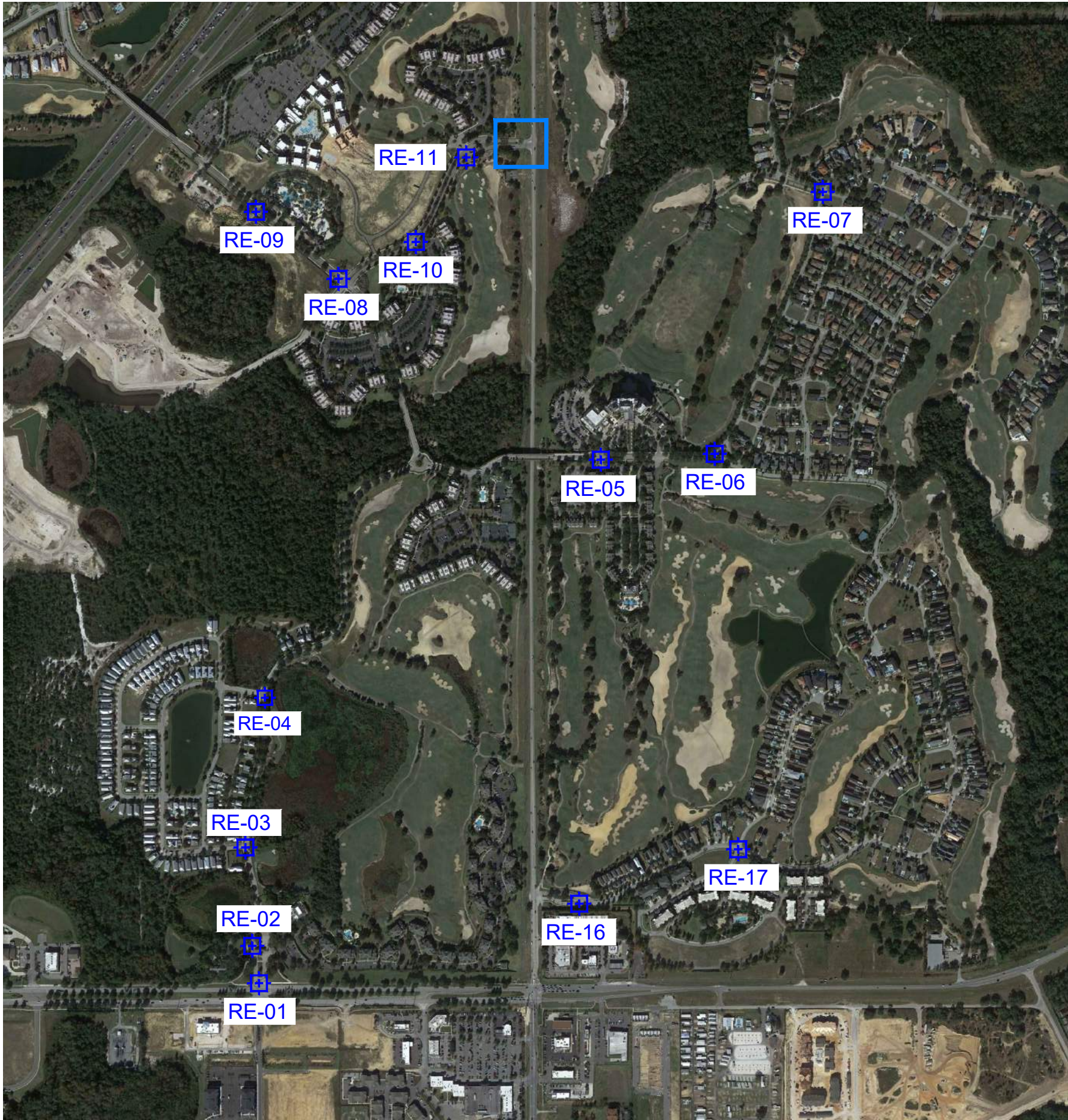


Distribution: Client via email

Attachments: Appendix A: Pavement Core Location Plan
Appendix B: Pavement Evaluation and Condition Data Sheet

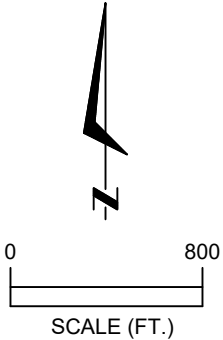
APPENDIX A






LEGEND

APPROX. CORING LOCATION



AERIAL PHOTO SOURCE: GOOGLE EARTH

FOR:	REUNION EAST CDD			
	DRAWN BY:	N.F.	DATE:	8 - 25 - 2023
	CHECKED BY:	J.B.	DATE:	9 - 15 - 2023
	REPORT NO:	2040487	SCALE:	AS SHOWN
	PROJECT NO:	0130.2300268.0000		
LIMITED PAVEMENT EVALUATION REUNION EAST CDD KISSIMMEE, OSCEOLA COUNTY, FLORIDA				
CORING LOCATION PLAN				
				
PAGE NO: A-1				

APPENDIX B



PAVEMENT EVALUATION AND CONDITION DATA SHEET

Project No.: 0130.2300268.0000		Cored By: Jose Rosario				Date: 8/3/2023		Page No.: 1 of 2	
County: Osceola		Project: Reunion East				From:		To:	
Road No.: Various		Begin Sta:				End Sta:		Length:	
Core No.	Location	Asphalt	Base		Subgrade		Base/ Subgrade material description	cross slope / coordinates	
			Type	Thick-ness (in)	Type	Thickness (in)			
1	See Map	2"	LR	9"	stabilization	12"	23" to 60" tan sand	1.4% / N28-15.607 W81-35.777	
2	See Map	2-1/2"	LR	8-1/2"	stabilization	12"	22" to 60" tan sand	0.7% / N28-15.629 W81-35.790	
3	See Map	2-1/2"	LR	8-1/2"	stabilization	12"	23" to 60" tan sand	1.9% / N28-15.731 W81-35.804	
4	See Map	2-1/4"	LR	8"	stabilization	12"	22" to 60" tan sand	1.2% / N28-15.930 W81-35.778	
5	See Map	2"	LR	8"	stabilization	12"	22" to 60" tan sand	1.0% / N28-16.188 W81-35.343	
6	See Map	1-1/2"	LR	9-1/2"	stabilization	12"	23" to 60" tan sand	1.2% / N28-16.210 W81-35.190	
7	See Map	2-1/2"	LR	8"	stabilization	12"	22" to 60" tan sand	0.7% / N28-16.485 W81-35.075	
8	See Map	2-1/2"	LR	8"	stabilization	12"	22" to 60" tan sand	1.2% / N28-16.789 W81-35.185	
9	See Map	2-1/2"	LR	9"	stabilization	12"	23" to 60" tan sand	1.6" / N28-16.459 W81-35.792	

Remarks: A=Alligator B=Base BL=Block BR=Branch Cracking OGFC= Open-Graded FC Stress Cracks SL=Single Longitudinal Crack L=Light Cracking
M=Moderate Cracking S=Severe Cracking G=Good F=Fair P=Poor ST=Single Transverse Crack LR=Limerock LML=Westbound Merge Lane
ABC = Asphalt Base Course SC= Soil Cement RRTL=North or Eastbound Right Turn Lane RLTL=North or Eastbound Left Turn Lane SS=Silty Sand CL=Clay SHM=Shell Mix

PAVEMENT EVALUATION AND CONDITION DATA SHEET

Project No.: 0130.2300268.0000		Cored By: Jose Rosario				Date: 9/1/2023		Page No.: 2 of 2	
County: Osceola		Project: Reunion East				From:		To:	
Road No.:		Begin Sta:				End Sta:		Length:	
Core No.	Location	Asphalt	Base		Subgrade		Base/ Subgrade material description	cross slope / coordinates	
			Type	Thick-ness (in)	Type	Thickness (in)			
10	See Map	3"	LR	9"	stabilization	12"	24" to 60" tan silty sand	0.2% / N28-16.423 W81-35.103	
11	See Map	3-1/2"	LR	12"	compacted	12"	27" to 60" tan silty sand	1.0% / N28-16.578 W81-35.522	
12	See Map	3"	LR	9"	stabilization	12"	24" to 60" tan silty sand	1.2% / N28-16.528 W81-35.451	
13	See Map	1-1/2"	LR	9"	stabilization	12"	22" to 60" tan to orange silty sand	1.3% / N28-16.535 w81-35.450	
14	See Map	1-1/2"	LR	9"	stabilization	12"	22" to 60" tan to orange silty sand	1.6% / N28-16.541 W81-35.453	
15	See Map	3-1/2"	LR	8"	stabilization	12"	23" to 60" tan to orange silty sand	1.6% / N28-16.537 W81-35.417	
16	See Map	2"	LR	8"	stabilization	12"	20" to 60" tan silty sand	0.8% / N28-15.687 W81-35.380	
17	See Map	2"	LR	9"	stabilization	12"	23" to 60" light brown sand	0.8% / N28-15.251 W81-35.182	

Remarks: A=Alligator B=Base BL=Block BR=Branch Cracking OGFC= Open-Graded FC Stress Cracks SL=Single Longitudinal Crack L=Light Cracking
 M=Moderate Cracking S=Severe Cracking G=Good F=Fair P=Poor ST=Single Transverse Crack LR=Limerock LML=Westbound Merge Lane
 ABC = Asphalt Base Course SC= Soil Cement RRTL=North or Eastbound Right Turn Lane RLTL=North or Eastbound Left Turn Lane SS=Silty Sand CL=Clay SHM=Shell Mix

APPENDIX C



Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply this report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an

assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by:* the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help

others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.



8811 Colesville Road/Suite G106, Silver Spring, MD 20910

Telephone: 301/565-2733 Facsimile: 301/589-2017

e-mail: info@geoprofessional.org www.geoprofessional.org

Copyright 2015 by Geoprofessional Business Association (GBA). Duplication, reproduction, or copying of this document, or its contents, in whole or in part, by any means whatsoever, is strictly prohibited, except with GBA's specific written permission. Excerpting, quoting, or otherwise extracting wording from this document is permitted only with the express written permission of GBA, and only for purposes of scholarly research or book review. Only members of GBA may use this document as a complement to or as an element of a geotechnical-engineering report. Any other firm, individual, or other entity that so uses this document without being a GBA member could be committing negligent or intentional (fraudulent) misrepresentation.

CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.



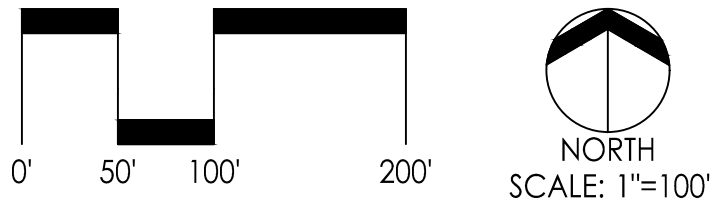


MATCHLINE - SEE SHEET 1.13 E

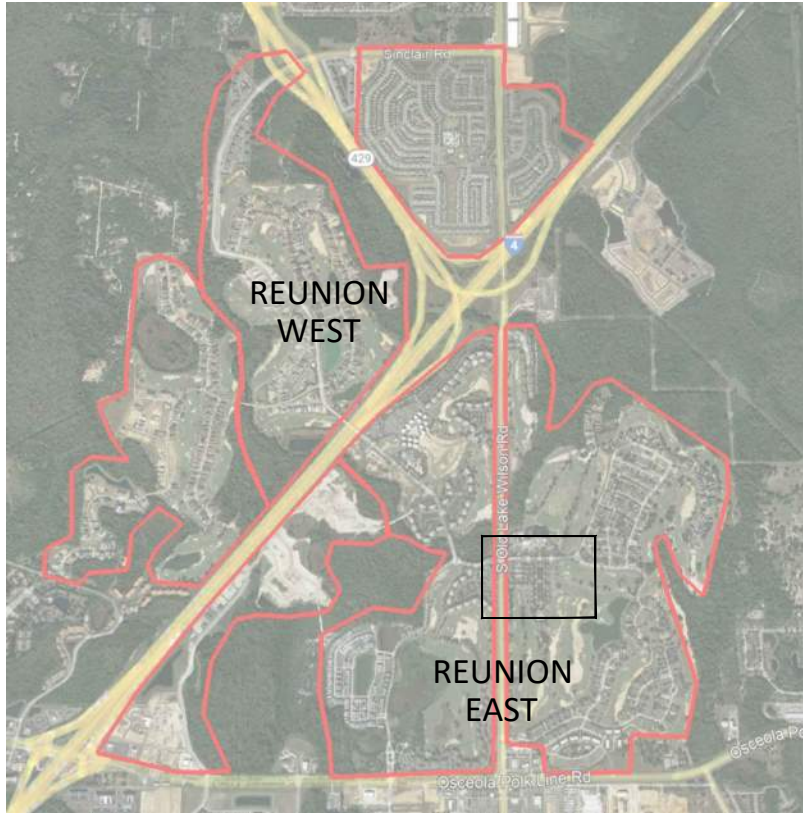
MATCHLINE - SEE SHEET 1.03 E

**GATHERING DRIVE
SECTION 1**
1,060 LF / 34,600 SF

1. Set up Temporary MOT
2. Mill and Resurface
3. Re-Stripe with Existing Striping and Double Yellow Centerline



KEY MAP



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth. 29791

Civil Engineer
STEVEN N. BOYD
No. 43225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By

REUNION CDD EAST PAVEMENT REHAB

PROJECT LOCATION:
PREPARED FOR: PREPARED FOR

REHABILITATION PLAN

Date: 10/4/2023

Scale: AS SHOWN

Project No.: 1003.006

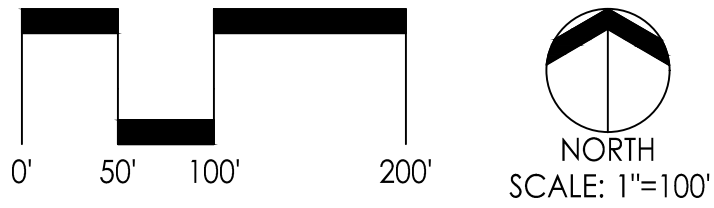
Drawn By: JMH

Designed By: SNB

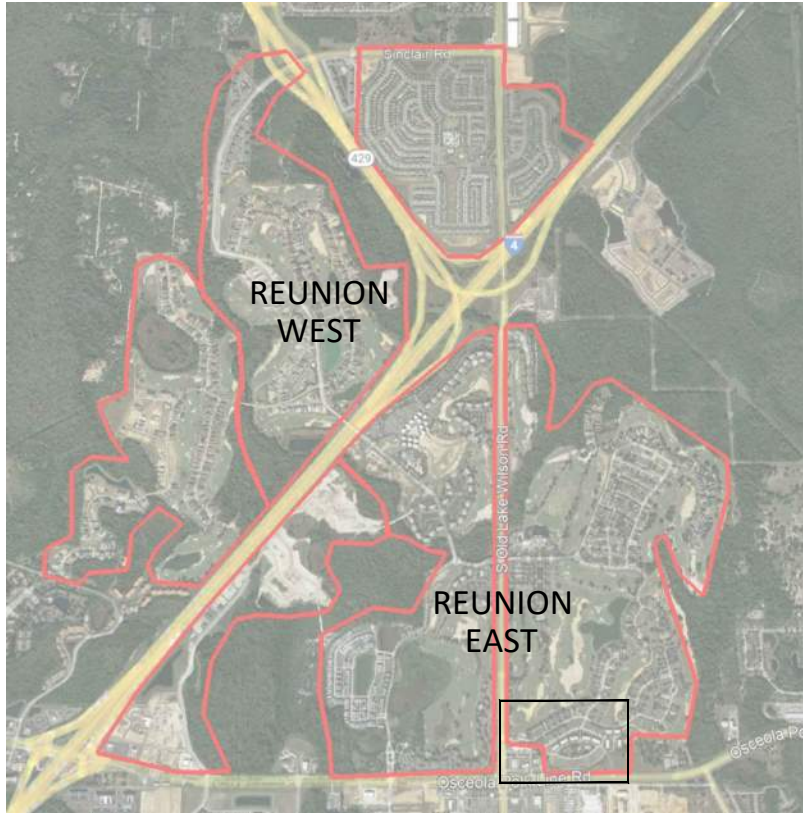
Checked By: SNB

SHEET NO.

1.04 E



KEY MAP



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth. 29791

Civil Engineer
STEVEN N. BOYD
No. 43225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By

REUNION CDD EAST PAVEMENT REHAB

PROJECT LOCATION:
PREPARED FOR: PREPARED FOR

REHABILITATION PLAN

Date: 10/4/2023

Scale: AS SHOWN

Project No.: 1003.006

Drawn By: JMH

Designed By: SNB

Checked By: SNB

SHEET NO.

1.07 E

Rev.	Date	Description	Chk By

REUNION CDD EAST PAVEMENT REHAB PROJECT LOCATION: PREPARED FOR: PREPARED FOR	REHABILITATION PLAN
Date: 10/4/2023 Scale: AS SHOWN Project No.: 1003.006 Drawn By: JMH Designed By: SNB Checked By: SNB	

SHEET NO. 1.09 E



**TRADITION BLVD.
SECTION 3**
1,535 LF / 43,735 SF

1. Set up Temporary MOT
2. Mill and Resurface
3. Replace Double Yellow Centerline Striping
4. Replace Stop Bar

**SPINE ROAD
SECTION 6**
5,160 SF

1. Set up Temporary MOT
2. Mill and Resurface

SEE SHEET 1.10 E FOR
ENLARGEMENT

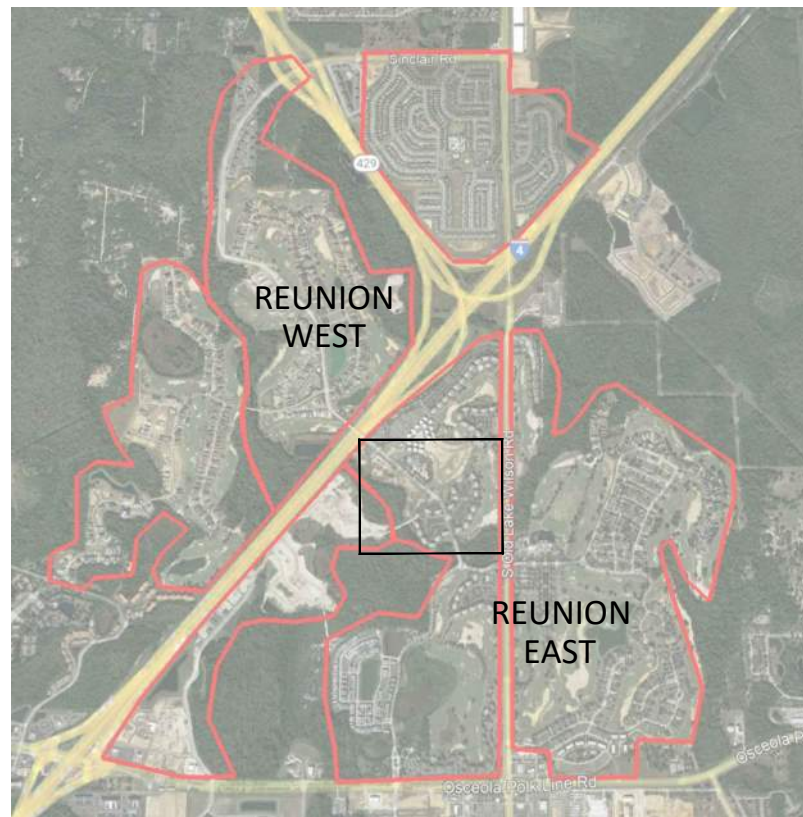
**SPINE ROAD
SECTION 5**
35,170 SF

1. Set up Temporary MOT
2. Mill and Resurface

**TRADITION BLVD.
SECTION 4**
850 LF / 22,830 SF

1. Set up Temporary MOT
2. Mill and Resurface
3. Replace Double Yellow Centerline Striping
4. Replace Stop Bar

KEY MAP



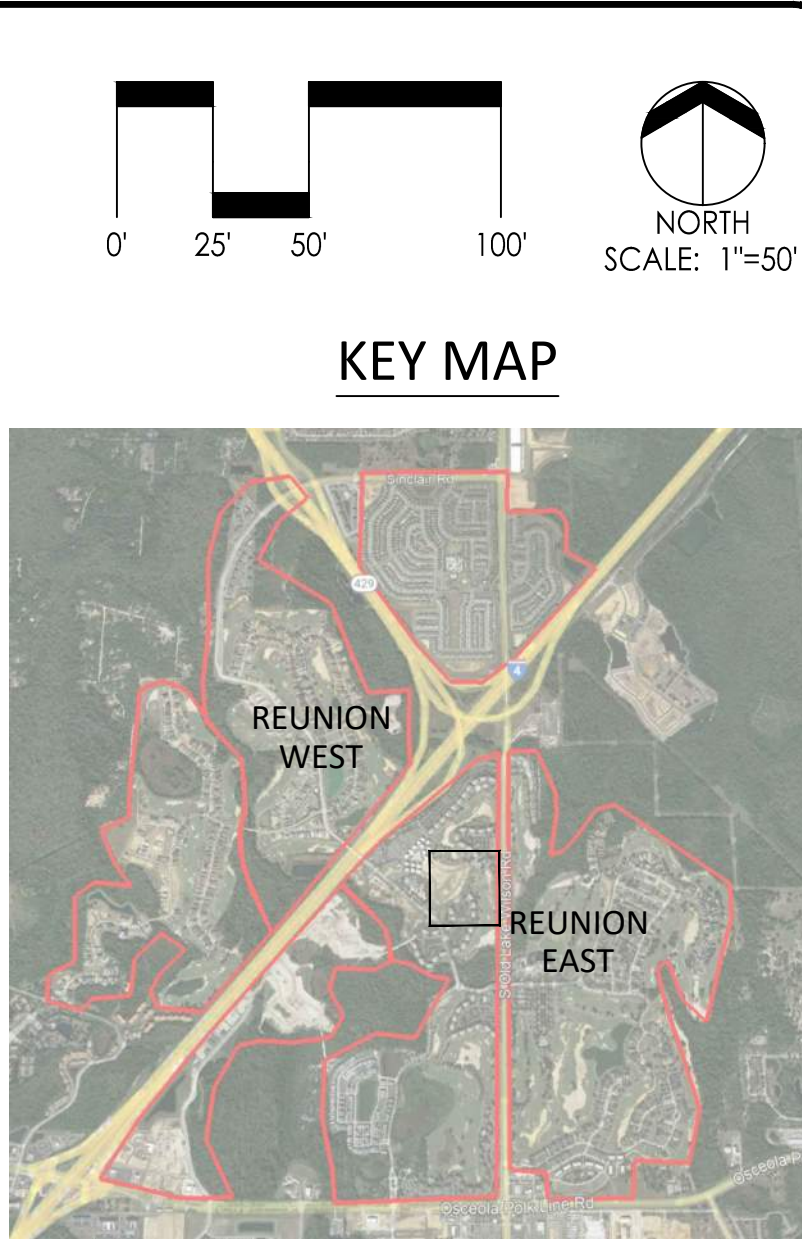


**SPINE ROAD
SECTION 6**
5,160 SF

1. Set up Temporary MOT
2. Mill and Resurface

**SPINE ROAD
SECTION 5**
35,170 SF

1. Set up Temporary MOT
2. Mill and Resurface



BOYD CIVIL
ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth. 29791

Civil Engineer N. B. Boyle
STEVEN N. BOYLE
No. 43225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By

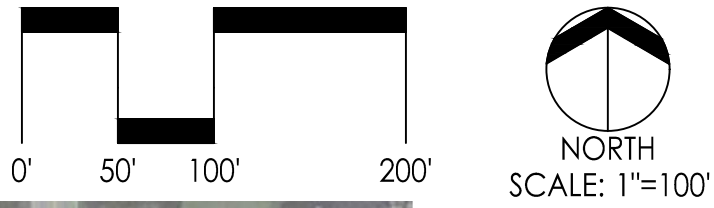
REUNION CDD EAST PAVEMENT REHAB

PROJECT LOCATION:
PREPARED FOR: PREPARED FOR

REHABILITATION PLAN

Date: 10/4/2023
Scale: AS SHOWN
Project No.: 1003.006
Drawn By: JMH
Designed By: SNB
Checked By: SNB

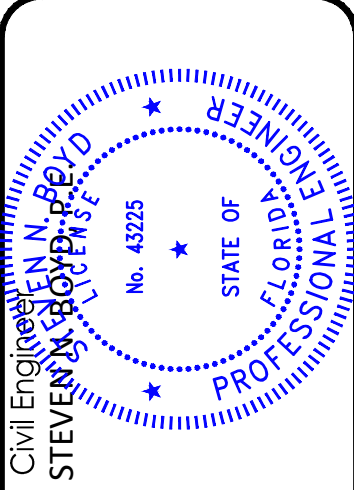
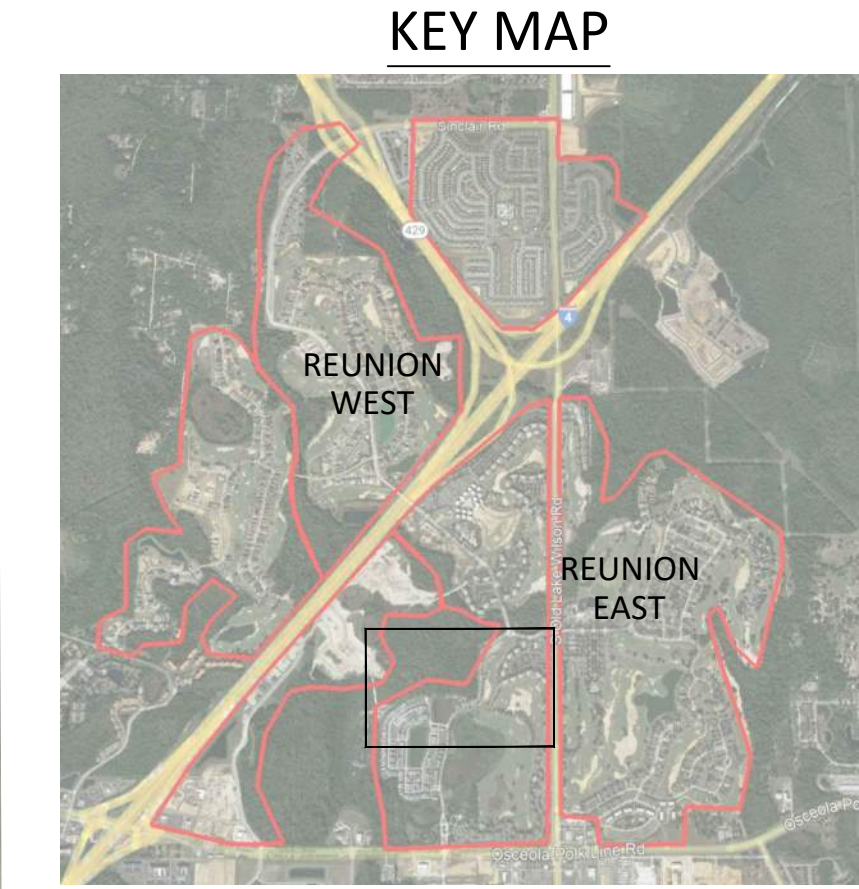
SHEET NO.
1.10 E



- REUNION BLVD.
SECTION 9**
615 LF / 24,125 SF
1. Set up Temporary MOT
 2. Mill and Resurface
 3. Replace Double Yellow Centerline Striping

SEE SHEET 1.13 E FOR
ENLARGEMENT

- REUNION BLVD.
SECTION 7**
59,300 SF
1. Set up Temporary MOT
 2. Mill and Resurface

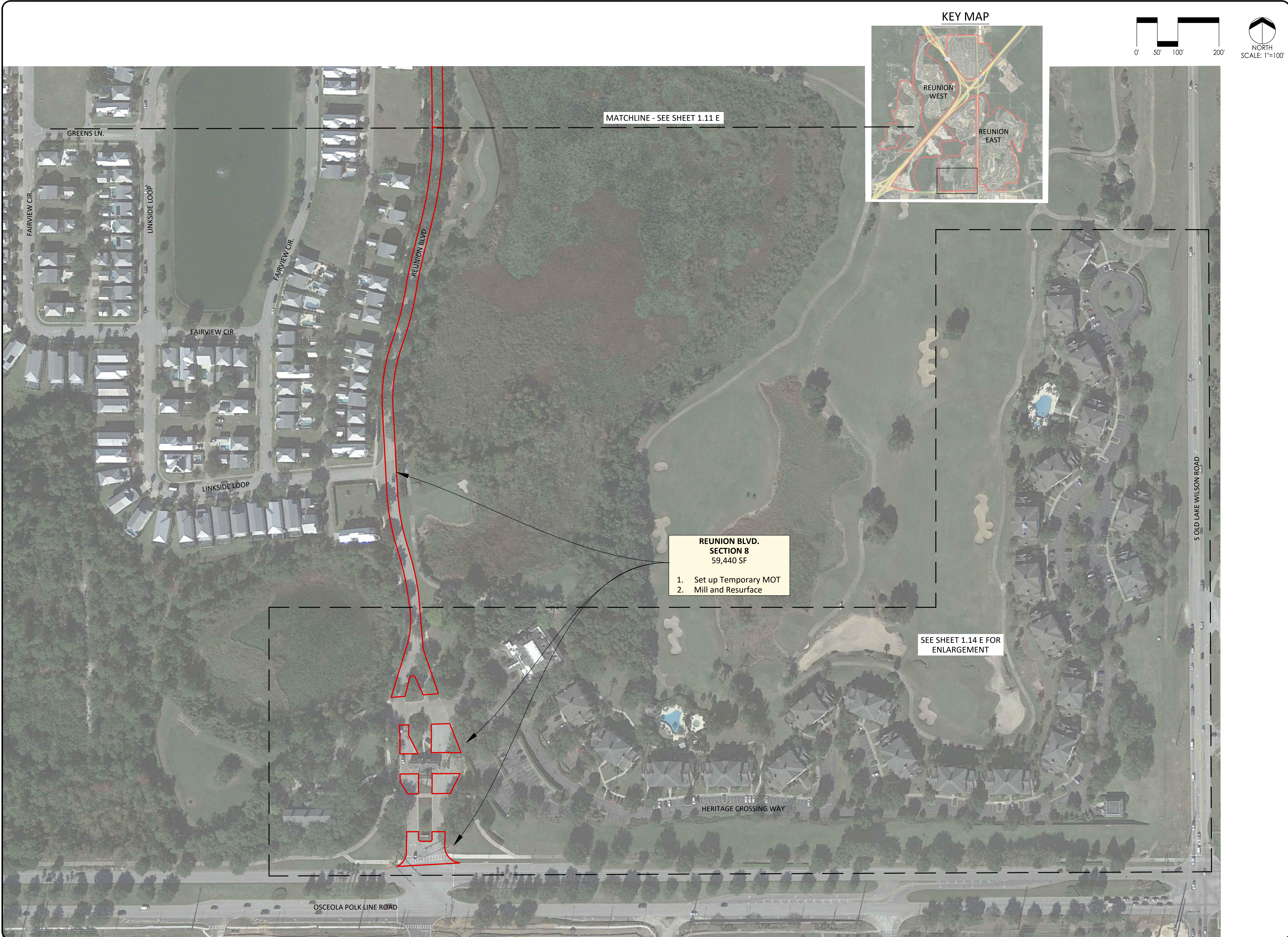


Rev.	Date	Description	Chk By

REUNION CDD EAST PAVEMENT REHAB
PROJECT LOCATION
PREPARED FOR: PREPARED FOR

REHABILITATION PLAN

Date:	10/4/2023
Scale:	AS SHOWN
Project No.:	1003.006
Drawn By:	JMH
Designed By:	SNB
Checked By:	SNB



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)944-2693
Certificate of Auth. 25791

Civil Engineer N. B. Boyle
STEVEN BOYD
No. 43225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By

REUNION CDD EAST PAVEMENT REHAB

PROJECT LOCATION:
PREPARED FOR: PREPARED FOR

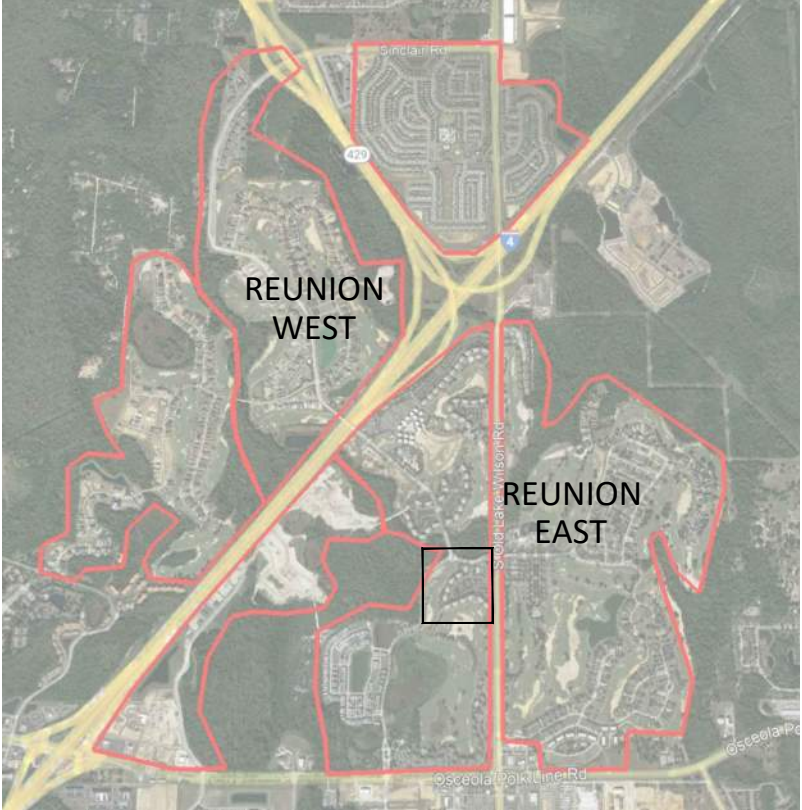
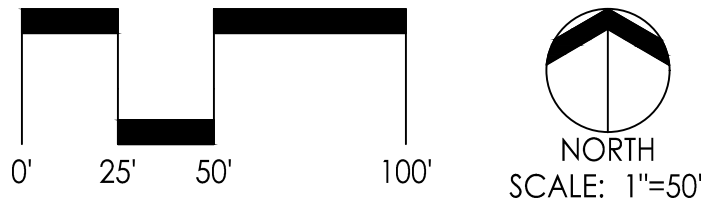
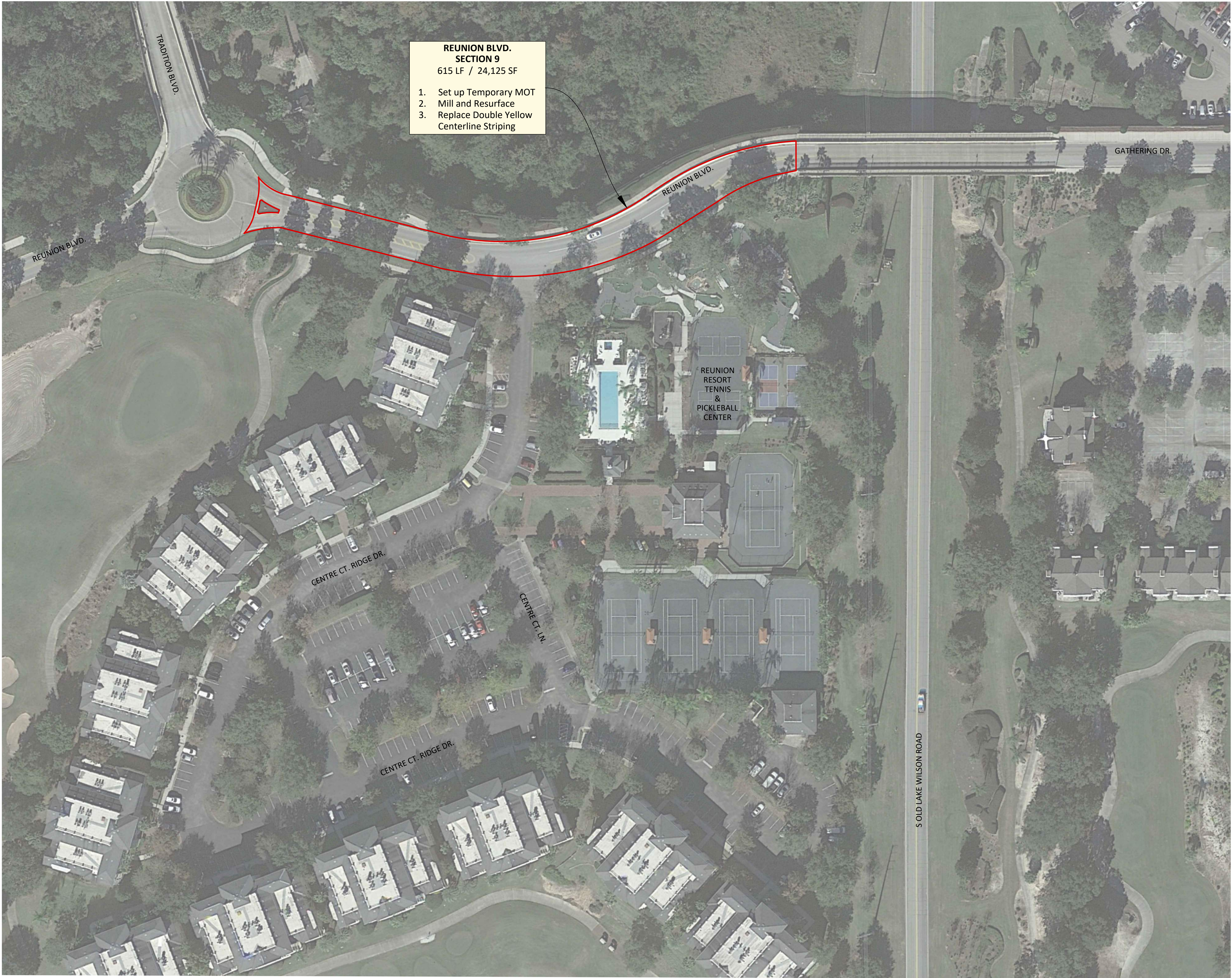
REHABILITATION PLAN

Date:	10/4/2023
Scale:	AS SHOWN
Project No.:	1003.006
Drawn By:	JMH
Designed By:	SNB
Checked By:	SNB

SHEET NO.

1.12 E

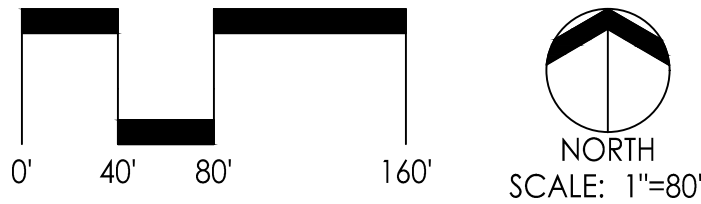
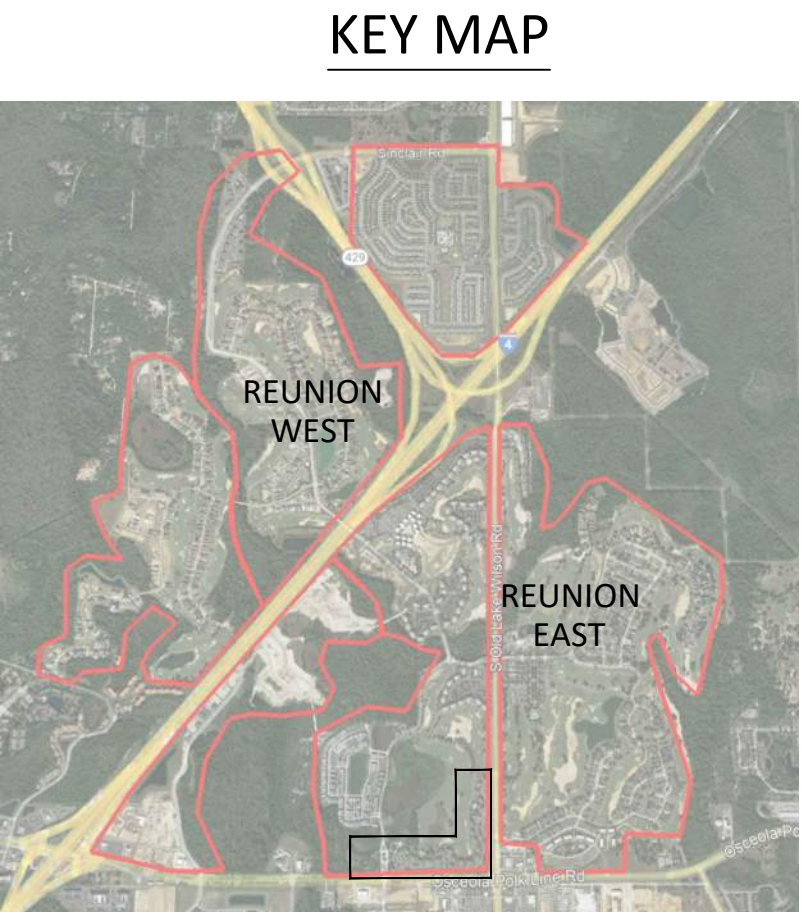
Plotted: October 4, 2023, 3:51:04 PM
Z:\PROJECTS\1003.006 - PAVEMENT MAINT RFP\Plans\Civil\PMW REHAB Reunion East.dwg



Rev.	Date	Description	Chk By

REUNION CDD EAST PAVEMENT REHAB
PROJECT LOCATION
PREPARED FOR: PREPARED FOR
REHABILITATION PLAN

Date:	10/4/2023
Scale:	AS SHOWN
Project No.:	1003.006
Drawn By:	JMH
Designed By:	SNB
Checked By:	SNB



REUNION CDD EAST PAVEMENT REHAB

PROJECT LOCATION:
PREPARED FOR: PREPARED FOR

REHABILITATION PLAN

Date:
10/4/2023

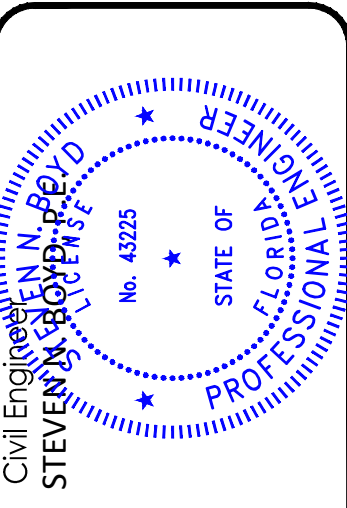
Scale:
AS SHOWN

Project No.:
1003.006

Drawn By:
JMH

Designed By:
SNB

Checked By:
SNB



Rev.	Date	Description	Chk By

BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)944-2693
Certificate of Auth. 29791

SECTION C

SECTION I

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
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			Suggested speed table locations need to be determined in conjunction with road repairs.
	Road Replacement and Maintenance	Boyd	In Process	Geotechnical investigation approved 07.13.2023. DE will present scope for repairs based on results 10.12.2023.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	Proposals to be reviewed at October meeting.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	Approved 07.13.2023; installation pending.
8/10/23	Signage on S Curve at Excitement	Scheerer	In Process	Dangerous Curve or S Curve sign to be installed near Radiant

7/13/23	Seven Eagles & Guard House Roof Replacements	Scheerer		Seven Eagles proposal approved 07.13.2023. Guard House proposals approved 08.10.2023. Seven Eagles closed up to two weeks in October.
8/10/23	Seven Eagles Fitness Center Signs & Fitness Center Mats	Scheerer	In Process	Update signs in accordance with CDD Policies in English and Spanish
8/10/23	Update License Agreements for Dumpsters at The Stables	Trucco/Adams	In Process	BOS approved in substantial form 09.14.2023.
9/14/23	Bid Amenity Janitorial	Scheerer	In Process	Proposals to be reviewed at November meeting.
9/14/23	Stormwater Repairs	Scheerer	In Process	Flume replacement on Reunion Boulevard. Approved 09.14.2023.

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 33252731600000A0090 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			Suggested speed table locations need to be determined in conjunction with road repairs.
	Pavement Management Plan	Boyd	Completed	Report accepted 08.10.2023.
1/9/23	Sign Upgrades to Reunion Standard (RE and RW)	Scheerer	In Process	Approved 08.10.2023 Installation Pending.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	In Process	
8/10/23	Update Security Service Provider Agreements (RE and RW)	Trucco	In Process	Language to include Rules for Public Access
8/10/23	Whitemarsh Mound	Scheerer	In Process	Gas line/utility easement - reviewing options and costs for lowering
9/14/23	Agreement + Fee for Temporary Access Agreement	Adams	In Process	Policy and application to be considered at November BOS meeting. If needed, a Rule Hearing for fees can be scheduled.

SECTION II

Reunion East

Community Development District

Summary of Check Register

September 1, 2023 to September 30, 2023

Fund	Date	Check No.'s		Amount
General Fund	9/6/23	5782-5789	\$	101,658.81
	9/13/23	5790-5793	\$	12,647.37
	9/20/23	5794-5799	\$	19,229.44
	9/26/23	5800-5804	\$	201,488.50
			\$	335,024.12
Replacement & Maintenance	9/6/23	226-227	\$	20,473.80
	9/20/23	228	\$	2,935.78
	9/26/23	229-230	\$	60,391.66
			\$	83,801.24
Payroll	<u>September 2023</u>			
	John Dryburgh	50725	\$	184.70
	June Wispelwey	50726	\$	184.70
	Mark Greenstein	50727	\$	184.70
	Steven Goldstein	50728	\$	184.70
	Trudy Hobbs	50729	\$	184.70
			\$	923.50
			\$	419,748.86

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/06/23	00095	8/25/23 S96863	202308 320-53800-57400		*	559.91	
			INST.BARRIER ARM/CYCLE				
		8/25/23 S96863	202308 300-13100-10100		*	439.93	
			INST.BARRIER ARM/CYCLE				
ACCESS CONTROL SYSTEMS, LLC							999.84 005782
9/06/23	00129	8/25/23 5357	202308 320-53800-47200		*	484.40	
			SE-RPLC 4 LED LIGHTS-DECK				
		8/25/23 5357	202308 300-13100-10100		*	380.60	
			SE-RPLC 4 LED LIGHTS-DECK				
		8/25/23 5358	202308 320-53800-46200		*	355.60	
			SE-INST BATT.SPA CLK/PVER				
		8/25/23 5358	202308 300-13100-10100		*	279.40	
			SE-INST BATT.SPA CLK/PVER				
		8/25/23 5359	202308 320-53800-46200		*	243.60	
			TER-INST.12CHAIRS/3UMBRLA				
		8/25/23 5359	202308 300-13100-10100		*	191.40	
			TER-INST.12CHAIRS/3UMBRLA				
		8/25/23 5360	202308 320-53800-48100		*	103.60	
			TER-RPR HANDRAIL/RAMP OOO				
		8/25/23 5360	202308 300-13100-10100		*	81.40	
			TER-RPR HANDRAIL/RAMP OOO				
		8/28/23 5361	202307 320-53800-46200		*	1,806.00	
			TER-RPLC FASCIA WOOD/PAIN				
		8/28/23 5361	202307 300-13100-10100		*	1,419.00	
			TER-RPLC FASCIA WOOD/PAIN				
BERRY CONSTRUCTION INC.							5,345.00 005783
9/06/23	00134	8/30/23 3778	202308 310-51300-31100		*	1,659.66	
			MTG/SITE VISIT/BID REQ/CD				
BOYD CIVIL ENGINEERING							1,659.66 005784
9/06/23	00054	9/01/23 2023SEP	202309 320-53800-34500		*	6,533.33	
			SECURITY SERVICES SEP23				
		9/01/23 2023SEP	202309 300-13100-10100		*	5,133.33	
			SECURITY SERVICES SEP23				
REUNION RESORT & CLUB MASTER ASSOC.							11,666.66 005785
9/06/23	00175	9/01/23 9088	202309 320-53800-46200		*	8,680.00	
			POOL MAINTENANCE SEP23				
		9/01/23 9088	202309 300-13100-10100		*	6,820.00	
			POOL MAINTENANCE SEP23				
ROBERTS POOL SERVICE AND REPAIR INC							15,500.00 005786
9/06/23	00060	8/16/23 405832	202308 320-53800-46200		*	158.03	
			SE-RPLC 6 RETURN GRATES				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/16/23	405832 202308 300-13100-10100 SE-RPLC 6 RETURN GRATES		*	124.17	
		8/16/23	405833 202308 320-53800-46200 SE-REPAIR POP-OFFS POOL		*	237.69	
		8/16/23	405833 202308 300-13100-10100 SE-REPAIR POP-OFFS POOL		*	186.76	
		8/24/23	406105 202308 320-53800-46200 TER-HEATER/BRDS/PILOT KIT		*	711.76	
		8/24/23	406105 202308 300-13100-10100 TER-HEATER/BRDS/PILOT KIT		*	559.24	
		8/24/23	406107 202308 320-53800-46200 SE-RPLC HEATR EXCHG/PILOT		*	1,267.84	
		8/24/23	406107 202308 300-13100-10100 SE-RPLC HEATR EXCHG/PILOT		*	996.16	
				SPIES POOL LLC			4,241.65 005787
9/06/23	00117	8/25/23	7035588 202308 310-51300-32300 TRUSTEE FEE SER.2015A		*	4,000.00	
		8/25/23	7035588 202308 310-51300-32300 INCIDENTL EXP SER.2015A		*	310.00	
				USBANK			4,310.00 005788
9/06/23	00030	8/31/23	OS 57920 202308 320-53800-47300 LANDSCAPE MAINT AUG23		*	27,392.40	
		8/31/23	OS 57920 202308 300-13100-10100 LANDSCAPE MAINT AUG23		*	21,522.60	
		8/31/23	OS 57920 202308 320-53800-47300 LANDSCAPE PH 1-5 AUG23		*	5,051.76	
		8/31/23	OS 57920 202308 300-13100-10100 LANDSCAPE PH 1-5 AUG23		*	3,969.24	
				YELLOWSTONE LANDSCAPE			57,936.00 005789
9/13/23	00095	9/01/23	S97733 202308 320-53800-57400 RPLC BARRIER ARM & LED		*	296.58	
		9/01/23	S97733 202308 300-13100-10100 RPLC BARRIER ARM & LED		*	233.03	
				ACCESS CONTROL SYSTEMS, LLC			529.61 005790
9/13/23	00129	9/03/23	5365 202308 320-53800-46200 PURCH.10 UMBRELLAS/STORE		*	1,500.80	
		9/03/23	5365 202308 300-13100-10100 PURCH.10 UMBRELLAS/STORE		*	1,179.20	
				BERRY CONSTRUCTION INC.			2,680.00 005791
9/13/23	00049	9/01/23	599 202309 310-51300-34000 MANAGEMENT FEES SEP23		*	3,874.08	

REUE REUNION EAST TVISCARRA

*** CHECK DATES 09/01/2023 - 09/30/2023 ***
 GENERAL FUND
 BANK A REUNION EAST CDD

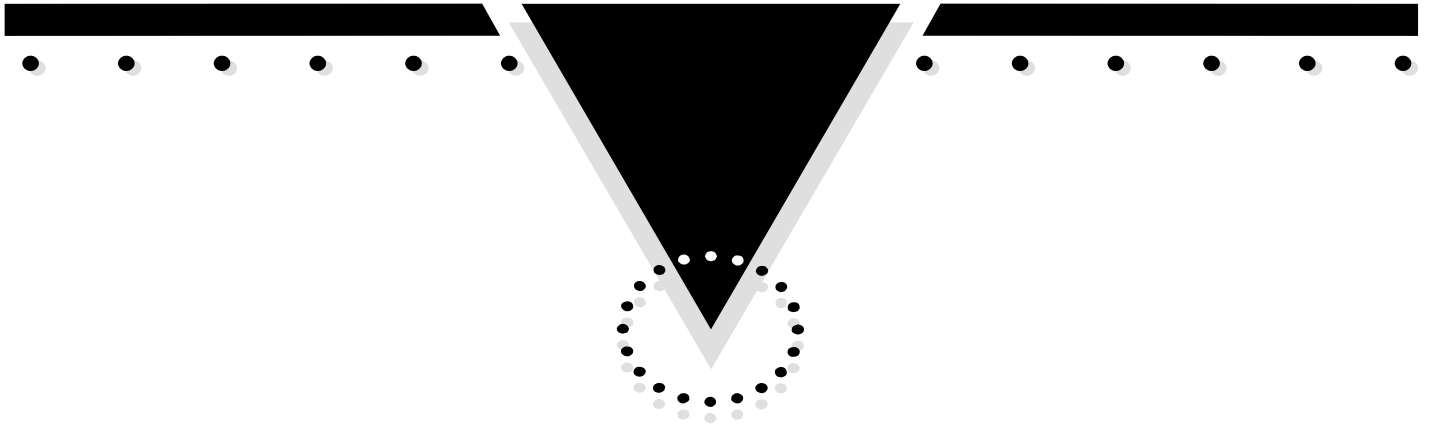
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/23	599 202309 310-51300-35200		*	83.33	
			WEBSITE ADMIN SEP23				
		9/01/23	599 202309 310-51300-35100		*	133.33	
			INFORMATION TECH SEP23				
		9/01/23	599 202309 310-51300-31300		*	833.33	
			DISSEMINATION FEE SEP23				
		9/01/23	599 202309 310-51300-51000		*	.84	
			OFFICE SUPPLIES				
		9/01/23	599 202309 310-51300-42000		*	17.87	
			POSTAGE				
		9/01/23	599 202309 310-51300-42500		*	2.40	
			COPIES				
		9/01/23	600 202309 320-53800-12000		*	3,487.00	
			FIELD MANAGEMENT SEP23				
		9/01/23	600A 202308 310-51300-42000		*	.58	
			USPS-941 FORMS TO IRS				
				GOVERNMENTAL MANAGEMENT SERVICES			8,432.76 005792
9/13/23	00070	8/31/23	68227 202308 320-53800-46200		*	562.80	
			TRBLSHT/RPLC BALLAST/HEAD				
		8/31/23	68227 202308 300-13100-10100		*	442.20	
			TRBLSHT/RPLC BALLAST/HEAD				
				TERRY'S ELECTRIC INC			1,005.00 005793
9/20/23	00129	9/14/23	5373 202309 320-53800-46200		*	187.60	
			TER-RPLC SHWR HEADS/CHAIN				
		9/14/23	5373 202309 300-13100-10100		*	147.40	
			TER-RPLC SHWR HEADS/CHAIN				
				BERRY CONSTRUCTION INC.			335.00 005794
9/20/23	00186	9/01/23	732066 202309 300-15500-10000		*	710.68	
			ALARM MONITOR SRVC OCT23				
		9/01/23	732066 202309 300-13100-10100		*	558.40	
			ALARM MONITOR SRVC OCT23				
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,269.08 005795
9/20/23	00176	9/06/23	27430 202308 320-53800-48200		*	168.00	
			PREVENTATIVE MAINT AUG23				
		9/06/23	27430 202308 300-13100-10100		*	132.00	
			PREVENTATIVE MAINT AUG23				
				FITNESS SERVICES OF FLORIDA INC			300.00 005796
9/20/23	00119	9/05/23	120695 202308 310-51300-31500		*	5,301.59	
			MTG/IRRG AGR/ACS AGR/ROOF				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			5,301.59 005797
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
9/20/23	00002	8/03/23	78593074 NOT.FY24	202308	310	51300	48000			*	286.93		
ORLANDO SENTINEL COMMUNICATION											286.93	005798	
9/20/23	00092	8/31/23	1003 MANAGEMENT FEES AUG23	202308	320	53800	12100			*	758.33		
		8/31/23	1003 MANAGEMENT FEES AUG23	202308	300	13100	10100			*	595.83		
		8/31/23	1004 POOL CLEANING AUG23	202308	320	53800	46200			*	1,848.00		
		8/31/23	1004 POOL CLEANING AUG23	202308	300	13100	10100			*	1,452.00		
		8/31/23	1005 SE CONTRACT CLEAN AUG23	202308	320	53800	43300			*	2,499.84		
		8/31/23	1005 SE CONTRACT CLEAN AUG23	202308	300	13100	10100			*	1,964.16		
		8/31/23	1005 SE CLEANING SUPPLY AUG23	202308	320	53800	43300			*	753.32		
		8/31/23	1005 SE CLEANING SUPPLY AUG23	202308	300	13100	10100			*	591.89		
		8/31/23	1051 DUKEENERGY#9100 8323 9862	202308	320	53800	43000			*	114.07		
		8/31/23	1052 DUKEENERGY#9100 8324 0443	202308	320	53800	43000			*	1,044.67		
		8/31/23	1061 TOHO METER#62644090 AUG23	202308	320	53800	43100			*	114.73		
REUNION RESORT											11,736.84	005799	
9/26/23	00113	9/21/23	20029 FY24 GEN.LIAB/PUBLIC OFFC	202309	300	15500	10000			*	16,674.00		
		9/21/23	20029 FY24 RE-PROPERTY INSURANC	202309	300	15500	10000			*	55,941.20		
		9/21/23	20029 FY24 RW-PROPERTY INSURANC	202309	300	13100	10100			*	43,953.80		
EGIS INSURANCE ADVISORS, LLC.											116,569.00	005800	
9/26/23	00144	9/19/23	85147593 SVC CALL-CLN DRN PAN/SYST	202309	320	53800	57400			*	128.02		
		9/19/23	85147593 SVC CALL-CLN DRN PAN/SYST	202309	300	13100	10100			*	100.58		
FRANK'S AIR CONDITIONING, INC.											228.60	005801	
9/26/23	00060	9/04/23	406965 SE-TRBLSHT/RESET STRT/PRM	202309	320	53800	46200			*	124.60		
		9/04/23	406965 SE-TRBLSHT/RESET STRT/PRM	202309	300	13100	10100			*	97.90		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/04/23	406972 202309 320-53800-46200 CP-ANN.INSPEC/CLN HEATERS		*	299.60	
		9/04/23	406972 202309 300-13100-10100 CP-ANN.INSPEC/CLN HEATERS		*	235.40	
		9/05/23	406975 202309 320-53800-46200 HC A-RPLC VAC.GAUGE/MOTOR		*	776.94	
		9/05/23	406975 202309 300-13100-10100 HC A-RPLC VAC.GAUGE/MOTOR		*	610.46	
				SPIES POOL LLC			2,144.90 005802
9/26/23	00070	9/20/23	68387 202309 320-53800-46200 RPLC BULBS-3POLE/5SNGL LT		*	1,018.64	
		9/20/23	68387 202309 300-13100-10100 RPLC BULBS-3POLE/5SNGL LT		*	800.36	
				TERRY'S ELECTRIC INC			1,819.00 005803
9/26/23	00030	9/01/23	OS 58390 202309 320-53800-47300 LANDSCAPE MAINT SEP23		*	27,392.40	
		9/01/23	OS 58390 202309 300-13100-10100 LANDSCAPE MAINT SEP23		*	21,522.60	
		9/01/23	OS 58390 202309 320-53800-47300 LNDSCEPE MNT PH 1-5 SEP23		*	5,051.76	
		9/01/23	OS 58390 202309 300-13100-10100 LNDSCEPE MNT PH 1-5 SEP23		*	3,969.24	
		9/01/23	OS 58390 202309 320-53800-47300 BEDDING PLANTS SEP23		*	6,246.24	
		9/01/23	OS 58390 202309 300-13100-10100 BEDDING PLANTS SEP23		*	4,907.76	
		9/01/23	OS 58390 202309 320-53800-47300 PH 1-3 BEDDING PLNT SEP23		*	705.60	
		9/01/23	OS 58390 202309 300-13100-10100 PH 1-3 BEDDING PLNT SEP23		*	554.40	
		9/01/23	OS 58390 202309 320-53800-47300 PALM TRIMMING SEP23		*	5,811.12	
		9/01/23	OS 58390 202309 300-13100-10100 PALM TRIMMING SEP23		*	4,565.88	
				YELLOWSTONE LANDSCAPE			80,727.00 005804
TOTAL FOR BANK A						335,024.12	
TOTAL FOR REGISTER						335,024.12	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/06/23	00038	8/31/23 23-00	202308 320-53800-60000		*	8,147.33	
			SPINE ROAD GATES PROJ.				
		8/31/23 23-00	202308 300-13100-10100		*	6,401.47	
			SPINE ROAD GATES PROJ.				
				MEYER PAVING & CONSTRUCTION CORP			14,548.80 000226
9/06/23	00006	8/24/23 406100	202308 320-53800-64000		*	3,318.00	
			SE-INST.RAYPAK NAT.GAS HT				
		8/24/23 406100	202308 300-13100-10100		*	2,607.00	
			SE-INST.RAYPAK NAT.GAS HT				
				SPIES POOL, LLC			5,925.00 000227
9/20/23	00034	5/05/23 INV00000	202305 320-53800-66000		*	1,644.04	
			CP-GATE GUARD SYSTM INST.				
		5/05/23 INV00000	202305 300-13100-10100		*	1,291.74	
			CP-GATE GUARD SYSTM INST.				
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			2,935.78 000228
9/26/23	00011	7/18/23 82571607	202307 320-53800-61000		*	30,070.13	
			FINAL-INST.4 TRANE UNIT				
		7/18/23 82571607	202307 300-13100-10100		*	23,626.53	
			FINAL-INST.4 TRANE UNIT				
				FRANK'S AIR CONDITIONING, INC.			53,696.66 000229
9/26/23	00039	9/20/23 748697	202309 320-53800-53000		*	3,749.20	
			LIMITED PAVEMENT EVALUATE				
		9/20/23 748697	202309 300-13100-10100		*	2,945.80	
			LIMITED PAVEMENT EVALUATE				
				UNIVERSAL ENGINEERING SCIENCES INC			6,695.00 000230
				TOTAL FOR BANK C		83,801.24	
				TOTAL FOR REGISTER		83,801.24	

SECTION III



Reunion East
Community Development District

Unaudited Financial Reporting

August 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement & Maintenance Income Statement</u>
4	<u>Debt Service Series 2002A-2 Income Statement</u>
5	<u>Debt Service Series 2005 Income Statement</u>
6	<u>Debt Service Series 2015A Income Statement</u>
7	<u>Debt Service Series 2021 Income Statement</u>
8	<u>Capital Projects Series 2005 Income Statement</u>
9	<u>Capital Projects Series 2021 Income Statement</u>
10-11	<u>Month to Month</u>
12	<u>Long Term Debt</u>
13	<u>FY23 Assessment Receipt Schedule</u>

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$829,134	\$1,052,153	---	---	\$1,881,287
CUSTODY ACCOUNT	\$475,511	---	---	---	\$475,511
STATE BOARD OF ADMINISTRATION	\$1,320,556	\$2,265,444	---	---	\$3,586,001
DUE FROM GENERAL FUND	---	---	\$130,013	---	\$130,013
DUE FROM REUNION WEST	\$551,708	\$183,225	---	---	\$734,933
PREPAID EXPENSES	\$711	---	---	---	\$711
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$104,454	---	\$104,454
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$201,137	---	\$201,137
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$1,002,540	---	\$1,002,540
Prepayment	---	---	\$37	---	\$37
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	---	---	\$286,042	---	\$286,042
Construction	---	---	---	\$601,645	\$601,645
TOTAL ASSETS	\$3,177,620	\$3,500,822	\$3,015,385	\$601,656	\$10,295,483
LIABILITIES:					
ACCOUNTS PAYABLE	\$96,333	\$77,106	---	---	\$173,439
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO DEBT 2021	\$125,013	---	---	---	\$125,013
DUE TO REUNION WEST	\$175,548	\$13,143	---	---	\$188,691
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	\$3,410,573	---	---	\$3,653,325
UNASSIGNED	\$2,531,652	---	---	---	\$2,531,652
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$7,422,055)	---	(\$7,422,055)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,163,853)	---	(\$6,163,853)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,182,576	---	\$1,182,576
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,527,210	---	\$1,527,210
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$601,645	\$601,645
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,177,620	\$3,500,822	\$3,015,385	\$601,656	\$10,295,483

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,899,342	\$1,899,342	\$1,927,108	\$27,766
Special Assessments - Direct	\$102,593	\$102,593	\$103,473	\$880
Interest	\$1,250	\$1,042	\$71,803	\$70,762
Miscellaneous Income	\$0	\$0	\$1,113	\$1,113
Rental Income	\$2,240	\$1,867	\$9,800	\$7,933
TOTAL REVENUES	\$2,005,425	\$2,004,843	\$2,113,298	\$108,454
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$10,000	\$9,800	\$200
FICA	\$918	\$765	\$750	\$15
Engineering	\$15,000	\$12,500	\$22,851	(\$10,351)
Attorney	\$35,000	\$29,167	\$49,401	(\$20,234)
Trustee Fees	\$8,620	\$4,310	\$4,310	\$0
Arbitrage	\$2,400	\$600	\$600	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$8,333	\$9,267	(\$933)
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	\$38,741	\$42,615	(\$3,874)
Information Technology	\$1,600	\$1,333	\$1,467	(\$133)
Website Maintenance	\$1,000	\$833	\$917	(\$83)
Telephone	\$300	\$250	\$0	\$250
Postage	\$1,500	\$1,250	\$439	\$811
Printing & Binding	\$500	\$417	\$548	(\$132)
Insurance	\$18,000	\$18,000	\$16,110	\$1,890
Legal Advertising	\$5,000	\$4,167	\$1,540	\$2,627
Other Current Charges	\$600	\$500	\$70	\$430
Office Supplies	\$500	\$416	\$13	\$403
Travel Per Diem	\$250	\$208	\$0	\$208
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$174,052	\$146,145	\$174,775	(\$28,630)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$41,844	\$34,870	\$38,357	(\$3,487)
Management Services Agreement	\$18,200	\$15,167	\$8,342	\$6,825
Telephone	\$8,400	\$7,000	\$6,761	\$239
Electric	\$330,204	\$275,170	\$329,149	(\$53,979)
Water & Sewer	\$40,538	\$33,782	\$33,031	\$750
Gas	\$45,808	\$38,173	\$46,137	(\$7,963)
Pool & Fountain Maintenance	\$165,200	\$137,667	\$193,015	(\$55,348)
Environmental	\$8,960	\$7,467	\$12,089	(\$4,622)
Property Insurance	\$41,454	\$41,454	\$37,844	\$3,610
Irrigation Repairs	\$9,100	\$7,583	\$16,076	(\$8,492)
Landscape Contract	\$656,079	\$546,733	\$524,608	\$22,125
Landscape Contingency	\$28,000	\$23,333	\$10,843	\$12,490
Gate and Gatehouse Expenses	\$28,000	\$23,333	\$33,310	(\$9,977)
Roadways/Sidewalks	\$14,000	\$11,667	\$8,142	\$3,524
Lighting	\$5,600	\$4,667	\$6,348	(\$1,681)
MSA Building Repairs	\$11,200	\$9,333	\$860	\$8,474
Pressure Washing	\$19,600	\$16,333	\$26,149	(\$9,816)
Maintenance (Inspections)	\$280	\$233	\$0	\$233
Repairs & Maintenance	\$14,000	\$11,667	\$19,936	(\$8,270)
Contract Cleaning	\$36,400	\$30,333	\$33,235	(\$2,902)
Fitness Center Repairs & Maintenance	\$2,800	\$2,333	\$6,971	(\$4,637)
Operating Supplies	\$2,800	\$2,334	\$0	\$2,334
Signage	\$5,600	\$4,667	\$15,710	(\$11,043)
Security	\$110,992	\$92,493	\$87,806	\$4,688
Parking Violation Tags	\$280	\$233	\$187	\$46
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$75,000	\$62,500	\$0	\$62,500
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$111,034	\$111,034	\$111,034	\$0
TOTAL MAINTENANCE	\$1,831,373	\$1,551,559	\$1,605,940	(\$54,381)
TOTAL EXPENDITURES	\$2,005,425	\$1,697,704	\$1,780,715	(\$83,011)
EXCESS REVENUES (EXPENDITURES)	\$0		\$332,583	
FUND BALANCE - Beginning	\$0		\$2,441,821	
FUND BALANCE - Ending	\$0		\$2,774,404	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

REVENUES:

Transfer In	\$111,034	\$111,034	\$111,034	\$0
Interest	\$12,000	\$10,000	\$120,427	\$110,427

TOTAL REVENUES

\$123,034	\$121,034	\$231,461	\$110,427
-----------	-----------	-----------	-----------

EXPENDITURES:

Contingency	\$500	\$417	\$4,354	(\$3,937)
Building Improvements	\$176,145	\$146,788	\$60,140	\$86,647
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$209,754	\$21,650	\$188,104
Landscape Improvements	\$0	\$0	\$6,455	(\$6,455)
Irrigation Improvements	\$0	\$0	\$0	\$0
Lighting Improvements	\$0	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0
Pool Furniture	\$8,400	\$7,000	\$10,923	(\$3,923)
Pool Repair & Replacements	\$0	\$0	\$15,800	(\$15,800)
Roadways/Sidewalks Improvement	\$62,328	\$51,940	\$85,262	(\$33,322)
Signage	\$28,000	\$23,333	\$14,851	\$8,482
Stormwater Improvement	\$28,000	\$23,333	\$5,544	\$17,789
Capital Outlay	\$5,600	\$4,667	\$134,782	(\$130,116)

TOTAL EXPENDITURES

\$560,678	\$467,232	\$359,761	\$107,470
-----------	-----------	-----------	-----------

EXCESS REVENUES (EXPENDITURES)

(\$437,644)	(\$128,300)
-------------	-------------

FUND BALANCE - Beginning

\$3,392,439	\$3,538,873
-------------	-------------

FUND BALANCE - Ending

\$2,954,795	\$3,410,573
-------------	-------------

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$3,343	\$3,343
TOTAL REVENUES	\$0	\$0	\$3,343	\$3,343
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		\$3,343	
FUND BALANCE - Beginning	\$0		(\$7,425,398)	
FUND BALANCE - Ending	\$0		(\$7,422,055)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$6,437	\$6,437
TOTAL REVENUES	\$0	\$0	\$6,437	\$6,437
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		\$6,437	
FUND BALANCE - Beginning	\$0		(\$6,170,290)	
FUND BALANCE - Ending	\$0		(\$6,163,853)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

REVENUES:

Special Assessments	\$2,568,595	\$2,568,595	\$2,594,774	\$26,179
Interest	\$450	\$375	\$59,244	\$58,869

TOTAL REVENUES

\$2,569,045	\$2,568,970	\$2,654,017	\$85,047
-------------	-------------	-------------	----------

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	\$1,525,000	\$1,525,000	\$0
Interest Expense 05/01	\$543,875	\$543,625	\$543,625	\$0

TOTAL EXPENDITURES

\$2,612,750	\$2,612,500	\$2,622,500	(\$10,000)
-------------	-------------	-------------	------------

EXCESS REVENUES (EXPENDITURES)

(\$43,705)	\$31,517
------------	----------

FUND BALANCE - Beginning

\$942,874	\$1,151,059
-----------	-------------

FUND BALANCE - Ending

\$899,169	\$1,182,576
-----------	-------------

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
Special Assessments	\$1,116,155	\$1,116,155	\$1,123,895	\$7,740
Interest	\$500	\$417	\$54,985	\$54,568

TOTAL REVENUES

\$1,116,655	\$1,116,572	\$1,178,880	\$62,308
-------------	-------------	-------------	----------

EXPENDITURES:

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

TOTAL EXPENDITURES

\$1,119,763	\$1,119,763	\$1,119,763	\$0
-------------	-------------	-------------	-----

EXCESS REVENUES (EXPENDITURES)

(\$3,108)	\$59,118
-----------	----------

FUND BALANCE - Beginning

\$344,177	\$1,468,093
-----------	-------------

FUND BALANCE - Ending

\$341,070	\$1,527,210
-----------	-------------

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures
For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED THRU 8/31/23	ACTUAL THRU 8/31/23	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 August 31, 2023

	ADOPTED BUDGET	PRORATED THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$72,386	\$72,386
TOTAL REVENUES	\$0	\$0	\$72,386	\$72,386
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		(\$8,201,223)	
FUND BALANCE - Beginning	\$0		\$8,802,868	
FUND BALANCE - Ending	\$0		\$601,645	

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	\$79,838	\$102,286	\$299	\$0	\$0	\$1,927,108
Special Assessments - Direct	\$2,386	\$50,104	\$0	\$0	\$0	\$25,052	\$0	\$0	\$0	\$25,932	\$0	\$0	\$103,473
Interest	\$4,621	\$5,045	\$5,394	\$5,808	\$6,219	\$8,417	\$6,511	\$7,184	\$7,186	\$7,468	\$7,951	\$0	\$71,803
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$630	\$483	\$0	\$1,113
Rental Income	\$2,240	\$2,100	\$0	\$0	\$280	\$980	\$560	\$0	\$1,960	\$1,120	\$560	\$0	\$9,800
Total Revenues	\$9,246	\$278,760	\$1,229,616	\$66,249	\$72,712	\$84,844	\$128,975	\$87,022	\$111,432	\$35,449	\$8,994	\$0	\$2,113,298
Expenditures													
Administrative													
Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$9,800
FICA	\$61	\$0	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$0	\$750
Engineering	\$1,505	\$3,764	\$565	\$669	\$538	\$4,980	\$4,151	\$2,197	\$2,146	\$677	\$1,660	\$0	\$22,851
Attorney	\$6,691	\$3,081	\$2,217	\$2,425	\$3,728	\$4,741	\$4,442	\$3,646	\$4,852	\$8,267	\$5,312	\$0	\$49,401
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,310	\$0	\$4,310
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	\$833	\$833	\$833	\$833	\$0	\$9,267
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	\$3,874	\$3,874	\$3,874	\$3,874	\$0	\$42,615
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$1,467
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$83	\$16	\$15	\$64	\$34	\$22	\$48	\$72	\$24	\$31	\$29	\$0	\$439
Printing & Binding	\$8	\$11	\$0	\$29	\$8	\$9	\$5	\$4	\$473	\$2	\$0	\$0	\$548
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	\$159	\$0	\$587	\$287	\$0	\$1,540
Other Current Charges	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$70
Office Supplies	\$1	\$1	\$1	\$3	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$13
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 Expenditures	\$35,459	\$11,955	\$11,298	\$9,554	\$14,285	\$18,057	\$15,391	\$12,114	\$13,496	\$15,566	\$17,599	\$0	\$174,775

**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	\$3,487	\$3,487	\$3,487	\$3,487	\$0	\$38,357
Management Services Agreement	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$0	\$8,342
Telephone	\$595	\$595	\$562	\$748	\$470	\$599	\$599	\$727	\$471	\$669	\$725	\$0	\$6,761
Electric	\$27,176	\$30,866	\$27,035	\$27,678	\$28,562	\$31,701	\$30,134	\$24,585	\$30,651	\$29,914	\$40,849	\$0	\$329,149
Water & Sewer	\$3,988	\$2,510	\$1,950	\$3,070	\$2,979	\$2,325	\$3,157	\$2,658	\$4,511	\$3,191	\$2,692	\$0	\$33,031
Gas	\$1,069	\$2,109	\$2,886	\$6,497	\$9,693	\$7,196	\$4,126	\$7,096	\$2,966	\$1,531	\$969	\$0	\$46,137
Pool & Fountain Maintenance	\$14,889	\$17,951	\$16,187	\$18,398	\$19,472	\$13,111	\$16,800	\$19,811	\$19,422	\$18,592	\$18,383	\$0	\$193,015
Environmental	\$2,468	\$2,440	\$480	\$480	\$889	\$889	\$889	\$889	\$889	\$889	\$889	\$0	\$12,089
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	\$629	\$2,145	\$4,276	\$668	\$0	\$16,076
Landscape Contract	\$35,867	\$73,071	\$58,759	\$40,919	\$40,919	\$52,638	\$40,919	\$40,919	\$58,759	\$40,919	\$40,919	\$0	\$524,608
Landscape Contingency	\$3,730	\$1,216	\$0	\$269	\$718	\$0	\$0	\$1,915	\$2,996	\$0	\$0	\$0	\$10,843
Gatehouse and Gatehouse Expenses	\$3,353	\$2,689	\$3,274	\$477	\$8,894	\$1,388	\$2,547	\$2,927	\$1,549	\$3,465	\$2,746	\$0	\$33,310
Roadways/Sidewalks	\$0	\$3,150	\$3,746	\$546	\$381	\$0	\$0	\$0	\$0	\$0	\$319	\$0	\$8,142
Lighting	\$1,243	\$0	\$2,157	\$0	\$448	\$0	\$0	\$1,756	\$0	\$260	\$484	\$0	\$6,348
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	\$322	\$0	\$0	\$26,149
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	\$514	\$0	\$462	\$1,602	\$651	\$0	\$19,936
Contract Cleaning	\$2,854	\$2,854	\$2,930	\$3,114	\$2,886	\$3,114	\$3,038	\$3,038	\$3,038	\$3,114	\$3,253	\$0	\$33,235
Fitness Center Repairs & Maintenance	\$0	\$634	\$0	\$0	\$0	\$168	\$1,838	\$239	\$3,588	\$336	\$168	\$0	\$6,971
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,282	\$2,836	\$967	\$459	\$988	\$456	\$392	\$3,109	\$2,152	\$1,893	\$1,176	\$0	\$15,710
Security	\$7,736	\$7,880	\$7,808	\$7,807	\$7,807	\$8,852	\$7,807	\$7,807	\$8,687	\$7,807	\$7,807	\$0	\$87,806
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	\$128,482	\$117,791	\$122,348	\$146,531	\$123,025	\$126,942	\$0	\$1,605,940
Total Expenditures	\$195,102	\$175,356	\$157,583	\$136,711	\$258,619	\$146,539	\$133,182	\$134,462	\$160,027	\$138,592	\$144,541	\$0	\$1,780,715
Excess Revenues (Expenditures)	(\$185,856)	\$103,404	\$1,072,032	(\$70,463)	(\$185,907)	(\$61,695)	(\$4,208)	(\$47,440)	(\$48,595)	(\$103,143)	(\$135,547)	\$0	\$332,583

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$175,000	
RESERVE FUND BALANCE	\$175,000	
BONDS OUTSTANDING - 09/30/20		\$24,585,000
LESS: SPECIAL CALL 11/1/20		(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		(\$1,375,000)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
LESS: SPECIAL CALL 11/1/22		(\$10,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$1,575,000)
CURRENT BONDS OUTSTANDING		\$20,170,000

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
CURRENT BONDS OUTSTANDING		\$19,495,000

**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	
							General Fund 37.45%	Debt Svc Fund 50.43%	Debt Svc Fund 12.12%	Total 100%
11/18/22	ACH	\$ 34,961.54	\$ 1,852.14	\$ 662.19	\$ -	\$ 32,447.21	\$ 12,151.70	\$ 16,361.77	\$ 3,933.74	\$ 32,447.21
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	\$ 559,028.64
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	\$ 2,657,165.55
12/9/22	ACH	\$ 1,362.25	\$ -	\$ 27.24	\$ -	\$ 1,335.01	\$ 499.97	\$ 673.19	\$ 161.85	\$ 1,335.01
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	\$ 610,390.79
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	\$ 140,529.63
1/10/23	ACH	\$ 18,944.26	\$ 542.64	\$ 368.03	\$ -	\$ 18,033.59	\$ 6,753.70	\$ 9,093.59	\$ 2,186.30	\$ 18,033.59
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 2,824.66	\$ 2,824.66	\$ 1,057.85	\$ 1,424.36	\$ 342.45	\$ 2,824.66
2/9/23	ACH	\$ 1,613.93	\$ 14.43	\$ 31.99	\$ -	\$ 1,567.51	\$ 587.04	\$ 790.43	\$ 190.04	\$ 1,567.51
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	\$ 175,233.53
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	\$ 134,562.38
4/11/23	ACH	\$ 311,464.79	\$ 23.98	\$ 6,228.81	\$ -	\$ 305,212.00	\$ 114,303.95	\$ 153,905.67	\$ 37,002.37	\$ 305,212.00
4/11/23	ACH	\$ 19,882.62	\$ -	\$ 397.66	\$ -	\$ 19,484.96	\$ 7,297.25	\$ 9,825.45	\$ 2,362.26	\$ 19,484.96
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 805.97	\$ 805.97	\$ 301.84	\$ 406.42	\$ 97.71	\$ 805.97
5/10/23	ACH	\$ 216,070.89	\$ -	\$ 4,321.42	\$ -	\$ 211,749.47	\$ 79,301.60	\$ 106,776.42	\$ 25,671.44	\$ 211,749.47
5/10/23	ACH	\$ 1,461.13	\$ -	\$ 29.22	\$ -	\$ 1,431.91	\$ 536.26	\$ 722.05	\$ 173.60	\$ 1,431.91
6/12/23	ACH	\$ 502.08	\$ -	\$ 10.05	\$ -	\$ 492.03	\$ 184.27	\$ 248.11	\$ 59.65	\$ 492.03
6/12/23	ACH	\$ 66,828.55	\$ -	\$ 1,336.57	\$ -	\$ 65,491.98	\$ 24,527.19	\$ 33,024.87	\$ 7,939.92	\$ 65,491.98
6/16/23	ACH	\$ 211,366.12	\$ -	\$ 4,227.32	\$ -	\$ 207,138.80	\$ 77,574.88	\$ 104,451.45	\$ 25,112.47	\$ 207,138.80
7/27/23	ACH	\$ -	\$ -	\$ -	\$ 797.79	\$ 797.79	\$ 298.78	\$ 402.29	\$ 96.72	\$ 797.79
Totals		\$ 5,420,162.72	\$ 173,943.34	\$ 104,924.39	\$ 4,428.42	\$ 5,145,723.41	\$ 1,927,108.11	\$ 2,594,773.58	\$ 623,841.72	\$ 5,145,723.41

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
7/5/23	5/1/23	7923	\$ 150,065.26	\$ 150,065.26	\$ 25,051.84	\$ 125,013.42
			\$ 600,261.03	\$ 600,261.03	\$ 100,207.35	\$ 500,053.68

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	\$500,053.68
TOTAL RECEIVED	\$ 102,593.26	\$ 500,053.68
VARIANCE	\$ -	\$ -

SECTION IV

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	October (FY24)	\$ 45,000.00
HVAC Replacement (Heritage Crossings Community Center)	\$ 132,862.00	\$ 74,402.72	\$ 58,459.28	September	\$ 161,090.00
Asphalt/Pavement Management Plan (Engineer's Report)	\$ 33,500.00	\$ 18,760.00	\$ 14,740.00	Completed	\$ 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	Completed	\$ 15,000.00
Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00	DEFER	\$ -
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Completed & DEFER	\$ 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	Completed	\$ 10,000.00
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	October (FY24)	\$ 160,000.00
Upgrade Access Control for Carriage Pointe	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Completed	\$ 8,400.00
RW Amenity Development Playground & Outdoor Fitness Center	\$ 10,000.00	\$ 5,600.00	\$ 4,400.00	Completed	\$ 18,000.00
Subtotal Budgeted R&M	\$ 1,000,318.00	\$ 560,178.08	\$ 440,139.92		
	Estimated Amount	RE 56%	RW 44%	Estimated Date	
FY2023 Not Budgeted - Under Consideration					
RE Playground Enhancement - Swing Set	\$ 14,931.05	\$ 8,361.39	\$ 6,569.66	Completed	\$ 14,932.00
Pool Furniture - Seven Eagles	\$ 6,950.00	\$ 3,892.00	\$ 3,058.00	Completed	\$ 7,000.00
Upgrade Sign Posts	\$ 47,000.00			In Process	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			DEFER	\$ -
Access Control System at Reunion Village Gate	\$ 20,000.00			In Process	\$ 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		\$ 999,540.40

Reunion East and West R&M

FY2024 Project List	Estimated Cost	RE 56%	RW 44%	Estimated Date	Projected Total
Roof Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	\$35,000.00	\$19,600	\$15,400		
Seven Eagles, Exercise Equipment & Fitness Center Improvements	\$55,000.00	\$30,800	\$24,200		
Pavement Replacement and Maintenance	\$400,000.00	\$224,000	\$176,000		
Pavement Markings (stop bars, crosswalks, etc.)	\$35,000.00	\$19,600	\$15,400		
Concrete Sidewalk Replacement and Maintenance	\$52,451.00	\$27,799	\$24,652		
Tree Trimming (Structural Pruning)	\$45,000.00	\$23,850	\$21,150		
Signage, New Reunion Village No Parking & Replacement	\$100,000.00	\$53,000	\$47,000		
Pool Equipment Allowance	\$18,000.00	\$9,540	\$8,460		
Seven Eagles Linear Park Bollard Lighting	\$12,588.00	\$6,672	\$5,916		
Seven Eagles Restroom Partitions	\$20,000.00	\$10,600	\$9,400		
Seven Eagles Pool & Spa Resurfacing	\$95,000.00	\$50,350	\$44,650	October	
Benches and Concrete Pads	\$7,500.00	\$3,975	\$3,525		
Contingency	\$100,000.00	\$53,000	\$47,000		
	\$975,539.00	\$414,861	\$338,178		