

*Reunion East Community
Development District*

Agenda

November 9, 2023

AGENDA

Reunion East

Community Development District

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

November 2, 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, November 9, 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 October 12, 2023 Board of Supervisors Meeting
4. Consideration of Fiscal Year 2023 Audit Engagement Letter
5. Consideration of Proposals for Seven Eagles Fountain Refurbishment or Replacement
 - A. UCC
 - B. Yellowstone
6. Consideration of Construction Easement Request – Terraces at Reunion
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - 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
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date: December 14, 2023
11. 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, October 12, 2023 at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Steven Goldstein <i>via Zoom</i>	Vice Chairman
Trudy Hobbs <i>via Zoom</i>	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>via Zoom</i>	Boyd Civil Engineering
Alan Scheerer	Field Manager
Garret Huegel	Yellowstone Landscape Services
Pete Wittman	Yellowstone Landscape Services
Residents	

The following is a summary of the discussions and actions taken at the October 12, 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 1:06 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

**Mr. Goldstein joined the meeting at this time.*

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 14,
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the September 14, 2023 meeting, which were reviewed by District staff.

<p>On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the Minutes of the September 14, 2023 Board of Supervisors Meeting was approved as presented.</p>

FOURTH ORDER OF BUSINESS

**Consideration of Proposals for Seven
Eagles Fountain Refurbishment**

Ms. Adams distributed proposals for the Seven Eagle fountain refurbishment, which was obtained by the Field Operations Manager, Mr. Alan Scheerer, however, it was not available until 10:00 p.m. October 11. She noted that the Board could take action on this matter today or defer until the November meeting when materials could be published in an agenda package. Mr. Scheerer recalled for the past several months, staff was trying to get a vendor or multiple vendors to come out and provide proposals for a complete demo and removal of the fountains at Seven Eagles Linear Park and were finally able to get UCC Group to come out. This was the vendor that completed all of the neighborhood monuments in Reunion West as well as he brickwork and monument work in Seven Eagles Linear Park. Last night at 10:00 p.m., Mr. Graham Duffy with UCC Group forwarded a proposal with several options and photos, which was provided to the Board. Photo 1 was for context only, representing a 10-foot round diameter fountain, however, the actual look of the fountain would be Photo 2. They would remove and replace the fountains with a filtration and chlorination system. It would have a circular ring around it that would provide a veil of water. Option 2 was for a 15-foot diameter fountain for the fountain closest to the flagpole. Modifications would need to be made to the brick pavers, to not only provide the proper path and walkway, but to make sure there was the proper ADA slope. It would have all the bells and whistles for filtration and chlorination, as well as multiple lights that could change colors, which the Board requested. Option 3 would be for an overhaul of the existing fountain, to include sandblasting of all of the precast walls, a tiered fountain feature, finial, additional grinding and finishing with waterproof re-marsite, waterline tile and a new pump filtration system. Option 4 was for the fountain closest to the pool. Option A would be to add a vault and do the same level of rehab, with a filtration system and colored lights. A 15-foot diameter fountain would be the same price as Option 2. Option B was for a rehab of the fountain without the vault. If the 10-to-15-foot fountain was approved, the design would take two weeks, three weeks for permitting and six to eight weeks to build it, which would bring them into January.

Ms. Wispelwey did not want any work to be completed during the season when they had many people. Mr. Dryburgh questioned whether they currently had a 10-foot fountain. Mr. Scheerer indicated that their current fountain was 10 by 9 and the Board was talking about increasing it to a 15-foot fountain. Mr. Dryburgh pointed out the price increased from \$115,000 for a 10-foot fountain to \$142,000 for a 15-foot fountain, for a difference of \$27,000, which he did not see any benefit from as the purpose was to have it operate for the long-term and felt that it only make sense if Reunion Resort wanted to contribute \$27,000 for their weddings. If the Board wanted to hold off to speak to Reunion Resort, Mr. Scheerer would be happy to have that conversation with them. Ms. Wispelwey agreed that Reunion Resort received the most benefit the Board needed to think about whether they were spending their money wisely or change them into planters. Mr. Greenstein preferred to defer this matter until November in order for all Supervisors to be present in person but questioned the finished product in Option 1. Mr. Scheerer explained that Option 1 removed the existing fountain and started from scratch, which was Photo 2. Mr. Greenstein pointed out that Option 1 was the Bellagio style fountain compared to what they currently had, which were separate bowls and the cost to repair and enhance the existing fountain to have a useful life would cost \$61,000. Because their fountains were 18 to 20 years old, he felt that this was a fair price and suggested replacing the fountain closest to the Seven Eagles pavilion entrance for \$120,000. Mr. Dryburgh preferred to speak to Reunion Resort about splitting the cost since they wanted to bring in more weddings. Mr. Greenstein suggested revisiting the fee that the District charged for the use of that area as it was an enhancement and recalled the Board discussing at the last meeting, putting all of their efforts into the fountain closest to Gathering Drive, as it was seen by almost everyone driving past their community and recommended they turn the other fountain into a planter as they did not need a fountain at both ends of Linear Park. Mr. Dryburgh agreed. Ms. Hobbs felt that the fountains benefitted the entire community and added value as it made the community more attractive to people. Mr. Greenstein agreed.

Ms. Wispelwey felt that a better use of their funds was for roads and suggested that Reunion Resort take care of one fountain and the District would take care of the other. Mr. Greenstein agreed but noted that they had a good amount of money in the Replacement and Maintenance (R&M) Fund for the fountains and it should be shared cost between Reunion East and Reunion West, since it was not just a Reunion East CDD project. In his opinion, it came down to what was fiscally responsible and recommended deferring this matter to the November meeting when all of the Board Members were present, so that they could consider a repair and

enhancement that allowed for future use versus a Bellagio type of fountain. Ms. Wispelwey did not recommend keeping the existing fountain without enhancing the water treatment. Mr. Greenstein was happy that the proposal included systemic modifications that were needed for the fountain to function properly without undue maintenance and wear and tear and thanked Mr. Scheerer for providing the proposal. *There was Board consensus to defer this matter until the November meeting.*

- **Public Comment Period (Item 2)**

Ms. Adams received a request from a member of the public who was attending via Zoom to open the public comment period. There was Board consensus. Ms. Dorothy Reynolds thanked the Board for allowing her to speak and requested an update on the Fitness Center at Heritage Crossing. Ms. Adams stated this item was on the Action Items List and staff would address it under the District Manager's Report. Resident Chuck Maniaci of 7637 Heritage Crossing Way, Unit 102, witnessed raccoons coming into the pool and drinking out of it during the day when kids were present. Mr. Scheerer explained that it was a CDD pool and there were no contracts in place for pest control, but they would bring someone out to set traps. Ms. Wispelwey suggested installing netting or screening around the pool to keep the raccoons out. There being no further public comments, Ms. Adams closed the public comment period.

FIFTH ORDER OF BUSINESS

Consideration of Seven Eagles Pool Renovation

- A. Spies**
- B. Aqua Blue**
- C. Sundance**

Ms. Adams recalled when the Board was approving Fiscal Year 2024 Budget, one of the projects that the Board considered for the R&M Fund, was the resurfacing of the pool and spa at Seven Eagles. Mr. Scheerer was working with multiple vendors to obtain proposals and included them in the agenda package along with a comparison of costs. Proposals were provided by Spies Pools, Aqua Blue and Sundance. Spies Pools provided many options such as installing new LED lighting, new tile, new beam markers, and to ensure that it was skid resistant and fell in line with the Department of Health regulations and step tile. They provided the same proposal for the two spas in Seven Eagles and quoted \$67,332 for the pool and \$18,780 for the two spas, for a total of \$86,112. Aqua Blue provided a proposal based on the same specification and quoted \$24,414 for the two spas and \$89,530 for the pool, for a total of \$113,994. Sundance Pools quoted \$79,995

for the pool resurfacing and \$23,495 for the two spas, for a total of \$103,490. It was brought before the Board today because they were closing Seven Eagles for two to three weeks while it was getting re-roofed, the atrium was pressure washed and rubber flooring was being installed in the main gym. Ms. Wispelwey noted that Spies would fit within their time frame the best, taking two to three weeks, as Sundance would take four weeks and Aqua Cool Blue would take three weeks. Ms. Adams pointed out that they did not always make a recommendation, but in this case, based on Mr. Scheerer's experience and long-standing relationship with this vendor, providing quality product and standing behind their work, Mr. Scheerer recommended the Spies Pools proposal. He used them often in his current role as Field Manager and never had to call them back. They have been in business for 35 years, performing 99.9% of all commercial pool repairs and provided a warranty of five years on the finish. They had the best repair staff and were responsive. Mr. Dryburgh asked if the Spies Pools quote included Options 1 and 2. Mr. Scheerer confirmed that they were included as an add-on and it would cost \$5,000 to have the lights converted to LEDs and for the additional inside beam work. The Spies Pools proposal included all of these options for \$86,530.

On MOTION Ms. Wispelwey seconded by Mr. Dryburgh with all in favor the proposal with Spies Pools for the Seven Eagles pool renovation in the amount of \$86,530 was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Reunion East Property
Conveyance Funding Agreement with
Kingwood Reunion Resort**

Ms. Adams reported that a representative of Kingwood Orlando Reunion Resort (Kingwood) informed them that Kingwood was considering the relocation of certain golf course holes and requesting a certain amount of property or acreage be conveyed from Reunion East to Kingwood. As a result, staff requested a Funding Agreement, whereby any work that District Counsel and the District Engineer did on behalf of Reunion East CDD relative to this project, would be 100% funded by Kingwood. The costs would be itemized and requests for reimbursement would be sent to Kingwood per the terms of the Funding Agreement. The project itself was in the early stages and there were no documents available to circulate to the Board. However, in speaking with the developer's representative, when they get closer to knowing exactly what they were going to be asking for, they would come to the Board and make a presentation on what they were asking for. By that time, it would have been vetted by District

Counsel who would confer with Bond Counsel and the District Engineer, as it potentially required permitting with the Water Management District. At this time, staff was asking for the Board to agree to Kingwood paying for all of the fees associated with this project. Ms. Trucco pointed out that once they completed their review, they would bring everything back to the Board and the Board would decide whether to agree with their proposed Development Plan change, which may affect some CDD property.

Ms. Hobbs suspected that they would be asking for land designated as a conservation area. Ms. Adams pointed out that would be something that the District Engineer would evaluate and make a determination of suitability from an engineering perspective. Ms. Hobbs wanted to have a better understanding of how this worked because normally they did not give up conservation land unless they had mitigated conservation. Ms. Adams felt this was an excellent point, which staff would be looking into, especially the District Engineer. However no one had looked into anything until a Funding Agreement was in place. Ms. Wispelwey found it hard to believe that Kingwood did not know what they wanted. Ms. Adams believed that they had an idea, but it was early because there were multiple stakeholders, including the Water Management District who would determine the feasibility of the project. However, as soon they were further along in the process and there was due diligence completed by District Counsel and the District Engineer, it would be brought back to the Board for a presentation from the developer's representative. But at this time, the only action that they were requesting was for the Board to approve the Funding Agreement so that Kingwood was paying for the due diligence work.

Ms. Trucco explained that the Funding Agreement was paying for a proposed change to their Development Plan to convert a portion of the golf course to residential use, which may impact some CDD conservation land and contemplating a potential swap of conservation land. Staff needed to review the documents and concepts, which would take time, but before that occurred, they asked Kingwood to cover all CDD's fees for example experts that Mr. Boyd advises should be consulted, surveying expenses, etc. Mr. Dryburgh assumed when they come back with the presentation, they would reach out to residents about what was being presented so that they could attend the meeting. Ms. Trucco suggested having a joint meeting in order for everyone could hear the presentation. Mr. Greenstein pointed out it would be a major change for the Watson Golf Course and impacted the entire community as well as the golfers. When Kingwood had everything right, they would announce their plans to the community as their Assessment Methodology currently covered golf course property that they would convert to

residential and recalled that there was sign off from Mr. Tom Watson on golf course design changes they wanted to make. Ms. Trucco assumed that nothing would be signed off on without the Board's approval, which was why she and Mr. Boyd wanted to review everything and this was the first step. After this was approved by the Board, Mr. Boyd would be review everything. Mr. Dryburgh felt that the public had a right to know what was happening and to see the plans. Mr. Greenstein recommended that the Board approve this agreement so that the funding was in place.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Reunion East Property Conveyance Funding Agreement with Kingwood Reunion Resort was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Setting a Public Hearing to Establish and
Confirm Rates for Irrigation Service**

Ms. Trucco recalled that two months ago, the Board approved an Irrigation Agreement with Kingwood in substantially final form, subject to the Chairman's execution and that it would bind successors and assigns. She obtained Kingwood's approval of the changes to clarify that it runs with the land and was going to bind successors and assigns and they agreed that the irrigation rates would include the capital expenses, based on the CDD's position that it owned a portion of the irrigation system. They cleaned up the definition of capital expenses for any long-term repair costing more than \$50,000, clarifying if there was a capital expense, they would approach the CDD and the CDD Board would decide, to the extent that financing was legally permissible by the CDD and there was some tax benefit, to assist Kingwood in the financing of a capital repair. At this time, Kingwood approved the agreement, including the provision that any time the irrigation rates set forth in Exhibit A increased, which were the current 2023 rates, the Board would receive a 90-day notice to approve the rate increase. As a formality, in order to follow Chapter 190, Ms. Trucco recommended that the Board adopt Resolution 2024-01 to set a public hearing for the December meeting to approve the 2023 rates, as the intent behind the agreement was to comply with Chapter 190 for the portion of the irrigation system that the CDD owned.

Ms. Wispelwey requested that there be communication as she heard from a number of residents who had no input in any increase. Ms. Trucco pointed out that the Board had a say if Kingwood increased the rates, which they would not have with another provider such as Toho, as prior to this agreement, the CDD had no indemnification rights and the rate could have escalated

each year. Mr. Greenwood pointed out that while they served as the regulating body for the irrigation water arrangement in Reunion, because the CDD owned the facility, the Master Association was operating it through Kingwood. With the agreement for The Stables for the cleanup, a great deal of information was included and offered to work with Kingwood, to announce that the Board was now a regulatory body for irrigation water. Mr. Greenwood requested that the public be informed of the intent of the hearing. Ms. Trucco would prepare a one-page document with the highlights, benefits and more about the rates.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2024-01 Setting a Public Hearing to Establish and Confirm Rates for Irrigation Service for December 14, 2023 at 1:00 p.m. at this location, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco was working on the Irrigation Agreement since the last meeting and was continuing to follow up on the Traffic Enforcement Agreement with the Osceola County Sheriff's Department. She provided them with a draft agreement for both Reunion East and Reunion West, showing that the roadways were public as they were financed with bonds and was dealing with their counsel, who was still reviewing the agreement. Ms. Trucco would escalate to a phone call and email per week as a follow up in order to get an answer from the county as to whether there were any comments on the draft she provided, with the argument that residents within the CDD were paying taxes to the county and there was consistency with past practices based on the nature of the roadways. She was continuing to reiterate to the Sheriff's Department that the gates were soft gates, pointing out an incident that occurred in Reunion West Encore last month with golf carts. Ms. Trucco would keep the Board apprised of any updates.

B. Engineer

- i. Consideration of Bid Documents for Right of Way Repairs**
- ii. Consideration of Universal Pavement Condition Report**

Mr. Boyd presented the Universal Engineering Services (UES) Geotechnical Evaluation, including the exhibits that they prepared and bid documents for bidders to quantify what they were recommending, based on the initial evaluation that they completed earlier this year in order to provide apple-to-apple comparisons. UES performed borings in the locations that staff identified and based on their initial evaluation, they recommended a 1½ inch milling of existing

asphalt and replacing 1½ inches of new asphalt. This report would be included as part of the bid documents, in order to provide further details to the contractors. This was the first step in a multi-year process of repaving all of the roads within the District. According to the bid document, there was a general item for mobilization and any other items that they needed. The first section was Gathering Drive from 545 overpass to Excitement Drive, which would be a full repaving of the entire roadway (Maintenance of Traffic), with 1½ inches of asphalt, resurfacing with a new layer of 1½ inches of asphalt and the restoration of pavement markings. For this section specifically, they were asking for a double yellow center stripe and new stop bars where stop bars needed to be replaced, even if the area was not being repaved at this time. It would be amended to include crosswalk re-striping. The second section was the entrance to Excitement Drive off of Old Lake Wilson Road, which was in poor condition, with the balance of Excitement Drive being completed at a later time as it was not in immediate need of repair. The third section was Tradition Boulevard between Spine Road and I-4, the fourth section was Tradition Boulevard between the Davenport Creek bridge and the intersection and the fifth section was the outbound lane on Spine Road, which is in poor condition. However, the inbound road of Spine Road was in good condition except at the intersection of 545 up to the gate and the last three segments were on Reunion Boulevard. They were recommending re-paving all of Reunion Boulevard at this time, as quite a bit of Reunion Boulevard was in urgent need of repaving, although a portion of Reunion Boulevard was not in bad condition north of Patriots Landing up to the circle. The request from the Board was to put this out for bid and once the bids were received, the Board could decide to defer any of the work to a future year, since the scope was split into sections.

Ms. Wispelwey pointed out that it was difficult to turn onto Spine Road from Old Lake Wilson Road towards Osceola Polk Line Road and asked if they could get additional feet of asphalt. Mr. Greenstein agreed as it was a 90-degree turn, which was dangerous as a car could get rear ended and asked if there was anything that they could recommend to the county. Mr. Boyd stated that they could prepare a construction plan and submit it to the county for a construction permit. Ms. Wispelwey stated that she wanted to expand the apron on CDD property, not to make a turning lane. Mr. Greenstein questioned how much land they had in the apron area that could be turned 60 degrees versus 90 degrees. Mr. Boyd could determine how much CDD property they had to work by looking at the ownership map, as he believed that CDD property ended at the right-of-way (ROW) and there was golf course property to the north. To the extent it was possible to do that, they would have to do some grading, build a roadway base and put in new asphalt,

which would be a more substantial line item. Mr. Greenstein agreed, as it was a safety issue and suggested reaching out to the county about the eminent need for it as a traffic light was going to be installed as part of the Old Lake Wilson Road widening project. Mr. Dryburgh suggested finding out from the county when they were going to improve this intersection so they could widen the apron on Spine Road as part of their project. Mr. Boyd would check with the county on their plans. Ms. Trucco recalled an eminent domain matter several months ago, when notices were provided by the Florida Department of Transportation (FDOT) regarding the taking of Parcels 109, 127 and 810 and would coordinate with Mr. Boyd. Because if they did make an improvement that was later subject to eminent domain by the county, the District would be entitled to reasonable compensation. Gray Robinson just informed her that they received an offer of \$200 for Parcel 127 and \$300 for Parcel 810, but FDOT was still reviewing the appraisal for Parcel 109. Once Gray Robinson had the appraisal for all four parcels, they would perform a more detailed review of the full taking and provide a complete analysis back to the Board.

Ms. Adams asked if the bid documents included golf cart crossings with the stop bars and crosswalks. Mr. Boyd explained that there were no golf cart crossings in Reunion East, but there were crosswalks, which would be addressed. Mr. Greenstein noted one golf cart crossing on the south end of Excitement Drive between Holes 1 and 2. Mr. Boyd would have those re-stripped as part of the bid package. Ms. Wispelwey felt that it would be helpful to have yield signs in the roundabout on the bridge by the traffic circle (Photo 1.11 E). Mr. Scheerer indicated that the Davenport Creek Bridge terminated where the words, "*Tradition Blvd.*" was on the photo, but there was no common area to post yield signs, so they put the "*Pedestrian Ahead*" sign on a light post further back. Ms. Wispelwey requested pavement markings approaching the traffic circle from west to east because there was no place to put it and people could not see it. Mr. Boyd would have pavement markings included on all three approaches to the circle.

On MOTION by Ms. Wispelwey seconded by Mr. Dryburgh with all in favor the bid documents for the right-of-way repairs to include stop bars, striping, crosswalks, golf cart crossing and yield pavement markings at the traffic circle were approved.

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

Ms. Adams presented the Action Items List. Regarding the question from a resident earlier in the meeting about the use of Seven Eagles Fitness Center, there was discussion because it

would be closed for three weeks for maintenance when the roof was replaced, the pool was resurfaced and other maintenance activities were occurring. She received several inquiries from Reunion property owners and residents about other CDD fitness centers and advised them that they could use the CDD outdoor Fitness Center on Grand Traverse Parkway near Valhalla. The resident also spoke about private fitness centers that were operated by Reunion Resort, but they did not have any official information from Reunion Resort about when they planned to reopen facilities. If any Board Members wanted to speak about that issue, they could, but she did not have any information. Mr. Dryburgh felt that Ms. Adams was clear and the resident should understand that the private exercise facility was closed in order to enhance the golf facility and the equipment was placed in storage. The indoor exercise facility would be worked on for multiple weeks. Mr. Greenstein hoped it would take no more than three weeks. Mr. Scheerer clarified that while the roof was being replaced and the Fitness Center was closed and only the mail room at Seven Eagles would be open. Dumpsters and equipment would be mobilizing on the 19th and the front entrance would be closed on the 20th. Mats would be added to the free weight section of the Seven Eagles Gym when available.

Ms. Adams pointed out one item that was not on the Action Items List, which the Board took action on, was to provide the bond requisitions to the District Engineer to evaluate the potential minimum amount that The Stables parcel could be sold for. That was in process as the information was provided to the District Engineer. Mr. Boyd stated he had not started the review yet. Mr. Greenstein understood as Mr. Boyd was working on items that were a priority. Ms. Wispelwey questioned where the dumpster was placed. Ms. Adams indicated that the comments that Supervisors provided to her on the License Agreement, were incorporated, the Chairman reviewed the final form, it was provided to the Master Association and a courtesy copy was forwarded to Reunion Resort. They have not received any comments from the Master Association or Reunion Resort at this time, but she received notification two days ago that they were reviewing it. Mr. Greenstein hoped by the next meeting they would know where they stood. Mr. Dryburgh felt that the agreement was in the right spirit. Ms. Adams pointed out that the Action Items List was provided for informational purposes and no action was required.

**Mr. Boyd left the meeting at this time.*

ii. Approval of Check Register

Ms. Adams presented the Check Register from September 1, 2023 through September 30, 2023 in the amount of \$419,748.86.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through August 31, 2023, which were for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan. The Project List for Fiscal Year 2023 was updated and the Project List for Fiscal Year 2024, noted the action taken by the Board regarding the pool resurfacing, which was scheduled for October.

D. Security Report

Ms. Adams reported that the September Security Report was provided to the Board under separate cover. Mr. Victor Vargas, Director of Reunion Security, was not in attendance as he was at a security conference.

NINTH ORDER OF BUSINESS

Other Business

Ms. Wispelwey reported that a fire occurred in one of the pool pumps in Carriage Pointe. Ms. Adams sent a report to the Board in case there was any discussion on social media. Mr. Scheerer was informed early in the morning about a pool heater that caught on fire and Spies Pools was contacted. It turned out that was a backfire in the heat exchanger, which was caused by a small hole in the underside of a gas valve running from the gas valve to the pilot light. When it called for gas, it lit and ignited. Spies Pools came out the same day and replaced the three-inch copper tubing, tested it and now it works fine. It was not a massive fire, but the sound of the explosion could be heard in the video from when the small hole ignited itself. None of the gas was shut off other than to that specific heater. Ms. Wispelwey felt that they were very lucky.

Mr. Scheerer reported that their pool provider, Roberts Pools requested an increase for their services and in order to stay in line with the direction of the Board, three proposals were obtained from three different vendors, as well as someone who was recommended to him, but

they did not submit a written proposal in time. The budget was \$7,000 for cleaning only and the CDD was currently paying, starting in October, for all chemicals, whereas the prior contract had chemicals included. The increase with Roberts Pools was for \$8,500 per month for seven days per week service for all six pools, spas, two kiddie pools and three fountains. Sundance Pools proposed \$9,250 for the same service. Central Florida Pools and Spas, who had trucks all over the area, proposed \$7,000 a month to clean all pools and fountains, but Mr. Scheerer was not familiar with them and their online reviews were not favorable. Ms. Wispelwey used them. Mr. Dryburgh questioned what percentage of the price was for chemicals. Mr. Scheerer confirmed that there was \$200,000 in the budget for chemicals for the entire community. Mr. Dryburgh asked if the vendors would be charging for chemicals. Mr. Scheerer explained the chemicals were being delivered and charged directly to the District and the proposal was cleaning only. Mr. Greenstein asked in the last 24 months, whether there was an increase from Roberts Pools. Mr. Scheerer recalled that they provided an increase in the past, the District was currently paying \$7,000 per month, which was increasing to \$8,500 and the District was paying \$15,000 per month for chemicals.

Mr. Dryburgh questioned what Central Florida Pools and Spas would be doing. Ms. Wispelwey stated according to their proposal, they would be doing brushing, netting, vacuuming, tile, cleaning, filter cleaning, picture, chemical logs and emails. Mr. Dryburgh proposed going with the cheapest vendor and seeing what happened. Ms. Wispelwey voiced concern if they went to Central Florida Pools and Spas and did not like them and they wanted Roberts Pools to come back, they might want \$9,500 versus \$8,500 and questioned whether Roberts Pools used the same people. Mr. Scheerer confirmed that the same people serviced the pools, but on occasion, they sent other people and on occasion, the owner serviced their pools. They GPS tracked all of their vehicles in case a pool was not clean. Mr. Boyd stated Mr. Goldstein suggested that he contact Mr. Jonathan Patricio, a former pool cleaner for Yellowstone, but as of last week, he was not insured, although he was licensed. He offered to clean the pools for \$7,500 per month. Mr. Greenstein felt they needed to maintain consistency and quality and recommended trying to lock them into no price increases for 12 or 24 months. Ms. Wispelwey pointed out that Central Florida Pools and Spas increased their price after six months. Ms. Trucco indicated that the contract with Roberts Pools had a 30-day termination clause without cause. Mr. Dryburgh felt that having the same person maintain their pools was important as well as being able to track them. Ms.

Wispelwey stated that Central Florida Pools and Spas provided an email message showing the picture of the pool that they cleaned.

Mr. Goldstein felt that Roberts Pools were not doing the quality work that they needed to and wanted to look at other vendors as he witnessed a guy sitting out in front of a pool for 40 minutes in his truck not doing any work. Mr. Dryburgh questioned whether there were any complaints about the cleanliness of the pools as he used the Homestead pool often and it was clean and he had not heard any complaints. Mr. Scheerer stated there was an issue with a filthy spa at the Homestead pool, but it turned out someone threw dirt into it and most of the complaints were in the afternoon as the pools were cleaned in the morning. Mr. Dryburgh preferred to use a company that used the same employees. Since this item was not on the agenda, Ms. Adams opened this item to the public for comments prior to the Board taking action. Hearing no comments, the floor was closed to comments and Ms. Adams pointed out that any action that the Board takes, was subject to District Counsel preparing an agreement with all of the statutory requirements and District protections that were deemed necessary by Counsel.

On MOTION by Ms. Wispelwey seconded by Mr. Dryburgh with all in favor approving a multi-year agreement with Roberts Pool Services was approved.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – November 9, 2023

The next meeting was scheduled for November 9, 2023 at 1:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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

SECTION 4



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 12, 2023

Board of Supervisors
Reunion East Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Reunion East Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion East Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

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

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

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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$7,900 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 1, 2024, in order for us to complete the engagement by March 31, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2024 for the District's review, and a final draft audit report by March 31, 2024 for the District's review and approval.

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

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

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Reunion East Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Florida Institute of Certified Public Accountants

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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION 5

SECTION A

**Project Name: Reunion Seven Eagles Fountains
Reunion Florida**

**Date: 11-Oct-23
Attn: Alan Sheerer @ GMS**

UCC Estimate No.: 001

No.	Detail No.	Item Description	Quantity	Unit	Unit Price	Total
		<i>We are pleased to submit the following pricing for your review as its been 19 years since UCC quoted and constructed the walls and columns and walkways of Seven Eagles and we are proud of them.</i>				
		<u>Seven Eagles Way & Seven Eagles Ct Fountain</u>				
		<u>OPTION #1 10' DIAMETER</u>				
1.00		Demo and replace existing 10' Diameter 3 tier bowl Ftn with 10' diameter ring ftn with center jet Similar to Photo #1 but with Precast caps Includes Design/Eng/Permitting	1.00	Ls.	115,000.00	115,000.00
		New Ftn will have brick walls to match Seven Eagles, Precast caps to match Seven Eagles, cast in place concrete structure with interior waterproofing prior to interior marcite and waterline tile. The ftn will have a Black PVC "ring" feature with brass/bronze nozzles tightly spaced to send a circular "veil" of water to land just outside a center geyser jet. The feature will be powered by a pump system housed in a semi-submersible vault located behind the nearest brick site wall. The vault will also house an automatic chlorination system, timeclock and filtration package along with LED changeable colored lighting capabilities to highlight seasonal decorating.				
		includes replacing existing pavers as required to demo and reinstall and crossing of utilities. Landscape and irrigation repairs by others irrigation				
		<u>OPTION #2 15' DIAMETER</u>				
2.00		Demo and replace existing 10' Diameter 3 tier bowl Ftn with 15' diameter ring ftn with center jet. Cross between photos #1 & #2/2A. Includes design/Eng/permitting	1.00	Ls.	142,000.00	142,000.00
		New Ftn will have brick walls to match Seven Eagles, Precast caps to match Seven Eagles, cast in place concrete structure with interior waterproofing prior to interior marcite and waterline tile. The ftn will have a Black PVC "ring" feature with brass/bronze nozzles tightly spaced to send a circular "veil" of water to land just outside a center geyser jet. The feature will be powered by a pump system housed in a semi-submersible vault located behind the nearest brick site wall. The vault will also house an automatic chlorination system, timeclock and filtration package along with LED changeable colored lighting capabilities to highlight seasonal decorating.				
		This option will require paver walkway alterations to create new walkway around wider feature and rework at utility crossings. Landscape and irrigation repairs by others sewer/water service to be available within 20' of vault or tie in to				
		<u>OPTION #3 Keep Existing See Photo #3</u>				
3.00		Completely clean up and overhaul existing 3 tier water feature, includes: a)sandblast all precast caps, walls and tiered feature and finial b)grind, point and regrout and seal all joints and precast c)demo and remove existing interior finishes and sandblast for new d)apply new waterproofing, marcite and waterline tile to interior e)installation of new pump, filtration and chlorination system inside a semi-subterranean vault located behind nearest site wall f)includes colored LED lighting for Seasonal Decorating enhancement g)includes ground and bonding at feature h) replace pavers at utility crossings and where stucco re & re occurs	1.00	LS	61,500.00	61,500.00

Seven Eagles Court South Fountain						
		OPTION #A Keep Existing See Photo #4 (add vault)				
4.00		Completely clean up and overhaul existing 3 tier water feature, includes: a)sandblast all precast caps, walls and tiered feature and finial b)grind, point and regROUT and seal all joints and precast c)demo and remove existing interior finishes and sandblast for new d)apply new waterproofing, marcite and waterline tile to interior e)installation of new pump, filtration and chlorination system inside a semi-subterranean vault located behind nearest site wall f)includes colored LED lighting for Seasonal Decorating enhancement g)includes ground and bonding at feature h) replace pavers at utility crossings and where stucco re & re occurs	1.00	LS	65,000.00	65,000.00
5.00		OPTION #B Keep Existing See Photo #4 (no vault) Leave existing pump and services sandblast all precast, remove efflorescence, grind, patch and point all precast. Seal all existing precast. Remove existing interior coatings and tile and replace with proper waterproofing, marcite and waterline tile. Replace bulb if fixture exists leave system on existing irrigation auto-fill NO PERMIT REQUIRED FOR THIS OPTION	1.00	LS	27,500.00	27,500.00

- Qualifications:**
- Tree root pruning if req'd by others (vault locations)
 - Testing & inspections by others
 - Civil curbs, bands and sidewalks by others
 - M.O.T and traffic control by others
 - Excludes Certified survey and or As-Builts
 - UCC Group Inc not responsible for power, water, sewer supply services
 - no allowance for sealer or Polymeric sand on pavers
 - Quotation Valid for 30 days
 - Terms NET 30 Days, no retainage

Pat DiPaolo
UCC GROUP INC.,
Orlando

Orlando • 7380 Sand Lake Road, Suite 500 • Orlando, FL • 32819 • P:407-248-0989 • F:407-939-0730

Toronto • Vancouver • Orlando
www.uccgroup.com

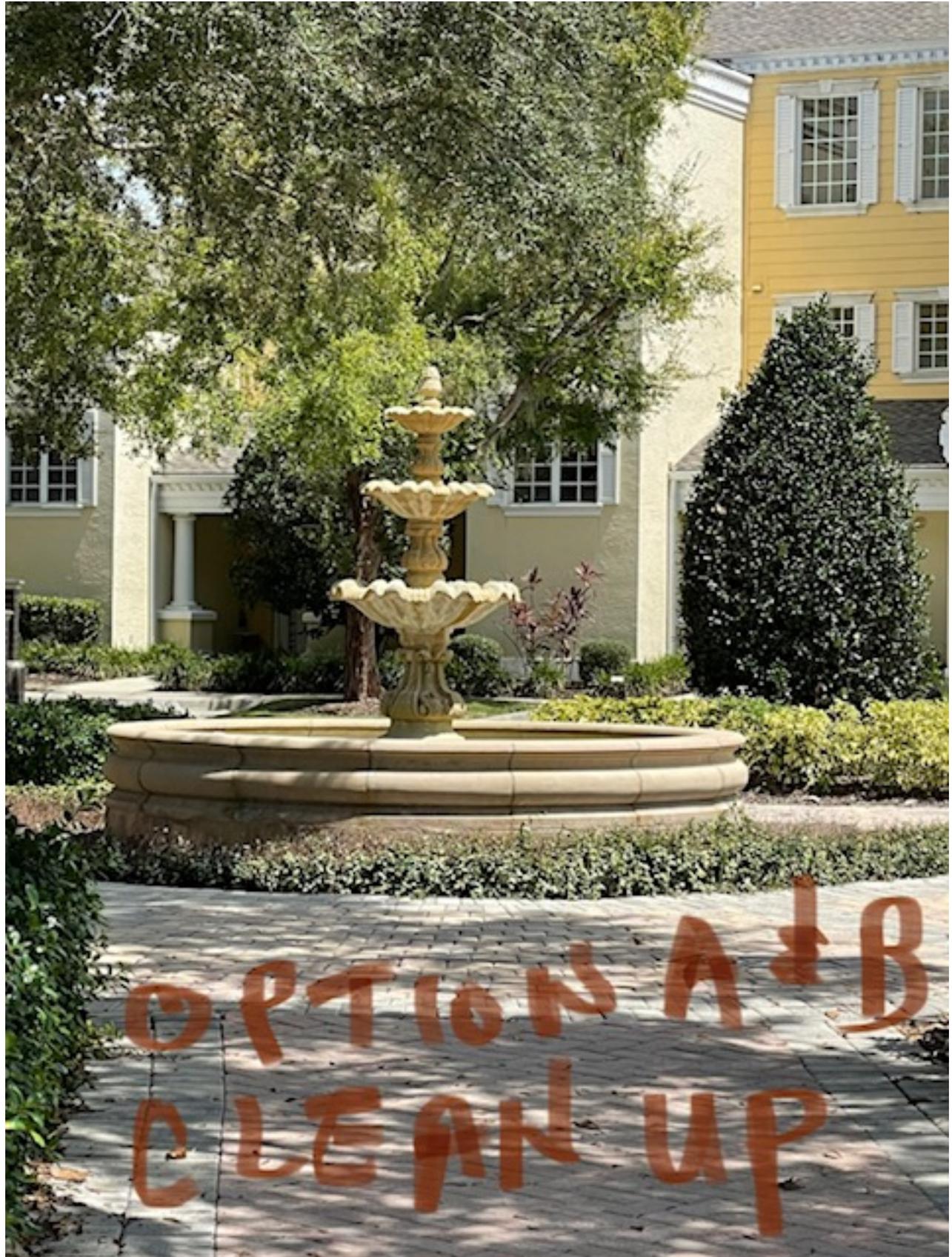








OPTION 3
CLEAN UP



OPTION A & B
CLEAN UP

SECTION B

Reunion: Seven Eagles

October 2023

Orlando, FL.

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Dwarf Bottlebrush (D.B.)
- Mixed Succulents (M.S.)
- Annuals (A.N.)

*Annuals should be changed out quarterly and mixed succulents should be replenished as needed.

M.S.

A.N.

D.B.



Potential

Reunion: Seven Eagles

Orlando, FL.

October 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

M.S.
A.N.
D.B.



Potential

Landscape Design Suggestions

- Dwarf Bottlebrush (D.B.)
- Mixed Succulents (M.S.)
- Annuals (A.N.)

*Annuals should be changed out quarterly and mixed succulents should be replenished as needed.

SECTION 6

Additional Easement Areas:

Property Record Card
 NEW – Bird's Eye View

Building Land XFOB Sales

[35-25-27-4838-TRAC-00A0](#)

e REUNION EAST CDD

ress C/O GOVERNMENTAL MGMT SERVICES
 ORLANDO, FL 32801-1508
 KISSIMMEE FL 34747



Property Record Card
 NEW – Bird's Eye View

Building Land XFOB Sales

[35-25-27-4896-0001-0R10](#)

e REUNION EAST CDD

ress C/O GOVERNMENTAL MGMT SERVICES
 ORLANDO, FL 32801-1508
 7500 MOURNING DOVE CIR,
 KISSIMMEE FL 34747

e RESIDENTIAL COMMON ELEMENTS/AREA IMP

300 - OSCEOLA COUNTY

2.889



Existing Easement Areas:

NEW - Bird's Eye View

Building Land XFOB Sales

[35-25-27-4896-0001-0C17](#)

REUNION EAST CDD

C/O GOVERNMENTAL MGMT SERVICES

ORLANDO, FL 32801-1508

MOURNING DOVE CIR, KISSIMMEE FL 34747

RESIDENTIAL COMMON ELEMENTS/AREA VAC



Building Land XFOB Sales

[35-25-27-4896-0001-0010](#)

REUNION EAST CDD

C/O GOVERNMENTAL MGMT SERVICES

ORLANDO, FL 32801-1508

KISSIMMEE FL 34747

RESIDENTIAL COMMON ELEMENTS/AREA VAC

300 - OSCEOLA COUNTY

1.536



This instrument prepared by and return to:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
Post Office Box 3353
Orlando, Florida 32802

Project: Terraces at Reunion Resort & Club (Condominium Development)
Property Appraisers Parcel ID Number: 35-25-27-4896-001-0C10

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** (this “Easement Agreement”) is dated as of this 12th day of July, 2023 (the “**Effective Date**”) by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**Grantor**” or “**District**”), and **7500 MOURNING DOVE REUNION LLC**, a Florida limited liability company, whose mailing address is 1212 NW 82nd Avenue, Miami, Florida 33126, **IMF DEVELOPERS LLC**, a Florida limited liability company, whose mailing address is 1212 NW 82nd Avenue, Doral, Florida 33126, and **LB CONSTRUCTION OF SOUTH FLORIDA, INC.**, a Florida corporation, whose mailing address is 1990 NE 149th Street, North Miami, Florida 33180 (collectively, the “**Grantee**”), the foregoing sometimes being individually referred to herein as a “**Party**” or collectively as the “**Parties**.”

RECITALS

A. Grantor is a local unit of special purpose government created in accordance with the Uniform Community Development Act of 1980, *Florida Statutes*, as amended (the “**Act**”).

B. Grantor was created by the Board of County Commissioners of Osceola County, Florida (the “**County**”) by the adoption of County Ordinance No. 01-31 on September 24, 2001, effective as of October 3, 2001, and Grantor’s boundaries were expanded by the adoption of County Ordinance No. 05-26 on July 18, 2005, effective as of July 22, 2005 (collectively, the “**Ordinance**”), pursuant to the Act.

C. Pursuant to the Act, Grantor is authorized to construct, acquire, operate and maintain public infrastructure improvements and services as set forth in Section 190.012(1), *Florida Statutes*, for which Grantor may impose, levy and collect non-ad valorem special assessments on land within the boundaries described in the Ordinance.

D. 7500 Mourning Dove Reunion LLC owns certain real property in Osceola County, Florida, as described in **Exhibit “A”** attached hereto (the “**Grantee’s Property**”).

E. Grantor owns certain real property within the boundaries described in the Ordinance (the “**District’s Property**”), including land abutting the Grantee’s Property (the “**Easement Area**”); the Easement Area is described in **Exhibit “B”** attached hereto.

F. Grantee intends to construct a condominium development comprised of approximately 102 dwelling units on Grantee’s Property, in accordance with the Site Development Plan, dated December 7, 2022, attached hereto as **Exhibit “C”** (the “**Work**” or “**Grantee’s Project**”).

G. The Parties have agreed that Grantor shall grant Grantee a temporary access and construction easement upon, over and through the Easement Area for the purpose of constructing Grantee’s Project, subject to and upon the terms, conditions and limitations hereinafter set forth below (the “**Easement**”).

AGREEMENT

NOW THEREFORE, for an in consideration of the above recitals, the mutual promises and covenants contained hereinbelow, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties as follows:

1. **Integration of Recitals.** The foregoing recitals are true, accurate and correct and are incorporated herein by this reference.

2. **Effective Date; Term.** This Easement Agreement will take effect on the Effective Date and shall continue for a period of eighteen (18) months, unless this Easement Agreement is terminated in writing by all parties.

3. **Grant of Temporary Access and Construction Easement.** Grantor hereby gives, grants, bargains and releases unto Grantee, a temporary easement for the purpose of providing temporary ingress and egress by Grantee over and across the Easement Area and to perform all such necessary acts for the Grantee’s Project, which shall be conducted with commercially reasonable construction practices and hours of operation. This Easement Agreement is subject and subordinate to the rights of the Osceola County and to the rights of others, if any, to locate, construct, maintain, repair and replace roadway related improvements and utilities over, through and across the Easement Area. This Easement Agreement shall automatically terminate upon completion of construction of the Grantee’s Project, as evidenced by a certificate of completion signed by the engineer of record. The Grantee acknowledges that the District’s Property includes public roads and sidewalks, such that a heightened level of safety and security is imperative to protect vehicular and pedestrian use. The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across the Easement Area. Grantor hereby retains the right to utilize the Easement Area for any purpose which the Grantor may desire which does not unreasonably interfere with the Grantee’s exercise of the easement rights herein granted.

4. **Indemnification.** The Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants’ agents, or invitees

and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's exercise of its rights under this Easement, except such loss or damage as may result from the willful acts of the Grantor or its agents, contractors, employees, tenants, tenants' agents, or invitees. Grantee's liability and the indemnity provided herein shall survive the expiration or sooner termination of this Easement Agreement.

5. **Pre-Use and Post-Use Inspections and Restoration of the Easement Area.**

Grantee agrees to participate in the Grantor's pre-use and post-use inspections in order to ensure complete restoration of the District's Property/Easement Area to its original condition. Grantee agrees to restore the District's Property/Easement Area to its original condition (as such is determined by the District in the District's sole discretion) and at Grantee's sole cost and expense, following any damage to the District's Property/Easement Area, within 30 days of such damage, or following the completion of the Work, including removal of the temporary fencing and access, or termination of this Easement Agreement, within 30 days of such completion or termination, or unless otherwise agreed to by the District. Grantee agrees to have all affected roads swept at least once every 30 days during the performance of the Work. In the event the Grantee does not fully restore the District's Property/Easement Area within the 30 day period specified herein, the Grantee hereby consents to the District restoring it at the sole cost and expense of the Grantee, including interest at the highest rate permitted by law, fees for administration, interest charges; such costs may be a lien on Grantee's Property enforceable by Grantor.

6. **Compliance with Laws, Regulations, Rules and Policies.** At all times, Grantee shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders at Grantee's sole cost and expense, including but not limited to environmental laws. Grantee will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Work described herein as may be issued by any governmental agency having jurisdiction. Grantee is responsible for obtaining all permits or other approvals required for the Work, at Grantee's sole cost and expense.

Grantee shall obtain an approved Maintenance of Traffic (MOT) Plan for impacts to roadways caused by the Work described herein. The MOT Plan shall be in accordance with the Manual on Uniform Traffic Control Devices (latest edition and revisions) and the Florida Department of Transportation Roadway Design Standards (latest edition and revisions). Grantee agrees to comply with all MOT requirements promulgated by Osceola County.

Grantee shall perform all Work between the hours of 8:00 a.m. and 6:00 p.m. to avoid inconvenience to neighboring properties.

7. **Limitation of Rights.** This Easement Agreement creates a non-exclusive temporary easement, and Grantee does not and shall not (at any time) claim any interest or estate of any kind or extent whatsoever in the Easement Area/District's Property by virtue of this Easement Agreement or Grantee's use of the Easement Area pursuant hereto. Furthermore, except as for the Work, no new facilities shall be constructed which impact the Easement Area/District's without the prior written consent of Grantor.

8. **Vehicular Ingress and Egress.** Only to the extent reasonably practicable to enable the Grantee to exercise its rights under this Easement Agreement, the Grantee's rights of vehicular ingress and egress to and from the Easement Area shall be limited to the public drives, roads, and parking areas constructed upon the land of which the Easement Area forms a part. No equipment, vehicles or materials of Grantee and/or its agents/contractors may be left overnight on the District Property.

9. **Insurance.** Grantee shall maintain comprehensive general liability insurance, at Grantee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry and for the Work. Grantee shall name the Grantor as an additional insured. Certificates of insurance (and copies of all policies, if required by the Grantor) shall be furnished to the Grantor prior to the mitigation of any Work. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required under this Easement Agreement, without any lapse of coverage to District whatsoever.

Unless otherwise agreed to by Grantor and Grantee in writing, Grantee's contractors shall carry (at their own cost and expense), the following insurance:

a) Occurrence basis commercial general liability insurance (including broad form contractual coverage) and automobile liability insurance, each with minimum limits of Five Million Dollars (\$5,000,000.00) combined single limit per occurrence, protecting Grantee from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Grantee and/or Grantee's permitted users' hereunder or from or out of any act or omission of Grantee and/or Grantee's permitted users' and their related, affiliated and subsidiary companies and the officers, directors, agents, and employees of each, which insurance shall name Grantor as additional insured (the "Additional Insured"); and

b) Worker's compensation insurance as required by applicable Laws (and employer's liability insurance) with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence.

All such insurance required herein shall be with companies licensed to issue insurance in the State of Florida and which have a Best Guide rating of B+ VII or better, shall include a waiver of subrogation, be primary and noncontributory and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Grantor. Upon Grantor's written request, certificates of insurance, together with copies of the binding endorsements identifying the Additional Insured, shall be promptly furnished to Grantor. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required hereunder, without any lapse of coverage to Grantor.

10. **Public Records.** Grantee acknowledges that the Grantee is a special purpose government, subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

11. **Entire Agreement.** This Easement Agreement contains the entire agreement between the Parties, and there are no other terms, conditions, promises, undertakings, statements

or representations, express or implied, concerning the matters contemplated by this Easement Agreement.

12. **No Warranty and Amendments.** Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with this Easement Agreement, the Easement Area or the District Property. This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto in the same manner as executed herein. Notwithstanding anything to the contrary set forth in this Easement Agreement, Grantee acknowledges and agrees that Grantee's (and Grantee's contractors') use of the Easement Area is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee's Property arising out of or related to Grantor's or the Grantor's agents' use of or activities within the Easement Area or the District's Property.

13. **Modification.** No alterations, changes, modifications or amendments shall be made to this Easement, except in writing and signed by the Parties hereto.

14. **Governing Law and Jurisdiction.** This Easement Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement Agreement, or arising out of any matter pertaining to this Easement Agreement, shall be exclusively submitted before any court sitting in Osceola County, Florida, having subject matter jurisdiction. The parties consent and submit to the exclusive jurisdiction of any such court. THE PARTIES EXPRESSLY AND VOLUNTARILY WAIVE ALL RIGHTS TO TRIAL BY JURY WITH RESPECT TO ANY MATTERS ARISING UNDER AND/OR IN CONNECTION WITH THIS EASEMENT AGREEMENT, THE EASEMENT, AND/OR THE EASEMENT AREA.

IN WITNESS WHEREOF, the Grantor has caused this Easement Agreement to be duly executed under seal and delivered by its respective authorized representative on the day and year first above written.

SIGNATURE PAGES TO FOLLOW

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*

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

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023 by _____ as the _____, of REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on behalf of said district, who is personally known to me or has produced _____ as identification.

Signature of Notary Public

(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

WITNESSES:

Print Name: VANESSA ARRIETA

Print Name: Lois Cap

GRANTEE:

**7500 MOURNING DOVE REUNION
LLC, a Florida limited liability company**

**By: QUA INTEGRAL SERVICES
LLC, a Florida limited liability
company, its Manager**

Signature: _____
Name: Alex Nahabetian
Title: Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of JULY, 2023 by Alex Nahabetian, as Manager of QUA INTEGRAL SERVICES LLC, a Florida limited liability company, as Manager of 7500 MOURNING DOVE REUNION LLC, a Florida limited liability company, on behalf of said companies, who is personally known to me or has produced _____ as identification.



AFFIX NOTARY STAMP

Signature of Notary Public

VANESSA ARRIETA

(Print Notary Name)

My Commission Expires: July 26, 2024

Commission No: HH 023457

WITNESSES:

Print Name: VANESSA ARRIETA

Print Name: DAVID CAJ

GRANTEE:

IMF DEVELOPERS LLC, a Florida limited liability company

By: QUA INTEGRAL SERVICES LLC, a Florida limited liability company, its Manager

Signature: _____
Name: Alex Nahabetian
Title: Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of JULY, 2023 by Alex Nahabetian, as Manager of QUA INTEGRAL SERVICES LLC, a Florida limited liability company, as Manager of IMF DEVELOPERS LLC, a Florida limited liability company, on behalf of said companies, who is personally known to me or has produced _____ as identification.



VANESSA E. ARRIETA
Commission # HH 023457
Expires July 26, 2024
Bonded Thru Budget Notary Services

AFFIX NOTARY STAMP

Signature of Notary Public

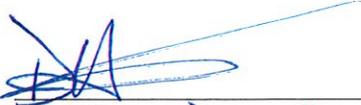
VANESSA ARRIETA

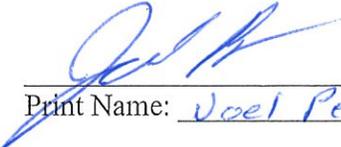
(Print Notary Name)

My Commission Expires: JULY 26, 2024

Commission No. # HH - 023457

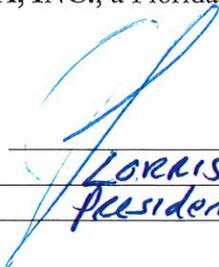
WITNESSES:


Print Name: DAVID HIRSCHFELD


Print Name: Joel Perez

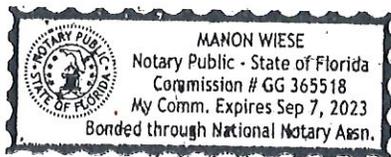
GRANTEE:

LB CONSTRUCTION OF SOUTH
FLORIDA, INC., a Florida corporation

Signature: 
Name: MORRIS BOULANGER
Title: President

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of July, 2023 by Morris Boulanger as President of LB CONSTRUCTION OF SOUTH FLORIDA, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



AFFIX NOTARY STAMP


Signature of Notary Public
manon wiese
(Print Notary Name)
My Commission Expires: 9/7/2023
Commission No.: _____

EXHIBIT "A"

Grantee's Property

[See attached: Legal Description for Parcel No. 35-25-27-4896-0001-0C10]

Property Address: **7456 Excitement Drive**
Kissimmee, FL 34747

PARCEL C-1, TERRACES AT REUNION A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 105 AND 106, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA;

LESS AND EXCEPT:

PHASES 1, 2, 3, 6, 7, 8, 10, 11, 12, 13, 19, 20, 21 and 22 OF TERRACES AT REUNION, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3228, PAGE 1116, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SUBSEQUENTLY AMENDED.

ALSO LESS AND EXCEPT:

TERRACES AT REUNION ROADWAY DESCRIPTION (FINISHED PORTION), WHICH WAS CONVEYED TO THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA COMMUNITY DEVELOPMENT DISTRICT, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4370, PAGE 2469, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

EASEMENT A:

TOGETHER WITH appurtenant easement interests as created under Plat Notes numbered 2, 10, 11, and 12, as set forth on Plat of TERRACES AT REUNION A REPLAT, according to the plat thereof, as recorded in Plat Book 17, PAGES 105 and 106, as said Plat Notes 11 and 12 were limited by that certain Development and Easement Agreement executed by and among Reunion East Community Development District, Ginn-LA Orlando, Ltd., LLLP and Terrace at Reunion, Inc., recorded April 20, 2005 in Official Records Book 2760, Page 446, Public Records of Osceola County, Florida.

EASEMENT B:

TOGETHER WITH appurtenant easement interests as created by and set forth in that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded in Official Records Book 1990, Page 1654, of the Public Records of Osceola County, Florida, as subsequently amended.

EASEMENT C:

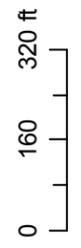
TOGETHER WITH appurtenant easement interests as created by and set forth in that certain Temporary Easement Agreement recorded in Official Records Book 3009, Page 2290, of the Public Records of Osceola County, Florida.



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Date Generated: 3/1/2022



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

EXHIBIT "B"

Easement Area

(1) Parcel No. 35-25-27-4896-0001-0C17

[See attached Legal Description]

(2) Parcel No. 35-25-27-48960001-0O10

Tract O-1, according to the TERRACES AT REUNION A REPLAT, as recorded in Plat Book 17, Page 105, of the Osceola County, Florida Public Records.

TERRACES AT REUNION ROADWAY DESCRIPTION (FINISHED PORTION)

A PORTION OF PARCEL C-1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 105 AND 106 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY MOST CORNER, TRACT C, REUNION PHASE 2 PARCEL 1 AND 1A, RECORDED IN PLAT BOOK 13, PAGES 115-123; THENCE SOUTH $89^{\circ}59'34''$ EAST, A DISTANCE OF 381.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF $34^{\circ}50'07''$ AND A CHORD DISTANCE OF 179.60 FEET WHICH BEARS NORTH $72^{\circ}35'22''$ EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 182.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 763.00 FEET, A CENTRAL ANGLE OF $04^{\circ}11'23''$ AND A CHORD DISTANCE OF 55.78 FEET WHICH BEARS NORTH $57^{\circ}16'00''$ EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.79 FEET TO THE POINT OF BEGINNING AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 763.00 FEET, A CENTRAL ANGLE OF $02^{\circ}29'17''$ AND A CHORD DISTANCE OF 33.13 FEET WHICH BEARS NORTH $60^{\circ}36'20''$ EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.13 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 33.50 FEET, A CENTRAL ANGLE OF $19^{\circ}19'05''$ AND A CHORD DISTANCE OF 11.24 FEET WHICH BEARS SOUTH $18^{\circ}16'22''$ EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.29 FEET; THENCE SOUTH $27^{\circ}55'55''$ EAST, A DISTANCE OF 46.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 112.50 FEET, A CENTRAL ANGLE OF $28^{\circ}14'41''$ AND A CHORD DISTANCE OF 54.90 FEET WHICH BEARS SOUTH $13^{\circ}48'35''$ EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.46 FEET; THENCE SOUTH $00^{\circ}18'46''$ WEST, A DISTANCE OF 9.47 FEET TO A POINT OF CURVATURE OF A CURVE

CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°35'35" AND A CHORD DISTANCE OF 19.19 FEET WHICH BEARS SOUTH 44°59'01" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 88.50 FEET, A CENTRAL ANGLE OF 41°01'28" AND A CHORD DISTANCE OF 62.02 FEET WHICH BEARS NORTH 69°12'27" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 759.50 FEET, A CENTRAL ANGLE OF 13°23'55" AND A CHORD DISTANCE OF 177.20 FEET WHICH BEARS NORTH 55°23'40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.61 FEET; THENCE NORTH 62°05'38" EAST, A DISTANCE OF 216.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 311.50 FEET, A CENTRAL ANGLE OF 28°58'15" AND A CHORD DISTANCE OF 155.83 FEET WHICH BEARS NORTH 76°34'45" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 157.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 57°31'55" AND A CHORD DISTANCE OF 12.99 FEET WHICH BEARS NORTH 62°17'55" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.56 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 18°07'32" AND A CHORD DISTANCE OF 51.19 FEET WHICH BEARS SOUTH 24°28'11" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.41 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 108°56'11" AND A CHORD DISTANCE OF 21.97 FEET WHICH BEARS NORTH 39°03'40" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 288.50 FEET, A CENTRAL ANGLE OF 24°22'37" AND A CHORD DISTANCE OF 121.82 FEET WHICH BEARS SOUTH 74°16'56" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.74 FEET; THENCE SOUTH 62°05'38" WEST, A DISTANCE OF 216.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 736.50 FEET, A CENTRAL ANGLE OF 13°23'55" AND A CHORD DISTANCE OF 171.84 FEET WHICH BEARS SOUTH 55°23'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 172.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 111.50 FEET, A CENTRAL ANGLE OF 41°15'42" AND A CHORD DISTANCE OF 78.57 FEET WHICH BEARS SOUTH 69°19'34" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 80.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 89°38'39" AND A CHORD DISTANCE OF 19.03 FEET WHICH BEARS SOUTH 45°08'06" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.12 FEET; THENCE SOUTH 00°18'46" WEST, A DISTANCE OF 75.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 54.45 FEET WHICH BEARS SOUTH 44°41'14" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.48 FEET; THENCE SOUTH 89°41'14" EAST, A DISTANCE OF 92.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 76°49'56" AND A CHORD DISTANCE OF 29.20 FEET WHICH BEARS NORTH 51°53'48" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 34°39'53" AND A CHORD DISTANCE OF 36.64 FEET WHICH BEARS NORTH 30°48'47" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.21 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY

HAVING A RADIUS OF 600.33 FEET, A CENTRAL ANGLE OF 37°55'56" AND A CHORD DISTANCE OF 390.23 FEET WHICH BEARS NORTH 67°06'42" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 397.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 91°32'00" AND A CHORD DISTANCE OF 33.68 FEET WHICH BEARS NORTH 40°18'40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.54 FEET; THENCE SOUTH 05°27'37" EAST, A DISTANCE OF 48.68 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 576.33 FEET, A CENTRAL ANGLE OF 40°32'51" AND A CHORD DISTANCE OF 399.40 FEET WHICH BEARS SOUTH 68°16'13" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 407.86 FEET; THENCE NORTH 42°00'13" WEST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'46" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS SOUTH 87°26'24" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 92°57'31" AND A CHORD DISTANCE OF 68.89 FEET WHICH BEARS SOUTH 09°35'45" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'48" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS NORTH 73°22'06" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET; THENCE NORTH 22°48'42" EAST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 578.04 FEET, A CENTRAL ANGLE OF 64°42'02" AND A CHORD DISTANCE OF 618.61 FEET WHICH BEARS NORTH 80°27'41" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 652.74 FEET; THENCE SOUTH 41°53'20" EAST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'48" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS NORTH 87°33'16" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 92°57'31" AND A CHORD DISTANCE OF 68.89 FEET WHICH BEARS NORTH 09°28'53" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6.50 FEET, A CENTRAL ANGLE OF 101°06'46" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS SOUTH 73°28'58" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.47 FEET; THENCE SOUTH 22°55'35" WEST, A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 576.33 FEET, A CENTRAL ANGLE OF 21°53'11" AND A CHORD DISTANCE OF 218.82 FEET WHICH BEARS NORTH 78°01'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.15 FEET; THENCE NORTH 05°27'37" WEST, A DISTANCE OF 44.86 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 81°49'17" AND A CHORD DISTANCE OF 30.78 FEET WHICH BEARS SOUTH 46°22'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.33 FEET, A CENTRAL ANGLE OF 20°03'32" AND A CHORD DISTANCE OF 209.10 FEET WHICH BEARS SOUTH 77°15'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 37°45'24" AND A CHORD DISTANCE OF 39.80 FEET WHICH BEARS SOUTH 48°20'40" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.53 FEET TO A POINT

OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 64°56'33" AND A CHORD DISTANCE OF 25.23 FEET WHICH BEARS SOUTH 61°56'14" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.64 FEET; THENCE NORTH 85°35'30" EAST, A DISTANCE OF 13.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 62°31'21" AND A CHORD DISTANCE OF 64.87 FEET WHICH BEARS NORTH 54°19'49" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.20 FEET; THENCE NORTH 23°04'08" EAST, A DISTANCE OF 44.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 93.50 FEET, A CENTRAL ANGLE OF 24°43'33" AND A CHORD DISTANCE OF 40.04 FEET WHICH BEARS NORTH 10°42'22" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 65°12'15" AND A CHORD DISTANCE OF 14.55 FEET WHICH BEARS NORTH 34°15'32" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.36 FEET; THENCE NORTH 66°51'39" WEST, A DISTANCE OF 295.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 288.50 FEET, A CENTRAL ANGLE OF 15°23'02" AND A CHORD DISTANCE OF 77.23 FEET WHICH BEARS NORTH 74°33'10" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.46 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 76°35'35" AND A CHORD DISTANCE OF 16.73 FEET WHICH BEARS SOUTH 59°27'31" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.05 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 20°02'53" AND A CHORD DISTANCE OF 47.87 FEET WHICH BEARS NORTH 31°11'11" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 03°39'38" AND A CHORD DISTANCE OF 10.38 FEET WHICH BEARS NORTH 39°22'48" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.38 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 115°43'33" AND A CHORD DISTANCE OF 22.86 FEET WHICH BEARS SOUTH 20°18'47" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 311.50 FEET, A CENTRAL ANGLE OF 11°18'54" AND A CHORD DISTANCE OF 61.42 FEET WHICH BEARS SOUTH 72°31'06" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.52 FEET; THENCE SOUTH 66°51'39" EAST, A DISTANCE OF 310.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 138.50 FEET, A CENTRAL ANGLE OF 23°08'21" AND A CHORD DISTANCE OF 55.55 FEET WHICH BEARS SOUTH 78°25'49" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.93 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 237.54 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 108.64 FEET TO A POINT "A" ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 160.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 36.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 51.62 FEET WHICH BEARS SOUTH 45°00'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.33 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHEASTERLY HAVING A RADIUS OF 63.50 FEET, A CENTRAL ANGLE OF 48°27'57" AND A CHORD DISTANCE OF 52.13 FEET WHICH BEARS SOUTH 65°46'02" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 761.18 FEET, A CENTRAL ANGLE OF 00°11'31" AND A CHORD DISTANCE OF 2.55 FEET WHICH BEARS SOUTH 41°37'49" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.55 FEET; THENCE NORTH 40°20'31" WEST, A DISTANCE OF 87.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 111.50 FEET, A CENTRAL ANGLE OF 05°52'56" AND A CHORD DISTANCE OF 11.44 FEET WHICH BEARS NORTH 37°24'03" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.45 FEET; THENCE NORTH 34°27'35" WEST, A DISTANCE OF 26.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°40'08" AND A CHORD DISTANCE OF 16.56 FEET WHICH BEARS NORTH 72°17'39" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 15°43'13" AND A CHORD DISTANCE OF 23.93 FEET WHICH BEARS SOUTH 77°43'53" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.01 FEET; THENCE SOUTH 85°35'30" WEST, A DISTANCE OF 13.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 64°56'33" AND A CHORD DISTANCE OF 25.23 FEET WHICH BEARS SOUTH 53°07'14" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 27°36'38" AND A CHORD DISTANCE OF 29.35 FEET WHICH BEARS SOUTH 34°27'16" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.64 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 602.04 FEET, A CENTRAL ANGLE OF 64°24'11" AND A CHORD DISTANCE OF 641.65 FEET WHICH BEARS SOUTH 80°27'41" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 61.50 FEET, A CENTRAL ANGLE OF 29°23'17" AND A CHORD DISTANCE OF 31.20 FEET WHICH BEARS NORTH 52°38'35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.50 FEET, A CENTRAL ANGLE OF 51°44'18" AND A CHORD DISTANCE OF 20.51 FEET WHICH BEARS NORTH 63°49'05" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.22 FEET; THENCE NORTH 89°41'14" WEST, A DISTANCE OF 108.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 63.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 89.80 FEET WHICH BEARS NORTH 44°41'14" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.75 FEET; THENCE NORTH 00°18'46" EAST, A DISTANCE OF 134.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 28°14'41" AND A CHORD DISTANCE OF 42.70 FEET WHICH BEARS NORTH 13°48'34" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.13 FEET; THENCE NORTH 27°55'55" WEST, A DISTANCE OF 37.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 33.50 FEET, A CENTRAL ANGLE OF 35°31'07" AND A CHORD DISTANCE OF 20.44 FEET WHICH BEARS NORTH 45°41'29" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.77 FEET TO THE POINT OF BEGINNING.

LESS OUT THE FOLLOWING:

COMMENCE AT AFOREMENTIONED POINT "A" THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND A POINT OF CURVATURE OF A

NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 160.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 19.09 FEET WHICH BEARS SOUTH 45°00'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.21 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 86.50 FEET, A CENTRAL ANGLE OF 25°51'52" AND A CHORD DISTANCE OF 38.72 FEET WHICH BEARS SOUTH 77°04'04" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°31'21" AND A CHORD DISTANCE OF 16.53 FEET WHICH BEARS NORTH 78°06'11" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.79 FEET; THENCE NORTH 40°20'31" WEST, A DISTANCE OF 52.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.50 FEET, A CENTRAL ANGLE OF 05°52'56" AND A CHORD DISTANCE OF 9.08 FEET WHICH BEARS NORTH 37°24'03" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.09 FEET; THENCE NORTH 34°27'35" WEST, A DISTANCE OF 26.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 75°40'08" AND A CHORD DISTANCE OF 16.56 FEET WHICH BEARS NORTH 03°22'29" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 18°08'25" AND A CHORD DISTANCE OF 27.59 FEET WHICH BEARS NORTH 32°08'21" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.70 FEET; THENCE NORTH 23°04'08" EAST, A DISTANCE OF 44.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 118.50 FEET, A CENTRAL ANGLE OF 16°40'24" AND A CHORD DISTANCE OF 34.36 FEET WHICH BEARS NORTH 14°43'56" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 93°45'23" AND A CHORD DISTANCE OF 19.71 FEET WHICH BEARS NORTH 53°16'26" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 161.50 FEET, A CENTRAL ANGLE OF 10°09'07" AND A CHORD DISTANCE OF 28.58 FEET WHICH BEARS SOUTH 84°55'26" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.62 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 78.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT “C”

Terraces at Reunion Resort & Club Site Development Plan

[See attached: Site Development Plan, dated December 7, 2022]

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA
December 07, 2022

SITE DEVELOPMENT PLAN CONDOMINIUM DEVELOPMENT

PARCEL ID # 35-25-27-4896-001-0C10

Prepared for:
7500 Mourning Dove Reunion LLC
1212 NW 82nd Avenue
Doral, Florida 33126
786.277.9831 Phone

3

PROPOSED UTILITY QUANTITIES:	
8" PVC SANITARY MAIN	0 L.F.
10" HDPE SANITARY MAIN	0 L.F.
8" PVC FORCE MAIN	0 L.F.
10" PVC FORCE MAIN	0 L.F.
12" PVC WATER MAIN	0 L.F.
10" PVC WATER MAIN	0 L.F.
8" PVC WATER MAIN	0 L.F.
10" PVC REUSE MAIN	0 L.F.
8" PVC REUSE MAIN	0 L.F.
6" PVC REUSE MAIN	0 L.F.
APPROVED:	



LEGAL DESCRIPTION:

PARCEL ID # 35-25-27-4896-0001-0C10

TERRACES AT REUNION A REPLAT PB 17 PGS 105-106 A PORTION OF PARCEL C-1: COM AT THE MOST SWLY COR OF TRACT C, REUNION PH 2 PARCEL 1 & 1A PB 13 PGS 115-123, E 381.49 FT TO POC, CONC NWLY, RAD 300 FT, CENT ANG 35 DEG, (CH BEARING N 73 DEG 179.60 FT), NELY ALONG CURVE 182.40 FT TO REV CURVE, CONC SWLY, RAD 763 FT, CENT ANG 04 DEG, (CH BEARING N 57 DEG E 55.78 FT), NELY ALONG CURVE 55.79 FT TO POB; & POC, CONC SELY, RAD 763 FT, CENT ANG 02 DEG, (CH BEARING N 61 DEG E 33.13 FT), NELY ALONG CURVE 33.13 FT TO NON-TAN CURVE, CONC ELY, RAD 33.50 FT, CENT ANG 19 DEG, (CH BEARING S 18 DEG E 11.24 FT), SLY ALONG CURVE 11.29 FT, S 78 DEG, (CH BEARING S 14 DEG E 54.90 FT), SLY ALONG CURVE 55.46 FT, S 9.47 TO POC, CONC NELY, RAD 13.50 FT, CENT ANG 91 DEG, (CH BEARING S 45 DEG 19.19 FT), SELY ALONG CURVE 21.35 FT TO COMP CURVE, CONC NLY, RAD 98.50 FT, CENT ANG 41 DEG, (CH BEARING N 69 DEG E 62.02 FT), ELY ALONG CURVE 63.37 FT TO REV CURVE, CONC SELY, RAD 759.50 FT, CENT ANG 13 DEG, (CH BEARING S 55 DEG E 177.61 FT), NELY ALONG CURVE 177.61 FT, N 62 DEG E 216.47 FT TO POC, CONC SLY, RAD 311.50 FT, CENT ANG 29 DEG, (CH BEARING N 77 DEG E 155.83 FT), ELY ALONG CURVE 157.51 FT TO REV CURVE, CONC NWLY, RAD 13.50 FT, CENT ANG 57 DEG, (CH BEARING N 62 DEG E 12.99 FT), NELY ALONG CURVE 13.56 FT TO NON-TAN CURVE, CONC SELY, RAD 162.50 FT, CENT ANG 18 DEG, (CH BEARING S 24 DEG W 51.19 FT), SWLY ALONG CURVE 51.41 FT TO NON-TAN CURVE, CONC SWLY, RAD 13.50 FT, CENT ANG 109 DEG, (CH BEARING N 39 DEG W 21.97 FT), NWLY ALONG CURVE 25.67 FT TO COMP CURVE, CONC SLY, RAD 288.50 FT, CENT ANG 24 DEG, (CH BEARING S 74 DEG W 121.82 FT), WLY ALONG CURVE 122.74 FT, S 62 DEG W 216.47 FT TO POC, CONC SELY, RAD 736.50 FT, CENT ANG 13 DEG, (CH BEARING S 55 DEG W 171.84 FT), SWLY ALONG CURVE 172.23 FT TO REV CURVE, CONC NLY, RAD 111.50 FT, CENT ANG 41 DEG, (CH BEARING S 69 DEG W 78.57 FT), WLY ALONG CURVE 80.30 FT TO REV CURVE, CONC SELY, RAD 13.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 19.03 FT), SWLY ALONG CURVE 21.12 FT, S 75.23 FT TO POC, CONC NELY, RAD 38.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG E 54.45 FT), SELY ALONG CURVE 60.48 FT, E 92.95 FT TO POC, CONC NWLY, CENT ANG 77 DEG, (CH BEARING N 52 DEG E 29.20 FT), NELY ALONG CURVE 31.51 FT TO REV CURVE, CONC SELY, RAD 61.50 FT, CENT ANG 35 DEG, (CH BEARING N 31 DEG E 36.64 FT), NELY ALONG CURVE 37.21 FT TO COMP CURVE, CONC SELY, RAD 600.33 FT, CENT ANG 38 DEG, (CH BEARING N 67 DEG E 390.23 FT), NELY ALONG CURVE 397.44 FT TO REV CURVE, CONC NWLY, RAD 23.50 FT, CENT ANG 91 DEG, (CH BEARING N 40 DEG E 33.68 FT), NELY ALONG CURVE 37.54 FT, S 05 DEG E 48.68 FT TO NON-TAN CURVE, CONC SLY, RAD 576.33 FT, CENT ANG 40 DEG, (CH BEARING S 68 DEG W 399.40 FT), WLY ALONG CURVE 407.86 FT, N 42 DEG W 2.73 FT TO POC, CONC SLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING S 87 DEG W 10.04 FT), WLY ALONG CURVE 11.47 FT TO COMP CURVE, CONC ELY, RAD 47.50 FT, CENT ANG 93 DEG, (CH BEARING S 10 DEG E 68.89 FT), SLY ALONG CURVE 77.07 FT TO COMP CURVE, CONC NLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING N 73 DEG E 10.04 FT), ELY ALONG CURVE 11.47 FT, N 23 DEG E 2.73 FT TO NON-TAN CURVE, CONC NLY, RAD 578.04 FT, CENT ANG 65 DEG, (CH BEARING N 80 DEG E 618.61 FT), ELY ALONG CURVE 652.74 FT, S 42 DEG E 2.73 FT TO POC, CONC NLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING N 88 DEG E 10.04 FT), ELY ALONG CURVE 11.47 FT TO COMP CURVE, CONC WLY, RAD 47.50 FT, CENT ANG 93 DEG, (CH BEARING N 09 DEG W 68.89 FT), NLY ALONG CURVE 77.07 FT TO COMP CURVE, CONC SLY, RAD 6.50 FT, CENT ANG 101 DEG, (CH BEARING S 73 DEG W 10.04 FT), WLY ALONG CURVE 11.47 FT, S 23 DEG W 2.73 FT TO NON-TAN CURVE, CONC SLY, RAD 576.33 FT, CENT ANG 22 DEG, (CH BEARING N 78 DEG W 218.82 FT), WLY ALONG CURVE 220.15 FT, N 05 DEG W 44.86 FT TO NON-TAN CURVE, CONC NELY, RAD 23.50 FT, CENT ANG 82 DEG, (CH BEARING S 46 DEG E 30.78 FT), SELY ALONG CURVE 33.56 FT TO REV CURVE, CONC SLY, RAD 600.33 FT, CENT ANG 20 DEG, (CH BEARING S 77 DEG E 209.10 FT), ELY ALONG CURVE 210.17 FT TO COMP CURVE, CONC SWLY, RAD 61.50 FT, CENT ANG 38 DEG, (CH BEARING S 48 DEG E 39.80 FT), SELY ALONG CURVE 40.53 FT TO REV CURVE, CONC NELY, RAD 23.50 FT, CENT ANG 65 DEG, (CH BEARING S 62 DEG E 25.23 FT), SELY ALONG CURVE 26.64 FT, N 86 DEG E 13.02 FT TO POC, CONC NWLY, RAD 62.50 FT, CENT ANG 62 DEG, (CH BEARING N 54 DEG E 64.87 FT), NELY ALONG CURVE 68.20 FT, N 23 DEG E 44.54 FT TO POC, CONC WLY, RAD 93.50 FT, CENT ANG 25 DEG, (CH BEARING N 11 DEG E 40.04 FT), NLY ALONG CURVE 40.35 FT TO COMP CURVE, CONC SWLY, RAD 13.50 FT, CENT ANG 65 DEG, (CH BEARING N 34 DEG W 14.55 FT), NWLY ALONG CURVE 15.36 FT, N 67 DEG W 295.58 FT POC, CONC SLY, RAD 288.50 FT, CENT ANG 15 DEG, (CH BEARING N 74 DEG W 77.23 FT), WLY ALONG CURVE 77.46 FT TO COMP CURVE, CONC SELY, RAD 13.50 FT, CENT ANG 77 DEG, (CH BEARING S 59 DEG W 16.73 FT), SWLY ALONG CURVE 18.05 FT TO NON-TAN CURVE, CONC SELY, RAD 137.50 FT, CENT ANG 20 DEG, (CH BEARING N 31 DEG E 47.87 FT), NELY ALONG CURVE 48.11 FT TO REV CURVE, CONC NWLY, RAD 162.50 FT, CENT ANG 04 DEG, (CH BEARING N 39 DEG E 40.38 FT), NELY ALONG CURVE 10.38 FT TO NON-TAN CURVE, CONC ELY, RAD 13.50 FT, CENT ANG 116 DEG, (CH BEARING S 20 DEG E 22.86 FT), SLY ALONG CURVE 27.27 FT TO REV CURVE, CONC SLY, RAD 61.42 FT, CENT ANG 11 DEG, (CH BEARING S 72 DEG E 61.42 FT), ELY ALONG CURVE 61.52 FT, S 67 DEG E 310.03 FT TO POC, CONC NLY, RAD 138.50 FT, CENT ANG 23 DEG, (CH BEARING S 78 DEG E 55.55 FT), ELY ALONG CURVE 55.93 FT, E 237.54 FT, W 108.64 FT TO PT A & POC, CONC SELY, RAD 13.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 19.09 FT), SWLY ALONG CURVE 21.21 FT, S 160.58 FT TO POC, CONC NWLY, RAD 36.50 FT, CENT ANG 90 DEG, (CH BEARING S 45 DEG W 51.62 FT), SWLY ALONG CURVE 57.33 FT, W 56.28 FT TO POC, CONC SELY, RAD 63.50 FT, CENT ANG 48 DEG, (CH BEARING S 66 DEG W 52.13 FT), SWLY ALONG CURVE 53.71 FT TO REV CURVE, CONC NWLY, RAD 761.18 FT, CENT ANG 00 DEG, (CH BEARING S 42 DEG W 2.55 FT), SWLY ALONG CURVE 2.55 FT, N 40 DEG W 87.15 FT TO POC, CONC NELY, RAD 111.50 FT, CENT ANG 06 DEG, (CH BEARING N 37 DEG W 11.44 FT), NWLY ALONG CURVE 11.45 FT, N 34 DEG W 28.68 FT TO POC, CONC SLY, RAD 13.50 FT, CENT ANG 76 DEG, (CH BEARING N 72 DEG W 16.56 FT), WLY ALONG CURVE 17.83 FT TO REV CURVE, CONC NLY, RAD 87.50 FT, CENT ANG 16 DEG, (CH BEARING S 78 DEG W 23.93 FT), WLY ALONG CURVE 24.01 FT, S 86 DEG, W 13.02 FT TO POC, CONC SELY, RAD 23.50 FT, CENT ANG 65 DEG, (CH BEARING S 53 DEG W 25.23 FT), SWLY ALONG CURVE 26.64 FT TO REV CURVE, CONC NWLY, RAD 61.50 FT, CENT ANG 28 DEG, (CH BEARING S 34 DEG W 29.35 FT), SWLY ALONG CURVE 29.64 FT TO COMP CURVE, CONC NLY, RAD 602.04 FT, CENT ANG 64 DEG, (CH BEARING S 80 DEG W 641.65 FT), WLY ALONG CURVE 676.72 FT TO COMP CURVE, CONC NELY, RAD 61.50 FT, CENT ANG 29 DEG, (CH BEARING N 53 DEG W 31.20 FT), NWLY ALONG CURVE 31.20 FT TO REV CURVE, CONC SWLY, RAD 23.50 FT, CENT ANG 52 DEG, (CH BEARING N 64 DEG W 20.51 FT), NWLY ALONG CURVE 21.22 FT, W 108.97 FT TO POC, CONC NELY, RAD 63.50 FT, CENT ANG 90 DEG, (CH BEARING N 45 DEG W 89.80 FT), NWLY ALONG CURVE 99.75 FT, N 134.69 FT TO POC, CONC WLY, RAD 87.50 FT, CENT ANG 28 DEG, (CH BEARING N 14 DEG W 42.70 FT), NLY ALONG CURVE 43.13 FT, N 28 DEG W 37.68 FT TO POC, CONC SWLY, RAD 33.50 FT, CENT ANG 36 DEG, (CH BEARING N 46 DEG W 20.44 FT), NWLY ALONG CURVE 20.77 FT TO POB

NOTES:

- CUT AND FILL EARTHWORK FOR THE PROJECT SHALL BALANCE ONSITE AND THERE SHALL BE NO EXPORT OF FILL FROM THIS SITE.
- ANY PROPOSED ROADWAY LANE CLOSURE MUST BE SUBMITTED IN WRITING ACCOMPANIED BY A SPECIFIC MOT PLAN, DETAILING THE SIGNAGE/DETOUR PLAN, DURATION OF THE ROAD CLOSURE, NOTIFICATION OF LOCAL EMERGENCY AND LAW ENFORCEMENT OFFICES, NOTIFICATION OF OSCEOLA COUNTY PUBLIC INFORMATION OFFICE AND ALL AFFECTED LOCAL RESIDENTS MUST BE NOTIFIED OF THE ROAD IN ADVANCE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY WITHIN THE ROADWAYS. ALL ROADWAY LANE CLOSURE MUST BE DONE IN STAGES WHEREIN ONLY SECTIONS OF ANY COUNTY ROAD WILL BE CLOSED AT A TIME. THIS IS TO KEEP EMERGENCY VEHICLES ROAD ACCESSIBILITY IMPACT TO A MINIMUM.
- THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, IRRIGATION SYSTEMS AND RETAINING WALLS.

Always call 811 two full business days before you dig

PROJECT TEAM AND SERVICE INFORMATION

SURVEYOR:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
PH: 407.426.7979

WATER & SEWER:
TOHO WATER AUTHORITY
WATER, WASTEWATER, REUSE
951 MLK BLVD.
KISSIMMEE, FLORIDA 34741
PH: 407.944.5031

ELECTRIC:
DUKE ENERGY
ELECTRICAL DISTRIBUTION ROADWAY LIGHTING
3250 BONNETT CREEK ROAD
LAKE BUENA VISTA, FLORIDA 32830
PH: 407.754.7114

OSCEOLA COUNTY:
CONSTRUCTION INSPECTION
1 COURTHOUSE SQUARE SUITE 1100
KISSIMMEE, FLORIDA 34741
PH: 407.742.0200

CABLE:
BRIGHT HOUSE NETWORKS
844 MAGUIRE ROAD
OCOE, FLORIDA 34761
PH: 407.532.8509

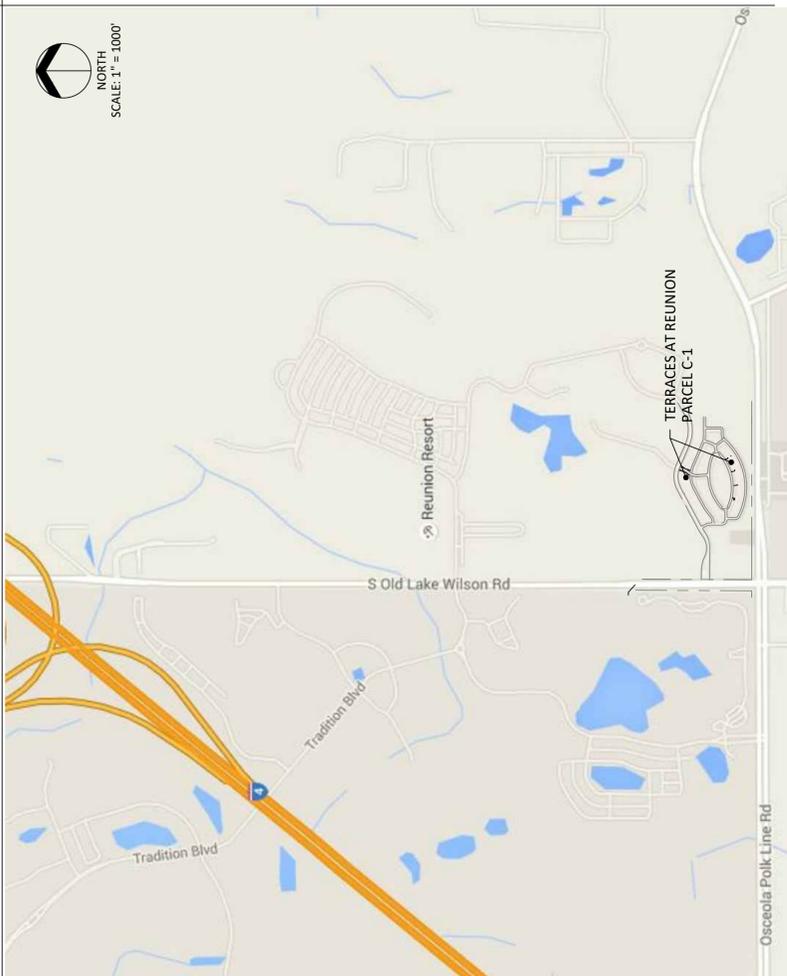
ADELPHI CABLE:
4305 VINELAND ROAD, SUITE G-2
ORLANDO, FLORIDA 32811
PH: 407.422.3691

PHONE:
CENTURYLINK
33 NORTH MAIN STREET
WINTER GARDEN, FLORIDA 34787
PH: 407.814.5321

GAS:
TECO GAS
600 WEST ROBINSON STREET
ORLANDO, FLORIDA 32802
PH: 407.420.6607

GULFSTREAM GAS COMPANY:
1905 INTERMODAL CIRCLE
PALMETTO, FLORIDA 34221
PH: 941.723.7000

VICINITY MAP



SHEET INDEX

Sheet Number	Sheet Title
1.00	COVER
1.01	SHEET 1 OF 2
1.02	SHEET 2 OF 2
1.03	SURVEY
1.04	GENERAL NOTES
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3.01	AERIAL OVERALL SITE PLAN
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6.11	TWA DETAILS

PROJECT No.: 1075.000

XABIER LEQUERICA
No. 91951
12/7/2022
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Certificate of Administration #29191

**Section 35,
Township 25 South,
Range 27 East**

1.00

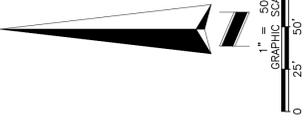
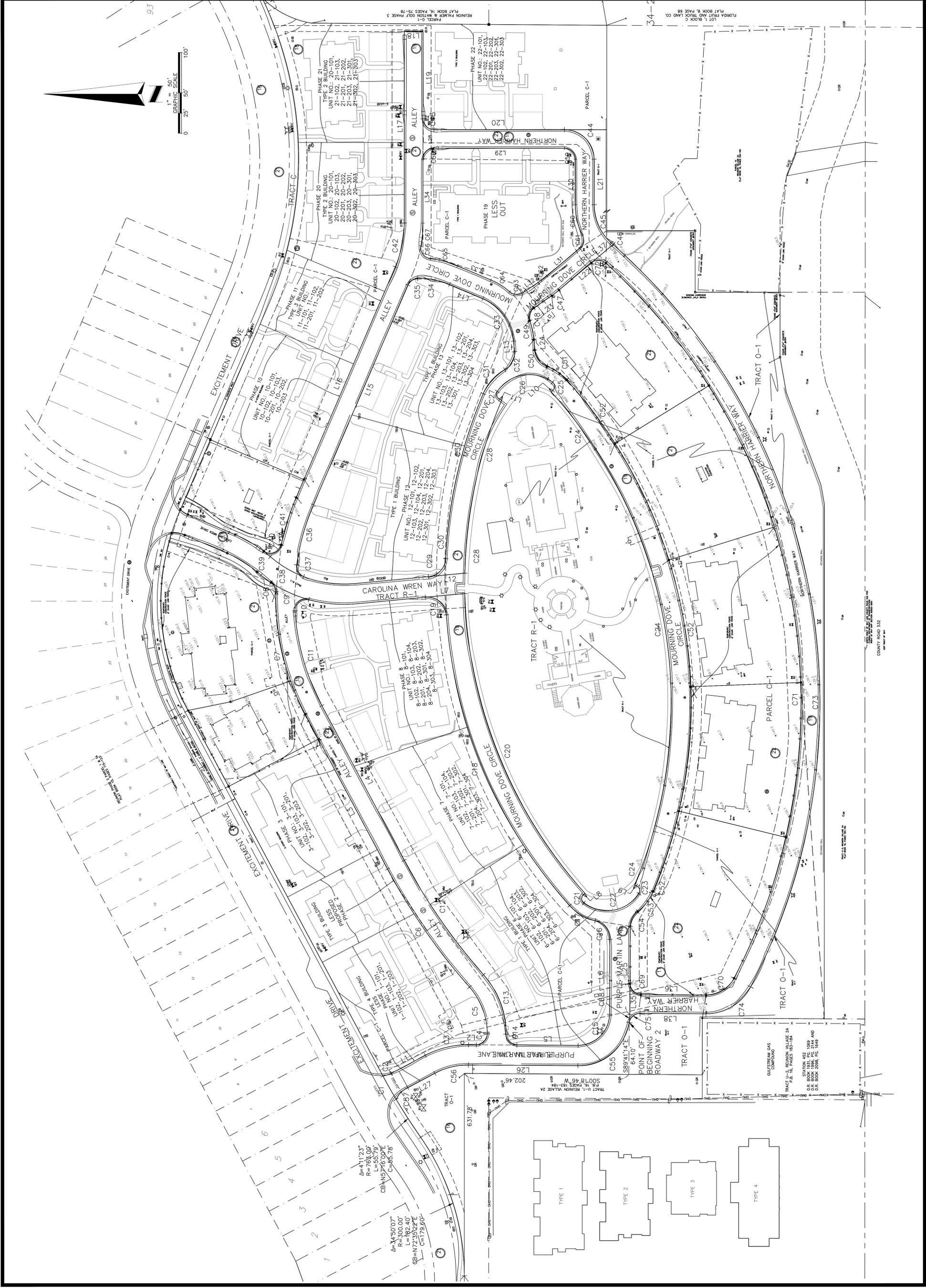
CDP 04-0045
PDM-00007
SPP22-0167

JOB NO.: 0042601
 FIELD DATE: 05/01/10
 SCALE: 1" = 50'
 DRAWN BY: GHF/UB
 APPROVED BY: DMD
 TERRACES AT REUNION
 BNDY-ALTA.DWG



BOUNDARY SURVEY
 OF
 TERRACES AT REUNION
 SECTION 35-25-27
 OSCEOLA COUNTY, FLORIDA

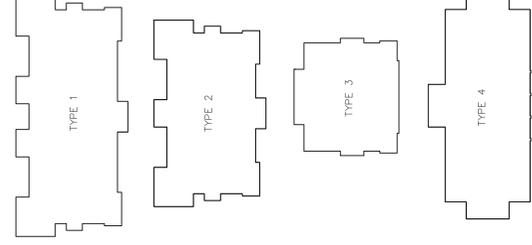
NO.	DATE	REVISIONS
1.	B/2/2010	CLIENT COMMENTS



FLORIDA FRUIT AND TRUCK LAND CO.
 L21 BLOCK 2
 REUNION PALMS & MASON GOLF PHASE 3
 PLAT BOOK 16, PAGE 75-78

COUNTY ROAD 532
 SEE MAP OF WAY

STATION 402
 O.S. BOOK 1931, P.C. 1944 AND
 O.S. BOOK 2098, P.C. 1649



- GENERAL CONSTRUCTION NOTES:**
- CONSTRUCT UTILITIES IN ACCORDANCE TO TWA APPROVED PLANS AND SHOP DRAWINGS. ANY DEVIATION FROM THE APPROVED PLANS SHALL BE APPROVED BY THE DEVELOPER'S ENGINEER AND TWA.
 - A PRE-CONSTRUCTION MEETING WITH THE TWA'S STAFF IS REQUIRED PRIOR TO INITIATING CONSTRUCTION.
 - ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO INITIATING CONSTRUCTION.
 - A MINIMUM 12 FOOT WIDE ACCESS ROAD SHALL BE PROVIDED FOR ALL TWA OWNED UTILITIES WHICH ARE LOCATED ON THE TWA PROPERTY. THE ACCESS ROAD SHALL BE ESTABLISHED TO A FLORIDA BEARING VALUE OF 7.5 PSI AND COMPACTED TO 98% OF AASHTO 1.180.
 - PIPE DEFLECTION CANNOT EXCEED 30% OF THE PIPE MANUFACTURER'S RECOMMENDATION.
 - REFERENCE TWA'S STANDARDS, SPECIFICATIONS AND DETAILS LATEST EDITION FOR ISSUES NOT SPECIFICALLY ADDRESSED BELOW OR ON THE TWA ACCEPTED CONSTRUCTION PLANS.
 - CURRENT EDITION OF TWA'S STANDARDS, SPECIFICATIONS AND DETAILS. AT TIME OF TWA PLAN ACCEPTANCE, SHALL SUPERSEDE ACCEPTED PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE TWA STANDARDS, SPECIFICATIONS AND DETAILS ARE ADHERED TO IN CONSTRUCTION.

- PERMITS, PLANS, SHOP DRAWINGS:**
- PERMITS OR LETTERS OF DETERMINATION FROM FDEP SHALL BE OBTAINED FOR THE SANITARY SEWER, COLLECTION SYSTEM AND WATER DISTRIBUTION SYSTEM PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - A STAMPED APPROVED SET OF PLANS BY TWA SHALL BE PRESENT ON THE SITE AT ALL TIMES. APPROVED PLANS ARE VALID FOR 12 MONTHS FROM THE DATE OF APPROVAL. IF CONSTRUCTION DOES NOT BEGIN WITHIN THE 12 MONTH PERIOD, THE DEVELOPER MUST CONTACT TWA FOR A PROJECT STATUS REVIEW AND APPROVAL EXTENSION.
 - A MINIMUM OF THREE SETS OF SHOP DRAWINGS SHALL BE SUBMITTED TO TWA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.
 - TWO HARD COPIES AND ONE ELECTRONIC COPY OF RECORD DRAWINGS SHALL BE SUBMITTED TO TWA AT OR BEFORE THE FINAL INSPECTION. RECORD DRAWINGS SHALL CONFORM TO SECTIONS 11.6 OF TWA STANDARDS, SPECIFICATIONS AND DETAILS.

- WATER - TESTS:**
- ALL WATER MAINS SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FEP RULES AND REGULATIONS.
 - WATER TESTS SHALL BE PRESERVE TESTED IN ACCORDANCE WITH AWWA C600 (DUCTILE IRON PIPE) AND AWWA M254 (PVC PIPE) PRESSURE TESTS AND OPS AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.
 - ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.
 - ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

- WATER - MATERIALS:**
- PVC PIPE:** FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C900, LATEST EDITION, FOURTEEN (14) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C905, LATEST EDITION.
 - DIP PIPE:** FOUR (4") THROUGH FIFTY-FOUR (54") SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.

- ALL FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
- JOINS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111, ABOVE GROUND JOINTS SHALL BE RANGED WITH 15 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 1.1, 125 LB.
- WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
- WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.41/C104.
- THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

- POLYETHYLENE PIPE:** FOUR (4") THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C906, PE348, LATEST EDITION, THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11.1. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE. POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

- FITTINGS USED WITH POLYETHYLENE PIPE:** SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
- SERVICE PIPES:** ALL SERVICE LINES SHALL BE 1", 1 1/2" OR 2" BLUE, FC200, SDR9. POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608, 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP-3 SERVICE PIPE SHALL NOT BE PERMITTED.

- VALVES SHALL BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL AREAS AND AT NOT MORE THAN 1000 FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED AT THE DOWNSTREAM SIDES OF TEES AND CROSSES AND BOTH SIDES OF A SYSTEMS, WHERE FLOW IS POTENTIALLY MULTIDIRECTIONAL.
- ALL METERS SHALL BE INSTALLED BY TWA AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2" AND LARGER SHALL BE INSTALLED ABOVE GROUND. IN GENERAL, METERS 2 INCH AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS.

- REUSE - TESTS:**
- REUSE LINES SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FEP RULES AND REGULATIONS.
 - ALL REUSE WATER MAINS SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED, MATERIAL PRIOR TO ANY TESTING. FULL DIAMETER FLUSHING IS REQUIRED. LINES 4" AND GREATER SHALL BE PIGGED.

- REUSE LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C600 (DUCTILE IRON PIPE) AND BLUE IN COLOR FOR WATER AND PURPLE IN COLOR (FOR REUSE). DIP SHALL HAVE A CONTINUOUS 2" WIDE PERMANENT GREEN/WHITE/PIPER STIPE (OL BASED ENAMEL) ON THE TOP OF THE PIPE.
- VALVE SERVICE PIPES SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.
- ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

- REUSE - MATERIALS:**
- PVC PIPE:** FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C900, LATEST EDITION, FOURTEEN (14) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C905, LATEST EDITION.
 - DIP PIPE:** FOUR (4") THROUGH FIFTY-FOUR (54") SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.
 - ALL FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
 - JOINS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111, ABOVE GROUND JOINTS SHALL BE RANGED WITH 15 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 1.1, 125 LB.

- WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
- WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.41/C104.
- THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

- POLYETHYLENE PIPE:** FOUR (4") THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C906, PE348, LATEST EDITION, THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11.1. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE. POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.
- FITTINGS USED WITH POLYETHYLENE PIPE:** SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
- SERVICE PIPES:** ALL SERVICE LINES SHALL BE 1", 1 1/2" OR 2" PURPLE, FC200, SDR9. POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608, 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP-3 SERVICE PIPE SHALL NOT BE PERMITTED.

- CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608, 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP-3 SERVICE PIPE SHALL NOT BE PERMITTED.
- VALVES SHALL BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL AREAS AND AT NOT MORE THAN 1000 FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED AT THE DOWNSTREAM SIDES OF TEES AND CROSSES AND BOTH SIDES OF A SYSTEMS, WHERE FLOW IS POTENTIALLY MULTIDIRECTIONAL.
- ALL METERS SHALL BE INSTALLED BY TWA AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2" AND LARGER SHALL BE INSTALLED ABOVE GROUND. IN GENERAL, METERS 2 INCH AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS.

- SEWER - TESTS:**
- ALL SANITARY MANHOLES SHALL BE INSPECTED BY TWA PERSONNEL.
 - SANITARY SEWERS SHALL BE VIDEO INSPECTED AND WITNESSED BY TWA PERSONNEL.
 - SANITARY SEWERS SHALL BE LOW PRESSURE AIR TESTED WITH NO ALLOWABLE LOSS AND WITNESSED BY TWA PERSONNEL. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

- SEWER - MATERIALS:**
- PVC PIPE:** FOUR (4") THROUGH FIFTEEN (15)" SHALL BE ASTA DB34, SDR 35. THE JOINTS SHALL BE INTEGRAL BELLEASQUEMERE GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3217 AND ASTM F477. APPLICABLE UNBELT PASTIC PIPE ASSOCIATION STANDARD S UN 84.
 - PVC PIPE:** EIGHTEEN (18)" THROUGH TWENTY-SEVEN (27)" SHALL BE ASTM F497, SDR 35. THE JOINTS SHALL BE BELLEASQUEMERE GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3217 AND ASTM F477. APPLICABLE UNBELT PASTIC PIPE ASSOCIATION STANDARD S UN 87.
 - ALL PVC PIPE SHALL BEAR THE NSF DW 350. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET. PIPE WITH LESS THAN 15 FT OF COVER SHALL BE SDR 35. 15 TO 20 FT SHALL BE SDR 26. AND 20 TO 30 FT SHALL BE SDR 18.

- DIP PIPE:** ANSI/AWWA A21.51/C151, CLASS THICKNESS DESCRIBED PER ANSI/AWWA A21.51/C151, WITH A MINIMUM WORKING PRESSURE CLASS 150 AND UNED WITH PROTECTO 401, EPOXY, OR EQUAL, WITH A MINIMUM DRY FILM THICKNESS 40 MILS.
- JOINT MATERIALS:
 - PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3217.
 - DUCTILE IRON PIPE JOINTS SHALL BE MECHANICAL JOINTS CONFORMING TO ANSI A21.11/C111.
 - SANITARY SEWERS OF DIFFERENT MATERIALS SHALL BE MADE WITH A RIGID PVC ADAPTOR COUPLING, FERRICO ADAPTERS ARE NOT ALLOWED.

- SEWER FORCE MAINS - TESTS:**
- FORCE MAIN PIPING SHALL BE INSTALLED AND PIGGED UNTIL CLEAN.
 - FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C600 (DUCTILE IRON PIPE) AND AWWA M254 (PVC PIPE) PRESSURE TESTS AND OPS OR 1.5 TIMES THE OPERATING PRESSURE, WHICHEVER IS GREATER FOR A MINIMUM OF 72 HOURS AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

- SEWER FORCE MAINS - MATERIALS:**
- PVC PIPE:** FOUR (4") THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C900 AND A DIMENSION RATIO (DR) OF 25.
 - DIP PIPE:** FOUR (4") THROUGH TWELVE (12)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF MINIMUM WORKING PRESSURE CLASS 150 AND UNED WITH PROTECTO 401, OR EQUAL.
 - ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, FOUR (4) THROUGH TWELVE (12)".
 - PVC PIPE:** FOR 6" THROUGH TWELVE (12) SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF MINIMUM WORKING PRESSURE CLASS 150 AND UNED WITH PROTECTO 401, OR EQUAL.

- WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
- WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.41/C104.
- THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

- POLYETHYLENE PIPE:** FOUR (4") THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C906, PE348, LATEST EDITION, THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11.1. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE. POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

- FITTINGS USED WITH POLYETHYLENE PIPE:** SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
- SERVICE PIPES:** ALL SERVICE LINES SHALL BE 1", 1 1/2" OR 2" BLUE, FC200, SDR9. POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608, 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP-3 SERVICE PIPE SHALL NOT BE PERMITTED.

- VALVES SHALL BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN ALL AREAS.
- WASTEWATER FORCE MAINS SHALL BE EQUIPPED WITH AIR RELEASE VALVES LOCATED AT PIPING HIGH POINTS IMMEDIATELY UPSTREAM OF DIPS, OR OTHER ELEVATION DECLINES.
- VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- VALVES SHALL BE LOCATED AT HOT MORE THAN 2,000 FOOT INTERVALS IN ALL AREAS.

- REUSE - TESTS:**
- REUSE LINES SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FEP RULES AND REGULATIONS.
 - ALL REUSE WATER MAINS SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED, MATERIAL PRIOR TO ANY TESTING. FULL DIAMETER FLUSHING IS REQUIRED. LINES 4" AND GREATER SHALL BE PIGGED.
 - REUSE LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C600 (DUCTILE IRON PIPE) AND BLUE IN COLOR FOR WATER AND PURPLE IN COLOR (FOR REUSE). DIP SHALL HAVE A CONTINUOUS 2" WIDE PERMANENT GREEN/WHITE/PIPER STIPE (OL BASED ENAMEL) ON THE TOP OF THE PIPE.
 - VALVE SERVICE PIPES SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.
 - ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

- REUSE - MATERIALS:**
- PVC PIPE:** FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C900, LATEST EDITION, FOURTEEN (14) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C905, LATEST EDITION.
 - DIP PIPE:** FOUR (4") THROUGH FIFTY-FOUR (54") SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.
 - ALL FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
 - JOINS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111, ABOVE GROUND JOINTS SHALL BE RANGED WITH 15 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 1.1, 125 LB.

- WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
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- FITTINGS USED WITH POLYETHYLENE PIPE:** SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
- SERVICE PIPES:** ALL SERVICE LINES SHALL BE 1", 1 1/2" OR 2" PURPLE, FC200, SDR9. POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608, 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP-3 SERVICE PIPE SHALL NOT BE PERMITTED.

- DIRECTIONAL BORING
- 3.1. GENERAL
 - THIS SECTION COVERS INSTALLATION OF POLYETHYLENE AND PVC PRESSURE PIPE USING DIRECTIONAL BORING TECHNIQUES.
 - 3.2. PIPE MATERIAL
 - 3.2.1. CARRIER PIPE
 - 3.2.2. ADAPTERS
4. FORCE MAINS, THE CARRIER PIPE SHALL BE POLYETHYLENE TUBING CONFORMING TO AWWA C900, AWWA C906, PE348 AND ASTM D350 LATEST EDITIONS. IN THE SIZES SHOWN ON THE DRAWINGS, POLYETHYLENE TUBING CLASSIFICATION SHALL BE DR11 OR DRY DUCTILE IRON PIPE INSIDE DIAMETER WITH POTABLE WATER IDENTIFICATION.
5. FOR FORCE MAINS, THE WATER MAIN SPECIFICATION SHALL APPLY EXCEPT THAT THE TUBING SHALL BE A MINIMUM OF DR17, DIP INSIDE DIAMETER WITH FORCE MAIN IDENTIFICATION.
6. PVC C900 CERTAINEED CERNA LOK C900/R1, 4 INCHES TO 12 INCHES.

- PROVIDE ADAPTERS ON LINES OVER 2" SUITABLE FOR CONNECTION TO DIP OR PVC PIPE. THESE SHALL BE BUTT-FUSED MECHANICAL JOINT END ONLY.
- 3.2.3. INSPECTION
- ALL CARRIER PIPE TO BE INSTALLED SHALL BE INSPECTED, AT THE PIPE OF MANHOLE CURVE FOR COMPLIANCE WITH THESE SPECIFICATIONS BY AN INDEPENDENT LABORATORY SELECTED AND PAID FOR BY THE DORP/FLORIDA WATER AUTHORITY. THE MANUFACTURER'S COOPERATION SHALL BE REQUIRED IN THESE INSPECTIONS.
- 3.2.4. CERTIFICATION

- ALL CARRIER PIPE SHALL BE ACCOMPANIED BY MANUFACTURER'S CERTIFICATION THAT THE CARRIER PIPE MEETS ALL SPECIFIED BELLEASQUEMERE GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3217 AND ASTM F477. APPLICABLE UNBELT PASTIC PIPE ASSOCIATION STANDARD S UN 84.

- PVC PIPE:** EIGHTEEN (18)" THROUGH TWENTY-SEVEN (27)" SHALL BE ASTM F497, SDR 35. THE JOINTS SHALL BE BELLEASQUEMERE GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3217 AND ASTM F477. APPLICABLE UNBELT PASTIC PIPE ASSOCIATION STANDARD S UN 87.
- ALL PVC PIPE SHALL BEAR THE NSF DW 350. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET. PIPE WITH LESS THAN 15 FT OF COVER SHALL BE SDR 35. 15 TO 20 FT SHALL BE SDR 26. AND 20 TO 30 FT SHALL BE SDR 18.

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- FORCE MAIN PIPING SHALL BE INSTALLED AND PIGGED UNTIL CLEAN.
 - FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C600 (DUCTILE IRON PIPE) AND AWWA M254 (PVC PIPE) PRESSURE TESTS AND OPS OR 1.5 TIMES THE OPERATING PRESSURE, WHICHEVER IS GREATER FOR A MINIMUM OF 72 HOURS AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

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 - ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, FOUR (4) THROUGH TWELVE (12)".
 - PVC PIPE:** FOR 6" THROUGH TWELVE (12) SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF MINIMUM WORKING PRESSURE CLASS 150 AND UNED WITH PROTECTO 401, OR EQUAL.

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- VALVES SHALL BE LOCATED AT HOT MORE THAN 2,000 FOOT INTERVALS IN ALL AREAS.

- REUSE - TESTS:**
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 - REUSE LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C600 (DUCTILE IRON PIPE) AND BLUE IN COLOR FOR WATER AND PURPLE IN COLOR (FOR REUSE). DIP SHALL HAVE A CONTINUOUS 2" WIDE PERMANENT GREEN/WHITE/PIPER STIPE (OL BASED ENAMEL) ON THE TOP OF THE PIPE.
 - VALVE SERVICE PIPES SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.
 - ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

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 - ALL FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.
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- SERVICE PIPES:** ALL SERVICE LINES SHALL BE 1", 1 1/2" OR 2" PURPLE, FC200, SDR9. POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608, 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP-3 SERVICE PIPE SHALL NOT BE PERMITTED.

- RECORD DRAWING CHECKLIST**
- PROVIDE A COPY OF THE ORIGINAL SURVEYOR CERTIFIED AS-BUILT DRAWING.
 - PROVIDE ENGINEER CERTIFIED RECORD DRAWINGS.
 - FOLLOWING CERTIFICATION SHALL BE PROVIDED ON THE RECORD DRAWING COVER SHEET: "I CERTIFY THAT THESE RECORD DRAWINGS HAVE BEEN REVIEWED BY ME AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I BELIEVE THESE RECORD DRAWINGS SUBSTANTIALLY REFLECT ALL WATER, SANITARY AND SEWER UTILITIES SHOWN ON THESE RECORD DRAWINGS AS ACCURATE AND IN ACCORDANCE WITH THE ACCURACY OF THE SURVEYOR THAT PREPARED THE CERTIFIED AS-BUILT SURVEY." THE SURVEYOR THAT PREPARED THE CERTIFIED AS-BUILT SURVEY SHALL BE IDENTIFIED ON THE DRAWINGS.
 - THE 1/8" SECTION, TOWNSHIP RANGE SHALL BE DISPLAYED ON THE LOWER RIGHT HAND CORNER OF THE COVER SHEET, AS 14 S29 T25S R2E.
 - ALL UNWARRANTED UTILITIES SHALL BE CLEARLY MARKED PRIVATE, AND THE LIMITS OF THE PRIVATELY MAINTAINED AREAS SHOWN ON THE RECORD DRAWINGS SHALL BE CLEARLY IDENTIFIED.
 - CALL OUT THE SIZE OF ALL GATE VALVES AS WELL AS THE FULL SIZE OF ALL TAPPING SLEEVES (WHERE APPLICABLE).
 - LABEL THE SIZE, MATERIAL, AND CLASS OF ALL WATER, REUSE, AND SANITARY SEWER MAINS.
 - PROVIDE COORDINATES FOR ALL FITTINGS, VALVES, CLEAN-OUTS, METERS, ETC. CONSTRUCTED WITH THIS PROJECT. THESE COORDINATES SHOULD BE INCLUDED IN A SEPARATE SCHEDULE, WHICH LISTS THE NORTHING, EASTING, AND ELEVATIONS SHOT BY THE SURVEYOR.
 - FIELD UTILITY ASSEMBLIES, WATER & REUSE SERVICES, AND SANITARY SEWERS SHALL BE PROVIDED WITH TYPICAL LAYOUT DETAILS OUTLINING THE SIZE, MATERIAL AND CLASS OF ALL MAINS AND SERVICES AS WELL AS THE SIZE OF ALL TEES, TAPPING SLEEVES, TAPPING SADDLES, GATE VALVES, CORPORATION STOPS, AND CURB STOPS.
 - RECORD DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
 - DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL ACCEPTED CONSTRUCTION DRAWINGS.
 - ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN ON THE DRAWINGS.
 - DIMENSIONS BETWEEN ALL MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND RIM ELEVATION OF ALL MANHOLES SHALL BE SHOWN ON THE DRAWINGS AND PROVIDED IN THE COORDINATE ASSET TABLE.
 - THERE SHOULD BE TWO DISTINCT SETS OF LINES FOR THE WATER, REUSE, AND SANITARY SEWER. ALL UNDERLYING PROPOSED UTILITY LOCATIONS FROM THE RECORD SHALL BE CLEARLY IDENTIFIED AND DRAWING AS NECESSARY.
 - ACCEPTED CONSTRUCTION DRAWINGS SIMPLY STAMPED RECORD DRAWINGS AND/OR STRUCTURES ABANDONED OR DEMOLISHED, AND THE METHOD USED SHALL BE CLEARLY INDICATED.
 - PROVIDE A BOUNDARY SURVEY FOR THE LIFT STATION
 - ALL OTHER REQUIREMENTS OUTLINED IN SECTION 11.6 OF THE TWA STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO WITH FUTURE SUBMITTALS.
 - PROVIDE A CD WITH THE FOLLOWING INFORMATION:
 - A. ORIGINAL CAD DRAWINGS WITH ALL ASSOCIATED REF FILES
 - B. PDF SCANS OF SIGNED AND SEALED RECORD DRAWINGS
 - C. COORDINATE ASSET TABLE IN EXCEL FORMAT
 - D. E-PAF SCAN OF THE BOUNDARY SURVEY FOR THE LIFT STATION
 - ADD THE FOLLOWING TO THE PROJECT INFORMATION SHEET(S):
 - A. FDP WASTEWATER PERMIT
 - B. FDOT RIGHT-OF-WAY PERMIT
 - C. EROSION CONTROL PLAN
 - D. RECORDED EASEMENTS OR COPY OF RECORDED PLAT
 - E. UTILITY TIE-IN RECORD DRAWINGS AND CALCULATIONS
 - F. ENGINEER'S CERTIFIED COST OF CONSTRUCTION
 - G. ENGINEER'S CERTIFIED COST OF CONSTRUCTION

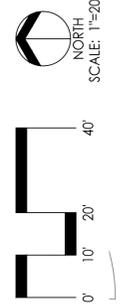
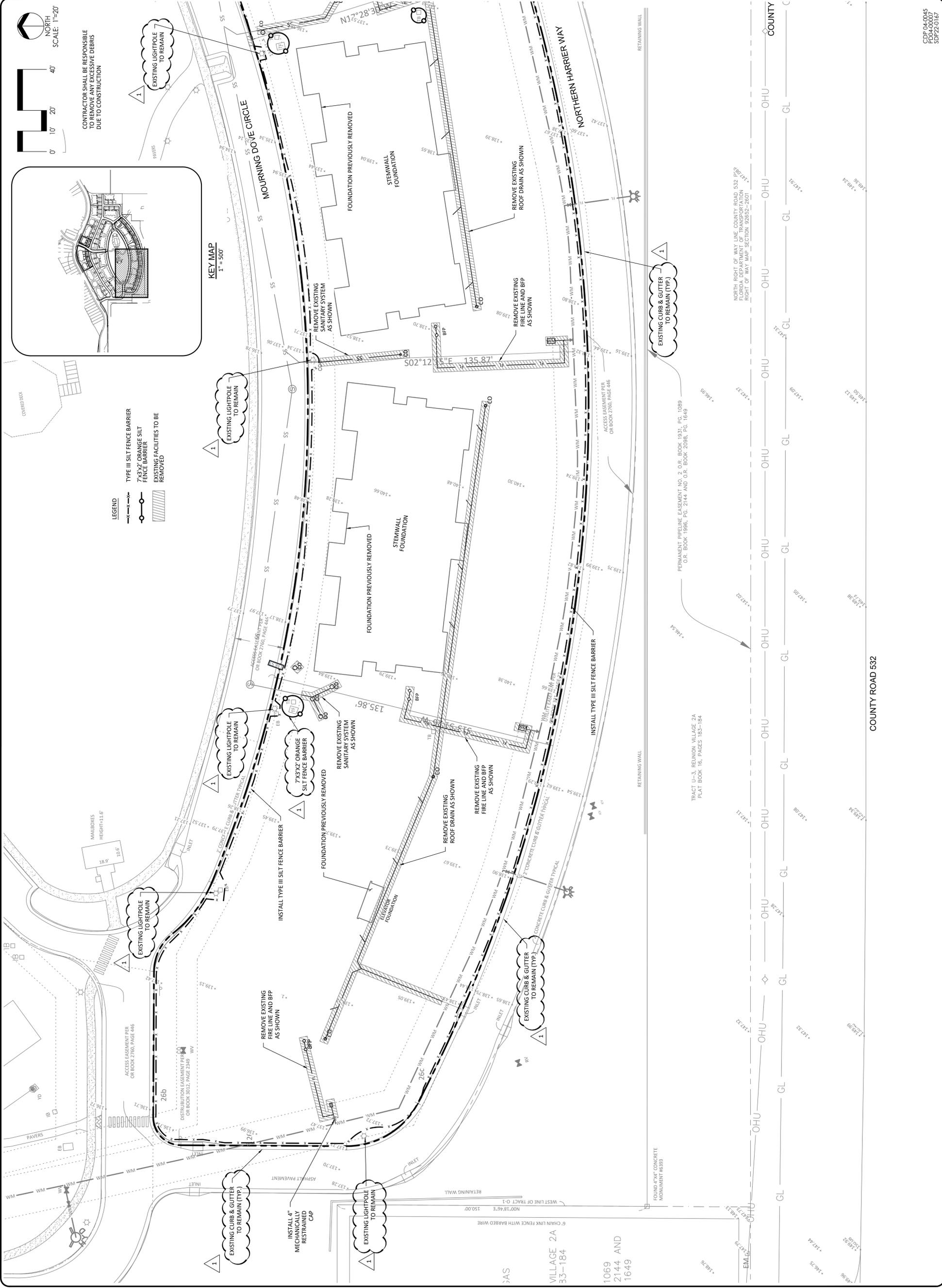
REV.	DATE	DESCRIPTION	CHK BY
3	12-07-22	PER TWA COMMENTS	XIG

Rev.	Date	Description	CHK BY
1	10-24-22	PER COUNTY COMMENTS	XIG

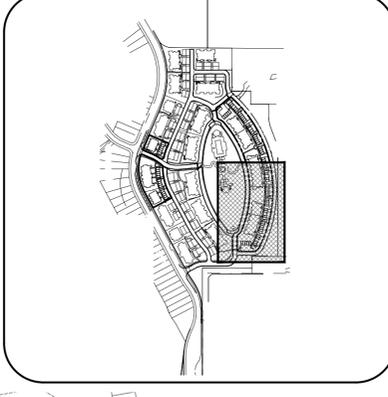
TERRACES AT REUNION RESORT & CLUB
 DEMOLITION & EROSION CONTROL PLAN
 SOUTH WEST
 OSCOLA COUNTY, FLORIDA
 PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

Date: 12/17/2022
 Scale: AS SHOWN
 Project No.: 1075.000
 Drawn By: RAP
 Designed By: RAP
 Checked By: SNB

SHEET NO.
2.01



CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXCESSIVE DEBRIS DUE TO CONSTRUCTION



- LEGEND**
- TYPE III SILT FENCE BARRIER
 - 7'X3'X2' ORANGE SILT FENCE BARRIER
 - EXISTING FACILITIES TO BE REMOVED

FOUND 4\"/>

VILLAGE 2A
 33-184
 1069
 2144 AND
 1649

NORTH, RIGHT OF WAY LINE, COUNTY ROAD 532
 FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP, SECTION 92652-2801

PERMANENT PIPELINE EASEMENT NO. 2, O.R. BOOK 1931, PG. 1089
 O.R. BOOK 1986, PG. 2144 AND O.R. BOOK 2098, PG. 1649

TRACT U-3, REUNION VILLAGE 2A
 PLAT BOOK 16, PAGES 183-184

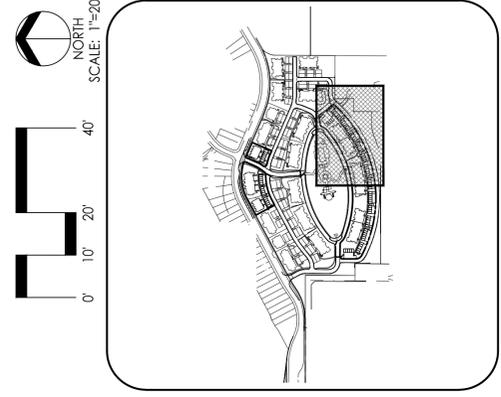
TERRACES AT REUNION RESORT & CLUB
DEMOLITION & EROSION CONTROL PLAN
SOUTH EAST

PREPARED FOR: 7500 MOURNING DOVE REUNION LLC
OSCEOLA COUNTY, FLORIDA

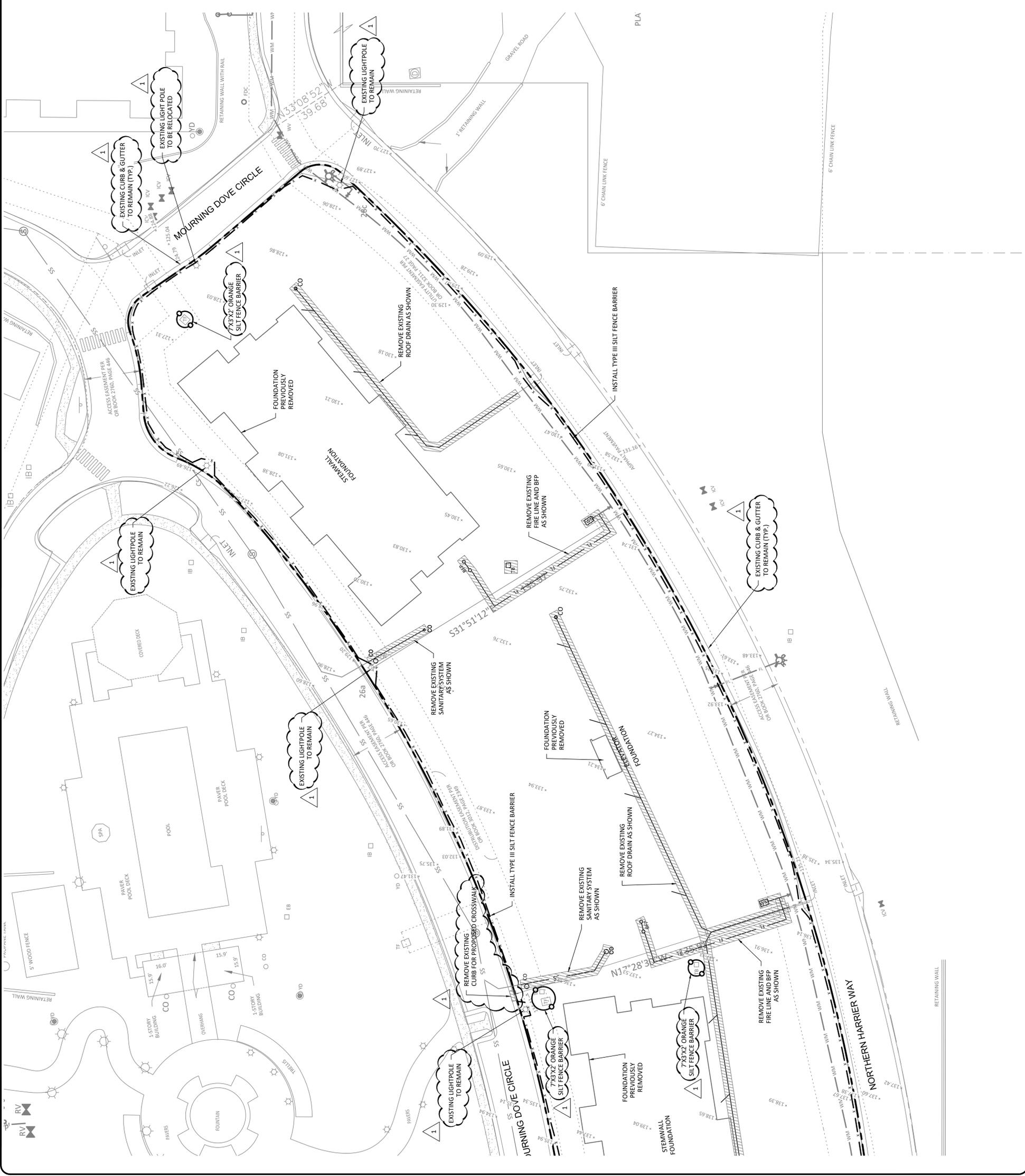
Rev.	Date	Description	CHK BY
1	10-24-22	PER COUNTY COMMENTS	XIG



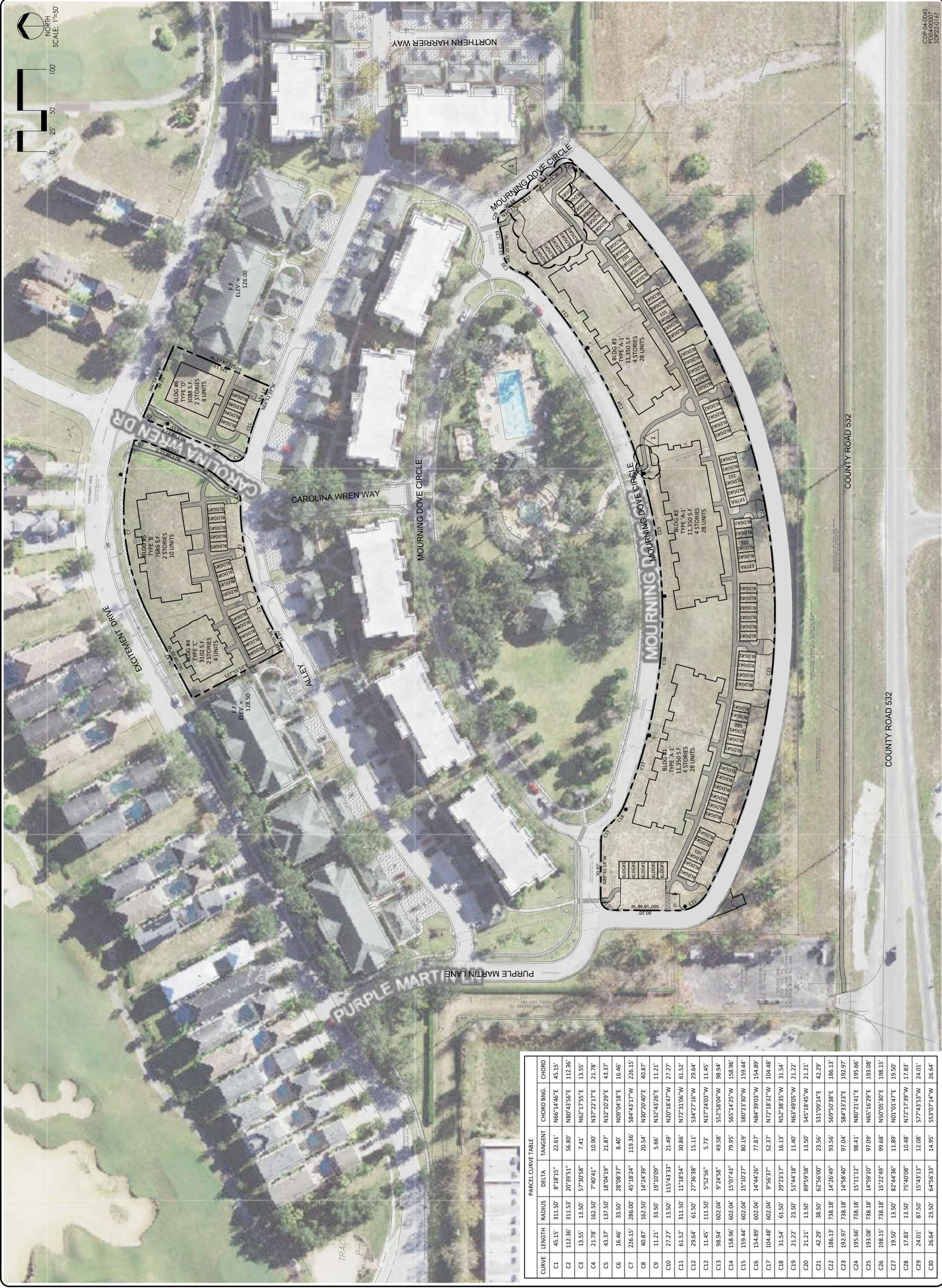
BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 94-2693
Certificate of Auth. 29791



- LEGEND**
- TYPE III SILT FENCE BARRIER
 - 7'X3'X2' ORANGE SILT FENCE BARRIER
 - EXISTING FACILITIES TO BE REMOVED



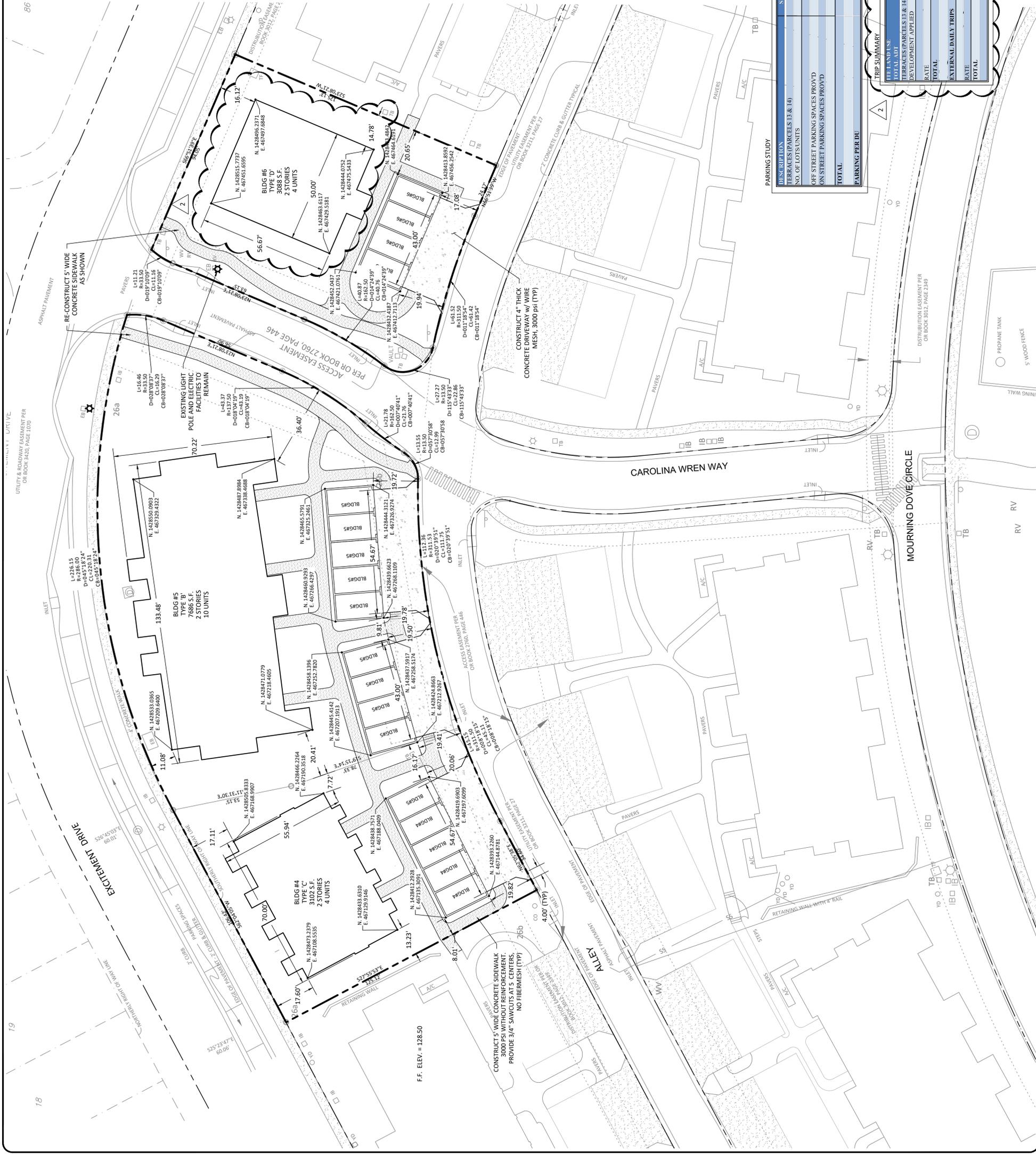
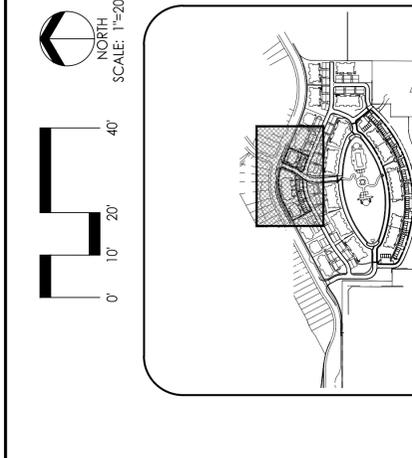
Rev.	Date	Description	CHK BY
1	10-24-22	PER COUNTY COMMENTS	XIG



PARCEL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	45.15'	311.50'	8°18'15"	22.61'	N66°14'46"E	45.15'
C2	112.36'	311.53'	20°39'51"	56.80'	N80°43'56"E	112.36'
C3	13.55'	13.50'	57°30'58"	7.41'	N62°17'55"E	13.55'
C4	21.78'	162.50'	7°40'41"	10.90'	N37°22'17"E	21.78'
C5	43.37'	137.50'	18°04'19"	21.87'	N32°10'29"E	43.37'
C6	16.46'	33.50'	28°08'37"	8.40'	N09°04'18"E	16.46'
C7	226.15'	286.00'	45°18'24"	119.36'	S84°43'17"W	226.15'
C8	40.87'	162.50'	14°24'39"	20.54'	N30°20'40"E	40.87'
C9	11.21'	33.50'	19°10'09"	5.66'	N32°43'26"E	11.21'
C10	27.27'	13.50'	115°43'33"	21.49'	N20°18'47"W	27.27'
C11	61.52'	311.50'	11°18'54"	30.86'	N72°31'06"W	61.52'
C12	29.64'	61.50'	27°36'38"	15.11'	S34°27'16"W	29.64'
C13	11.45'	111.50'	5°52'56"	5.73'	N37°24'03"W	11.45'
C14	98.94'	602.04'	9°24'58"	49.58'	S52°58'04"W	98.94'
C15	158.96'	602.04'	15°07'43"	79.95'	S65°14'25"W	158.96'
C16	154.89'	602.04'	15°10'27"	80.19'	S80°23'30"W	154.89'
C17	104.48'	602.04'	14°44'26"	77.87'	N84°39'03"W	104.48'
C18	31.54'	61.50'	29°23'17"	16.13'	N52°38'35"W	31.54'
C19	21.22'	23.50'	51°44'18"	11.40'	N63°49'05"W	21.22'
C20	21.21'	13.50'	89°59'58"	13.50'	S45°18'45"W	21.21'
C21	42.29'	38.50'	62°56'00"	23.56'	S31°09'14"E	42.29'
C22	186.13'	738.18'	14°26'49"	93.56'	S69°50'38"E	186.13'
C23	192.97'	738.18'	14°58'40"	97.04'	S84°33'23"E	192.97'
C24	195.66'	738.18'	15°11'12"	98.41'	N80°21'41"E	195.66'
C25	193.08'	738.18'	14°59'10"	97.09'	N65°16'29"E	193.08'
C26	198.15'	738.18'	15°22'49"	99.68'	N50°05'30"E	198.15'
C27	19.50'	13.50'	82°44'36"	11.89'	N01°01'47"E	19.50'
C28	24.01'	13.50'	75°40'08"	10.48'	N72°17'39"W	17.83'
C29	17.83'	87.50'	15°43'13"	12.08'	S77°43'53"W	24.01'
C30	26.64'	23.50'	64°56'33"	14.95'	S53°07'14"W	26.64'

Rev.	Date	Description
2	11-18-22	PER COUNTY COMMENTS
1	10-24-22	PER COUNTY COMMENTS



BUILDING MATRIX
TERRACES at REUNION

TOTAL BLDGS	NAME	TOTAL FLOORS	1st FL	2nd FL	3rd FL	4th FL	CONST TYPE
3	A-1	4	11,350	11,350	11,350	11,350	VB-S
1	B	2	7,686	7,686	0	0	VB-S
1	C	2	3,102	3,102	0	0	VB-S
1	D	2	3,088	3,088	0	0	VB-S

CONSTRUCTION TYPE: RB-2014 TYPE VS SPRINKLERED-VB-S
 CONSTRUCTION TYPE: OUS-SIC TYPE VS SPRINKLERED-VB-S

REUNION DRI

LAND USE TYPE	APPROVED BY DO	BUILT	BALANCE
SF RESIDENTIAL	1,800	1,495	305
MF RESIDENTIAL	4,433	2,497	1936
TOTAL RESIDENTIAL	6,233	3,992	2241

SITE DATA:
 ZONING: PD
 INTENDED USE: CONDOMINIUMS
 FUTURE LAND USE: TOURIST COMMERCIAL
 FLOOR AREA RATIO (FAR): 47,940 S.F. / 177,552.18 S.F. = 0.270
 PARKING REQUIREMENTS: 1 SPACE PER 200 CSF
 REQUIRED: (MULTI-FAMILY 107 UNITS) 1.5 SPACES PER UNIT
 PROVIDED: (GARAGE UNITS + 1) (INCLUDES 1 AT GARAGE ADA) ADA HANDICAP
 TOTAL 171 SPACES
 7 SPACES
 182 SPACES

PARKING STUDY

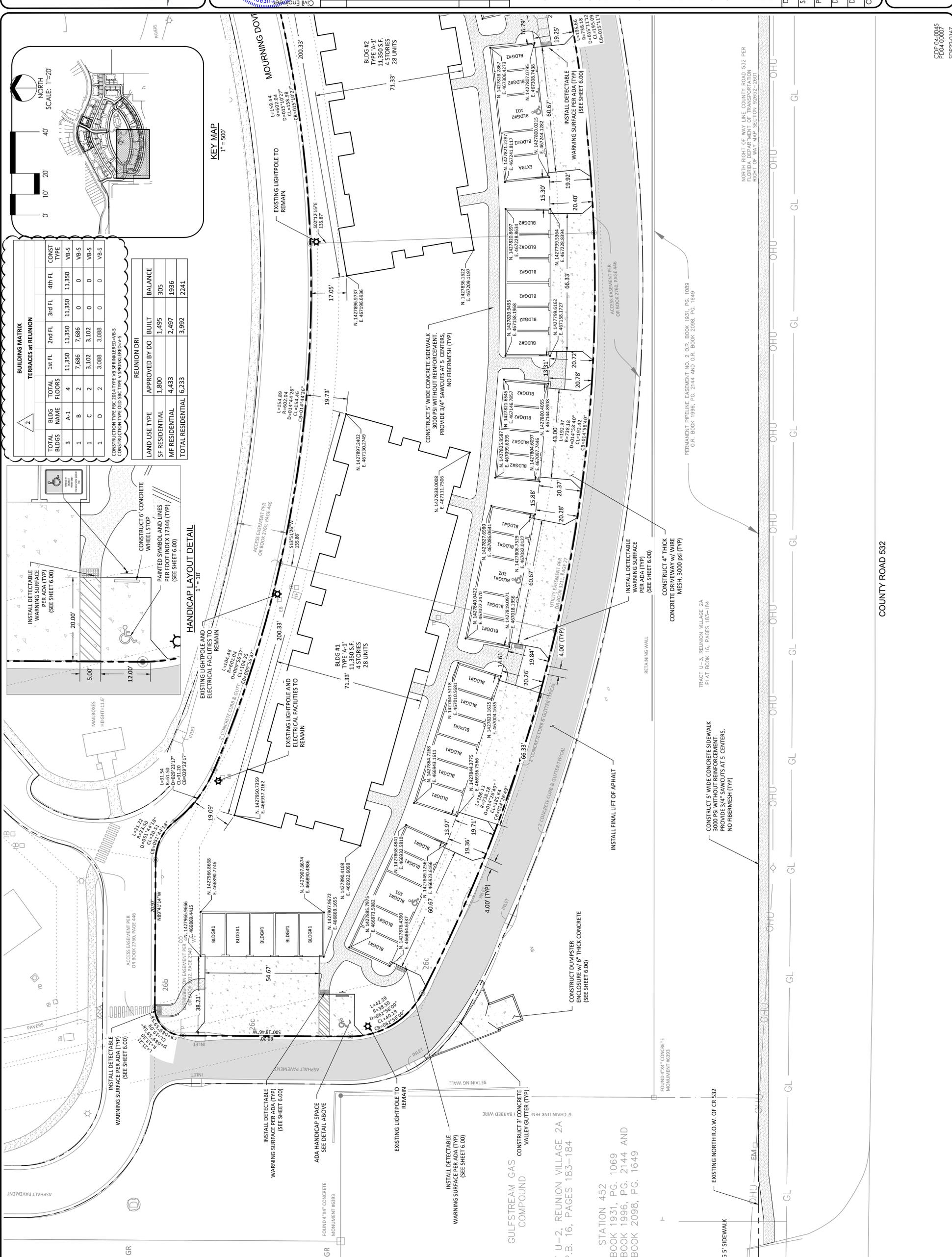
DISCRIPTION	SINGLE-FAMILY	MF CONDONS	GOLF OFFICE	TOTAL
TERRACES (PARCELS 13 & 14)	0	102	0	102
NO. OF LOTS/UNITS	0	182	0	182
OFF STREET PARKING SPACES PROVIDED	0	0	0	0
ON STREET PARKING SPACES PROVIDED	0	30	0	30
TOTAL	0	212	0	212
PARKING PER DU		2.08		2.08

TRIP SUMMARY

TRIP LAND USE	210	230	430	TOTAL
TERRACES (PARCELS 13 & 14)	0	102	0	102
DEVELOPMENT APPLIED	0	6.72	0	6.72
TOTAL	0	685	0	685
EXTERNAL DAILY TRIPS				
RATE		5.38		5.38
TOTAL		549		549

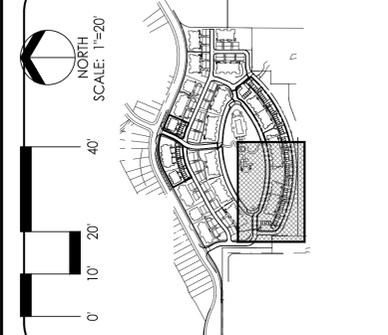
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TRACT U-1, REUNION
P.B. 16, PAGE 1



BUILDING MATRIX						
TERRACES at REUNION						
TOTAL BLDGS	BLDG NAME	1st FL	2nd FL	3rd FL	4th FL	CONST TYPE
3	A-1	4	11,350	11,350	11,350	VB-S
1	B	2	7,686	7,686	0	VB-S
1	C	2	3,102	3,102	0	VB-S
1	D	2	3,088	3,088	0	VB-S

REUNION DRI			
LAND USE TYPE	APPROVED BY DO	BUILT	BALANCE
SF RESIDENTIAL	1,800	1,495	305
MF RESIDENTIAL	4,433	2,497	1,936
TOTAL RESIDENTIAL	6,233	3,992	2,241



BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 494-2693
Certificate of Auth. 29791

PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 51951
KABIR S. GUPTA, P.E.
CIVIL ENGINEER
REUNION RESORT & CLUB, P.A.

Rev.	Date	Description	CHK BY
1	11-18-22	PER COUNTY COMMENTS	XIG
2	10-24-22	PER COUNTY COMMENTS	XIG

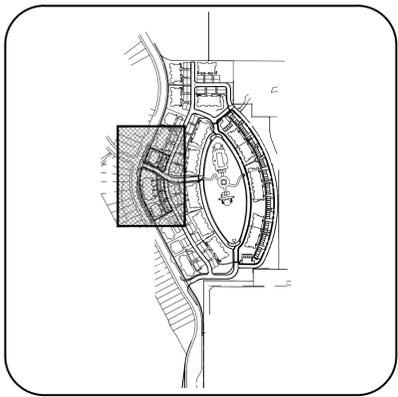
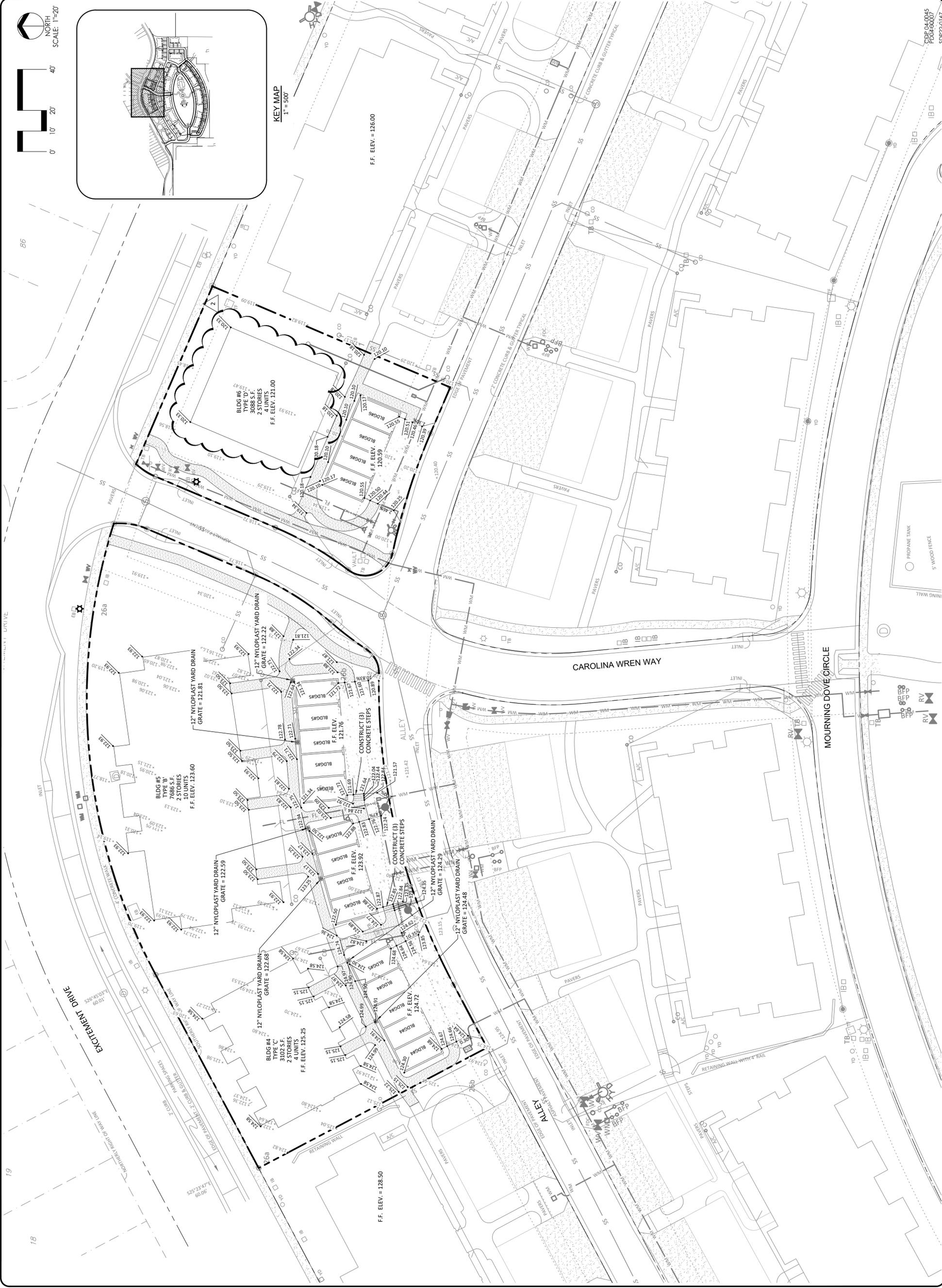
TERRACES AT REUNION RESORT & CLUB
SITEL PLAN SOUTH WEST
OSCEOLA COUNTY, FLORIDA
PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

Date: 12/17/2022
Scale: AS SHOWN
Project No.: 1075.000
Drawn By: RAP
Designed By: RAP
Checked By: SNB

SHEET NO. 3.02

CDP 04-0045
FD04-0007
SDP22-0167

Rev.	Date	Description	CHK BY
2	11-18-22	PER COUNTY COMMENTS	XJG



CDP 04-0045
 PFD04-0007
 SDP22-0167

CAROLINA WREN WAY

MOURNING DOVE CIRCLE

EXCITEMENT DRIVE

ALLEY

F.F. ELEV. = 128.50

F.F. ELEV. = 126.00

KEY MAP
 1" = 500'

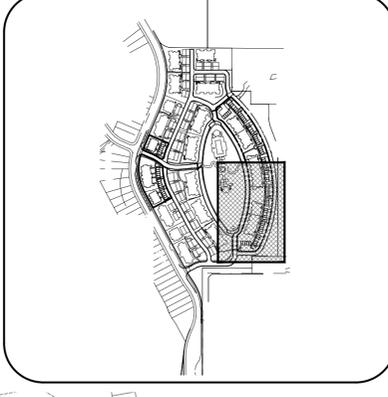
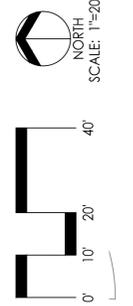
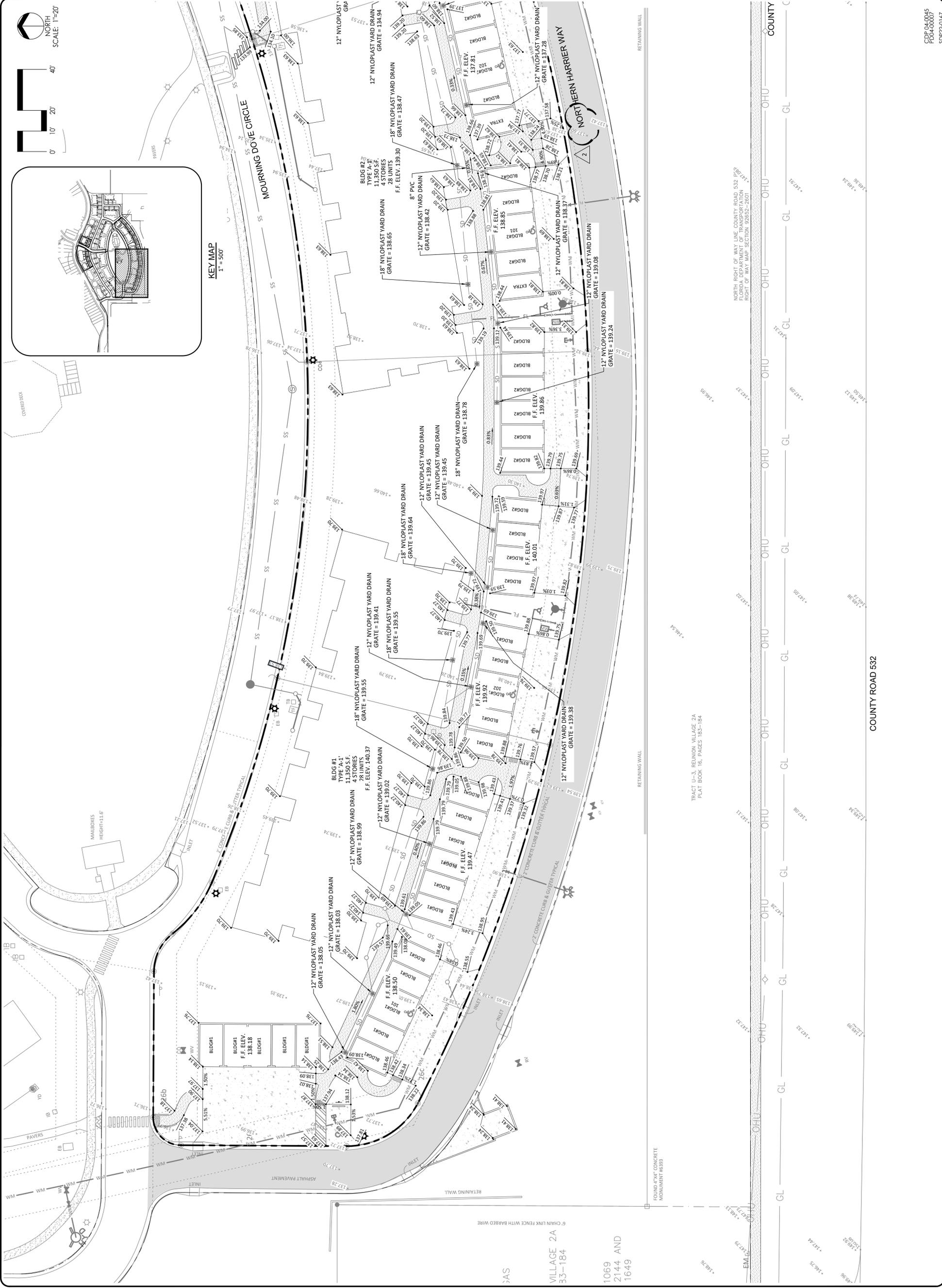
18

19

86

Rev.	Date	Description	CHK BY
2	11-18-22	PER COUNTY COMMENTS	XIG

Date:	12/7/2022
Scale:	AS SHOWN
Project No.:	1075.000
Drawn By:	RAP
Designed By:	RAP
Checked By:	SNB



TRACT U-3, REUNION VILLAGE 2A
 PLAT BOOK 16, PAGES 183-184

COUNTY ROAD 532

FOUND 4"X4" CONCRETE MONUMENT #6393

VILLAGE 2A
 33-184
 1069
 2144 AND
 1649

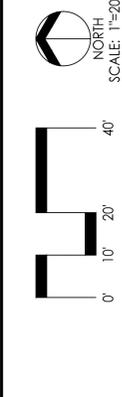
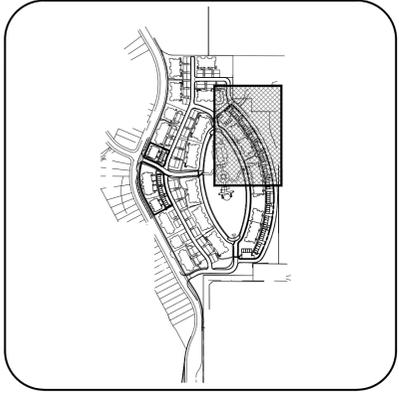
FOUND 4"X4" CONCRETE MONUMENT #6393

Rev.	Date	Description	CHK BY
2	11-18-22	PER COUNTY COMMENTS	XIG
1	10-24-22		XIG

TERRACES AT REUNION RESORT & CLUB
 OSCOLA COUNTY, FLORIDA
 PREPARED FOR: 7500 MOURNING DOVE REUNION LLC
GRADING PLAN SOUTH EAST

Date: 12/7/2022
 Scale: AS SHOWN
 Project No.: 1075.000
 Drawn By: RAP
 Designed By: RAP
 Checked By: SNB

SHEET NO.
4.02

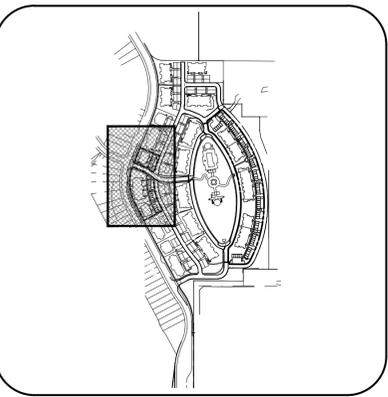
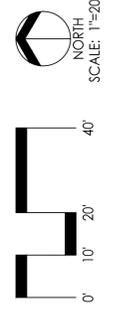


Rev.	Date	Description	CHK BY
3	12-07-22	PER TWA COMMENTS	XIG
2	11-18-22	PER COUNTY COMMENTS	XIG
1	10-24-22		

TERRACES AT REUNION RESORT & CLUB
 DRAINAGE & UTILITY PLAN NORTH
 OSCOLA COUNTY, FLORIDA
 PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

Date: 12/17/2022
 Scale: AS SHOWN
 Project No.: 1075.000
 Drawn By: RAP
 Designed By: RAP
 Checked By: SNB

SHEET NO. **5.00**



- UTILITIES LEGEND**
- WM — PROPOSED WATER MAIN
 - FL — PROPOSED FIRE SERVICE LINE
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - RELOCATED LIGHTPOLE
 - EXISTING LIGHTPOLE TO REMAIN
 - PROPOSED STORM PIPE
 - PROPOSED STORM STRUCTURE

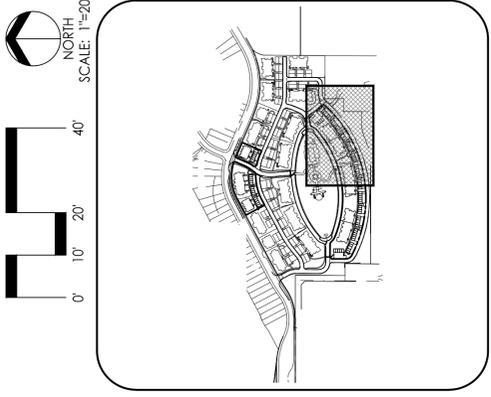


CDP 04-0045
 PFD04-0007
 SDP22-0167

Rev.	Date	Description
3	12-07-22	PER TWA COMMENTS
2	11-18-22	PER COUNTY COMMENTS
1	10-24-22	PER COUNTY COMMENTS

TERRACES AT REUNION RESORT & CLUB
 OSCEOLA COUNTY, FLORIDA
 PREPARED FOR: 7500 MORNING DOVE REUNION LLC

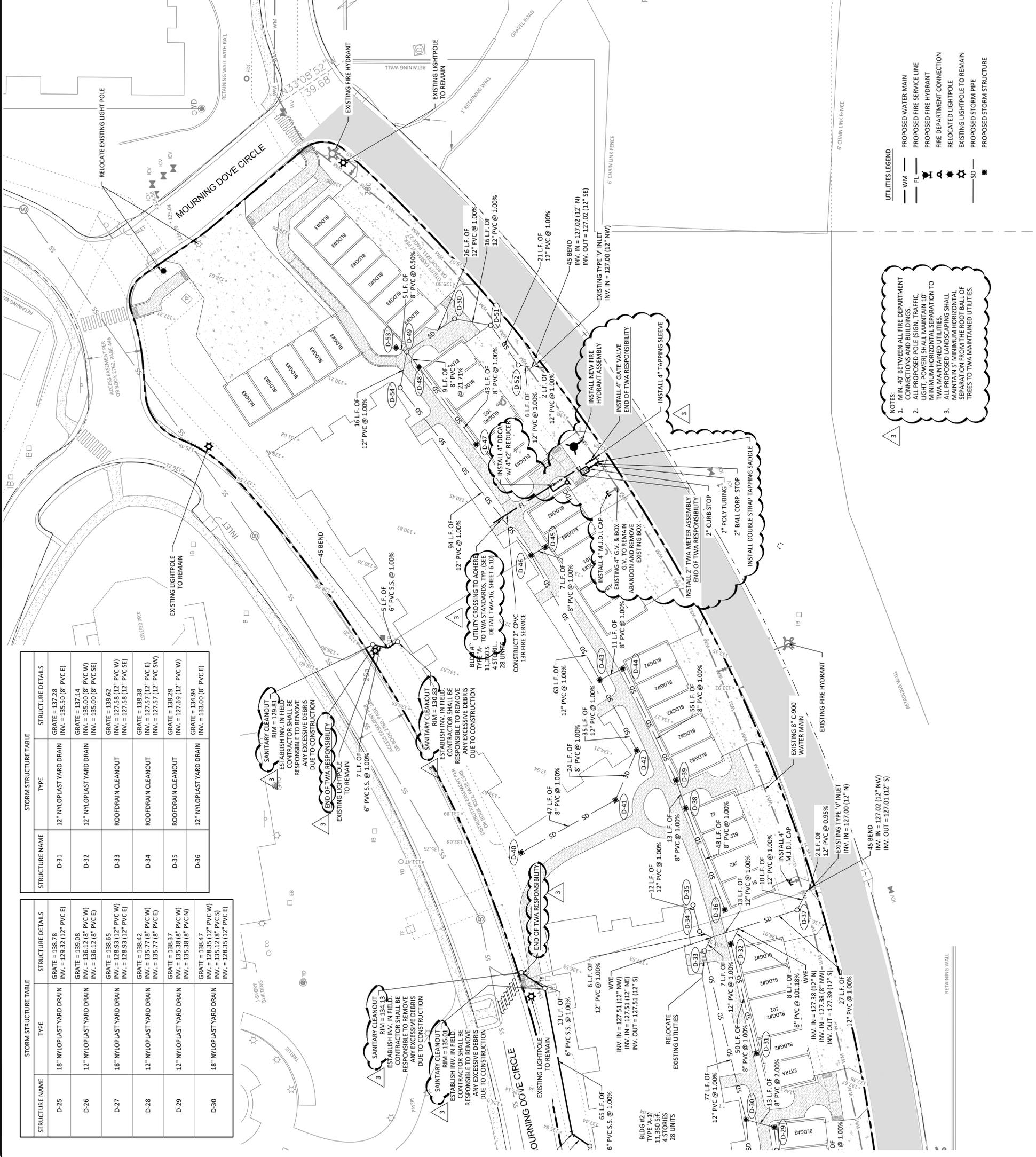
DRAINAGE & UTILITY PLAN SOUTH EAST
 Date: 12/17/2022
 Scale: AS SHOWN
 Project No.: 1075.000
 Drawn By: RAP
 Designed By: RAP
 Checked By: SNB



STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-37	ROOF DRAIN CLEANOUT	GRATE = 136.06 INV. = 127.12 (12" PVC N) INV. = 127.11 (12" PVC SE)
D-38	12" NYLOPLAST YARD DRAIN	GRATE = 134.89 INV. = 132.52 (8" PVC W) INV. = 132.52 (8" PVC E)
D-39	12" NYLOPLAST YARD DRAIN	GRATE = 133.73 INV. = 132.39 (8" PVC W) INV. = 132.39 (8" PVC NE)
D-40	12" NYLOPLAST YARD DRAIN	GRATE = 133.50 INV. = 130.51 (8" PVC SE)
D-41	12" NYLOPLAST YARD DRAIN	GRATE = 133.42 INV. = 130.03 (8" PVC NW) INV. = 130.03 (8" PVC SE)
D-42	18" NYLOPLAST YARD DRAIN	GRATE = 133.69 INV. = 129.80 (8" PVC NW) INV. = 129.80 (12" PVC NE)

STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-43	18" NYLOPLAST YARD DRAIN	GRATE = 133.67 INV. = 129.44 (12" PVC SW) INV. = 131.73 (8" PVC SE) INV. = 129.44 (12" PVC NE)
D-44	12" NYLOPLAST YARD DRAIN	GRATE = 133.53 INV. = 131.84 (8" PVC SW) INV. = 131.84 (8" PVC NW)
D-45	12" NYLOPLAST YARD DRAIN	GRATE = 132.11 INV. = 131.00 (8" PVC NW)
D-46	18" NYLOPLAST YARD DRAIN	GRATE = 133.62 INV. = 128.82 (12" PVC SW) INV. = 130.93 (8" PVC SE) INV. = 128.82 (12" PVC NE)
D-47	12" NYLOPLAST YARD DRAIN	GRATE = 131.37 INV. = 130.00 (8" PVC NE)
D-48	12" NYLOPLAST YARD DRAIN	GRATE = 131.00 INV. = 129.57 (8" PVC SW) INV. = 129.57 (8" PVC NE)

STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-49	ROOF DRAIN CLEANOUT	GRATE = 132.38 INV. = 127.72 (8" PVC W) INV. = 127.72 (8" PVC NW) INV. = 127.72 (8" PVC N) INV. = 127.72 (12" PVC SE)
D-50	ROOF DRAIN CLEANOUT	GRATE = 131.19 INV. = 127.46 (12" PVC NW) INV. = 127.46 (12" PVC S)
D-51	ROOF DRAIN CLEANOUT W/ TRAFFIC BEARING LID	GRATE = 130.97 INV. = 127.30 (12" PVC N) INV. = 127.30 (12" PVC SW)
D-52	ROOF DRAIN CLEANOUT W/ TRAFFIC BEARING LID	GRATE = 131.04 INV. = 127.08 (12" PVC NE) INV. = 127.08 (12" PVC S)
D-53	12" NYLOPLAST YARD DRAIN	GRATE = 128.85 INV. = 127.74 (8" PVC S)
D-54	ROOF DRAIN CLEANOUT	GRATE = 133.49 INV. = 127.88 (12" PVC SW) INV. = 127.88 (12" PVC E)



STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-31	12" NYLOPLAST YARD DRAIN	GRATE = 137.28 INV. = 135.50 (8" PVC E)
D-32	12" NYLOPLAST YARD DRAIN	GRATE = 137.14 INV. = 135.00 (8" PVC W) INV. = 135.00 (8" PVC SE)
D-33	ROOF DRAIN CLEANOUT	GRATE = 138.62 INV. = 127.58 (12" PVC W) INV. = 127.58 (12" PVC SE)
D-34	ROOF DRAIN CLEANOUT	GRATE = 138.38 INV. = 127.57 (12" PVC E) INV. = 127.57 (12" PVC SW)
D-35	ROOF DRAIN CLEANOUT	GRATE = 138.29 INV. = 127.69 (12" PVC W) INV. = 133.00 (8" PVC E)
D-36	12" NYLOPLAST YARD DRAIN	GRATE = 134.94 INV. = 133.00 (8" PVC E)

STRUCTURE NAME	TYPE	STRUCTURE DETAILS
D-25	18" NYLOPLAST YARD DRAIN	GRATE = 138.78 INV. = 129.32 (12" PVC E)
D-26	12" NYLOPLAST YARD DRAIN	GRATE = 139.08 INV. = 136.12 (8" PVC W) INV. = 136.12 (8" PVC E)
D-27	18" NYLOPLAST YARD DRAIN	GRATE = 138.65 INV. = 128.93 (12" PVC W) INV. = 128.93 (12" PVC E)
D-28	12" NYLOPLAST YARD DRAIN	GRATE = 138.42 INV. = 135.77 (8" PVC W) INV. = 135.77 (8" PVC E)
D-29	12" NYLOPLAST YARD DRAIN	GRATE = 138.37 INV. = 135.38 (8" PVC W) INV. = 135.38 (8" PVC N)
D-30	18" NYLOPLAST YARD DRAIN	GRATE = 138.47 INV. = 128.35 (12" PVC W) INV. = 135.12 (8" PVC S) INV. = 128.35 (12" PVC E)

- UTILITIES LEGEND**
- WM — PROPOSED WATER MAIN
 - FL — PROPOSED FIRE SERVICE LINE
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - TWA MAINTAINED UTILITIES
 - ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION FROM THE BOTTOM OF UTILITIES.
 - EXISTING LIGHTPOLE TO REMAIN
 - PROPOSED STORM PIPE
 - PROPOSED STORM STRUCTURE

- NOTES:**
- MIN. 40' BETWEEN ALL FIRE DEPARTMENT CONNECTIONS AND BUILDINGS.
 - ALL PROPOSED POLE (SIGN, TRAFFIC LIGHT, POWER) SHALL MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION TO TWA MAINTAINED UTILITIES.
 - ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION FROM THE BOTTOM OF UTILITIES.

GENERAL NOTES:

- Cross Slope and Grades:
 - Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index shall be maintained with approval of the Engineer, provide the minimum feasible slope where the minimum is not specified.
 - Landings must have cross-slopes less than or equal to 0.02 in any direction.
 - Ramp slopes are not required to exceed 15 feet in length.
 - Ramp slopes are not required to exceed 15 feet in length.
- Curb, Curb and Gutter, and/or, Sidewalk:
 - Refer to Index 522-001 for concrete thickness and sidewalk details.
 - Remove any existing curb, ramp, and/or, sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
 - Curb Ramp Alpha-Identification:
 - Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
 - Alpha-identifications CR-I and CR-J are intentionally omitted.
 - Detachable Warnings:
 - Install detachable warnings in accordance with Specification 527.
 - Place detachable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measuring perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
 - Detachable warnings are shown in the Plans on slopes greater than 5%. Align the front edge of the curb, otherwise, the front edge of the dome shall be aligned.
- Detachable Warnings - Acceptance Criteria:
 - Color and texture shall be complete and uniform.
 - 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
 - There shall be no more than 4 non-compliant domes in any one square foot.
 - Non-compliant domes shall not be adjacent to other non-compliant domes.
 - Surfaces shall not deviate more than 0.10" from a true plane.

DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS

DESCRIPTION: **DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS**

INDEX: **522-002**

SHEET: **1 of 7**

CURB RAMP NOMENCLATURE

PAVEMENT MARKINGS

DESCRIPTION: **PAVEMENT MARKINGS FOR PARKING**

INDEX: **711-001**

SHEET: **12 of 13**

FORWARD-IN PARKING

REVERSE-IN PARKING

TYPICAL

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

- Dimensions are to the centerline of markings.
- An Accessible is required for each accessible space when single parking is used.
- Use the universal symbol of accessibility for accessible parking.
- Use the universal symbol of accessibility for accessible parking.
- Use the universal symbol of accessibility for accessible parking.
- Use the universal symbol of accessibility for accessible parking.

PAVEMENT MARKING FOR PARKING

DIMENSIONS	7'-0"	12'-0"	17'-0"	24'-0"	28'-0"	32'-0"
1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

FOR ACCESSIBLE MARKINGS - SEE ABOVE

BOYD CIVIL ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 494-2693
Certificate of Auth. 29791

PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 51951

XABIER B. GUERRA, P.E.

Rev.	Date	Description	Chk By

TERRACES AT REUNION RESORT & CLUB

OSCEOLA COUNTY, FLORIDA

PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

CONSTRUCTION DETAILS

Date: 12/17/2022

Scale: AS SHOWN

Project No.: 1075.000

Drawn By: RAP

Designed By: RAP

Checked By: SNB

SHEET NO. **6.00**

DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS

DESCRIPTION: **DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS**

INDEX: **522-002**

SHEET: **4 of 7**

CR-D

CR-E

CR-F

CR-G

ISOMETRIC VIEW

PLAN VIEW

CONCRETE PAVEMENT SECTION

DESCRIPTION: **CONCRETE PAVEMENT SECTION**

INDEX: **711-001**

SHEET: **12 of 13**

CONCRETE SIDEWALK

USE 3000 PSI CONCRETE WITHOUT REINFORCEMENT PROVIDE 3/4" SAWCUTS AT 5' CENTERS, TYPICAL (NO FIBERMESH)

SIDEWALK DETAIL

NTS

DUMPSTER ENCLOSURE

NOT TO SCALE

DUMPSTER PAD NOTES:

- FOR MULTIPLE DUMPSTERS ON A SINGLE PAD, SCREENING SHALL BE REQUIRED ON THE PERIMETER OF THE PAD.
- FOR MULTIPLE DUMPSTERS ON A SINGLE PAD, SCREENING SHALL BE REQUIRED ON THE PERIMETER OF THE PAD.

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DESCRIPTION: **DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS**

INDEX: **522-002**

SHEET: **4 of 7**

CR-D

CR-E

CR-F

CR-G

ISOMETRIC VIEW

PLAN VIEW

CONCRETE PAVEMENT SECTION

DESCRIPTION: **CONCRETE PAVEMENT SECTION**

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SHEET: **12 of 13**

CONCRETE SIDEWALK

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OSCEOLA COUNTY, FLORIDA

PREPARED FOR: 7500 MOURNING DOVE REUNION LLC

CONSTRUCTION DETAILS

Date: 12/17/2022

Scale: AS SHOWN

Project No.: 1075.000

Drawn By: RAP

Designed By: RAP

Checked By: SNB

SHEET NO. **6.00**

SECTION 7

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	Scope for repairs approved 10.12.2023. Bid notice and documents pending release.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	Proposals to be reviewed 11.09.2023.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	Approved 07.13.2023; installation pending.
6/8/23	Sell The Stables parcel	Boyd	In Process	Analyze bond requisitions to determine amount of bond funds used to improve the parcel and construct The Stables. Purchase price TBD based on bond fund use and market value.

8/10/23	Signage on S Curve at Excitement	Scheerer	Completed	Dangerous Curve or S Curve sign to be installed near Radiant.
7/13/23	Seven Eagles & Guard House Roof Replacements	Scheerer	Completed	11.08.2023 last day of work. Two inspections pending.
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 December meeting.
9/14/23	Stormwater Repairs at Patriot's Landing	Scheerer	Completed	
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Boyd	In Process	

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
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1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion			https://permits.osceola.org/Citizen Access/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclair road
	Monitor Old Lake Wilson Road Improvement Project			www.improveoldlakewilsonroad.co m
	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) and S Curve Signs at GTP	Scheerer	Completed	some finials pending installation as of 11.08.2023.
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.
10/12/23	Amend parking rules to restrict parking nearby Valhalla playground	Adams	In Process	Rule Hearing scheduled 12.14.2023. Revised map to be reviewed 11.09.2023.
10/12/23	Send letters to rental management company to ask they include the Reunion speed limit with rental information.	Adams	Pending	Florida Vacations, Magical Vacations, Ask Jeeves, Reunion Resort and Rentlyl.

SECTION II

Reunion East

Community Development District

Summary of Check Register

October 1, 2023 to October 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	10/4/23	5805-5811	\$ 20,071.92
	10/11/23	5812-5823	\$ 154,452.96
	10/12/23	5824-5833	\$ 52,333.12
	10/25/23	5834-5840	\$ 13,993.46
			\$ 240,851.46
Replacement & Maintenance	10/25/23	231-232	\$ 54,906.00
			\$ 54,906.00
Payroll	<u>October 2023</u>		
	June Wispelwey	50730*	\$ 184.70
	John Dryburgh	50731	\$ 184.70
	June Wispelwey	50732	\$ 184.70
	Mark Greenstein	70333	\$ 184.70
	Steven Goldstein	50734	\$ 184.70
	Trudy Hobbs	50735	\$ 184.70
			\$ 1,108.20
			\$ 296,865.66

*Replace lost check #50711

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/04/23	00074	9/30/23 214404	202309 320-53800-47000	AQUATIC PLANT MGMT SEP23	*	74.48		
		9/30/23 214404	202309 300-13100-10100	AQUATIC PLANT MGMT SEP23	*	58.52		
							APPLIED AQUATIC MANAGEMENT, INC.	133.00 005805
10/04/23	00095	9/26/23 S100307	202309 320-53800-57400	INST.BARRIER ARM/TEST FOB	*	164.23		
		9/26/23 S100307	202309 300-13100-10100	INST.BARRIER ARM/TEST FOB	*	129.03		
							ACCESS CONTROL SYSTEMS, LLC	293.26 005806
10/04/23	00129	9/21/23 5375	202309 320-53800-47200	RPLC 3 LED TREE LIGHTS	*	551.60		
		9/21/23 5375	202309 300-13100-10100	RPLC 3 LED TREE LIGHTS	*	433.40		
		9/21/23 5376	202309 320-53800-57400	INSPECT/RPLC GRDHS BULBS	*	484.40		
		9/21/23 5376	202309 300-13100-10100	INSPECT/RPLC GRDHS BULBS	*	380.60		
		9/21/23 5377	202309 320-53800-48100	TER-RPR SLATS/FRAME BENCH	*	714.00		
		9/21/23 5377	202309 300-13100-10100	TER-RPR SLATS/FRAME BENCH	*	561.00		
							BERRY CONSTRUCTION INC.	3,125.00 005807
10/04/23	00144	9/25/23 85372258	202309 320-53800-57400	SVC CALL-CLR CLOGGED FLTR	*	61.04		
		9/25/23 85372258	202309 300-13100-10100	SVC CALL-CLR CLOGGED FLTR	*	47.96		
							FRANK'S AIR CONDITIONING, INC.	109.00 005808
10/04/23	00054	10/01/23 2023OCT	202310 320-53800-34500	SECURITY SERVICES OCT23	*	6,533.33		
		10/01/23 2023OCT	202310 300-13100-10100	SECURITY SERVICES OCT23	*	5,133.33		
							REUNION RESORT & CLUB MASTER ASSOC.	11,666.66 005809
10/04/23	99999	10/04/23 VOID	202310 000-00000-00000	VOID CHECK	C	.00		
							*****INVALID VENDOR NUMBER*****	.00 005810
10/04/23	00060	9/09/23 407108	202309 320-53800-46200	HS-DRAIN SPA/ACID WASH	*	304.92		
		9/09/23 407108	202309 300-13100-10100	HS-DRAIN SPA/ACID WASH	*	239.58		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/23		407114	202309	320-53800-46200					TER-ANN. INSP 2POOL HT/SPA	*	299.60		
9/11/23		407114	202309	300-13100-10100					TER-ANN. INSP 2POOL HT/SPA	*	235.40		
9/11/23		407117	202309	320-53800-46200					TER-INSP/RPLC BULB/LENS	*	165.98		
9/11/23		407117	202309	300-13100-10100					TER-INSP/RPLC BULB/LENS	*	130.42		
9/12/23		407147	202309	320-53800-46200					HC B-INSP/SECURE HANDRAIL	*	124.60		
9/12/23		407147	202309	300-13100-10100					HC B-INSP/SECURE HANDRAIL	*	97.90		
9/12/23		407148	202309	320-53800-46200					HC B-ANN. INSP/CLN HEATERS	*	159.60		
9/12/23		407148	202309	300-13100-10100					HC B-ANN. INSP/CLN HEATERS	*	125.40		
9/13/23		407158	202309	320-53800-46200					HC B-INSP SPA HEAT/CTRLBD	*	451.89		
9/13/23		407158	202309	300-13100-10100					HC B-INSP SPA HEAT/CTRLBD	*	355.06		
9/18/23		407247	202309	320-53800-46200					HS-INSP. PUMP/RMV WIRE/RST	*	126.25		
9/18/23		407247	202309	300-13100-10100					HS-INSP. PUMP/RMV WIRE/RST	*	99.20		
9/19/23		407270	202309	320-53800-46200					HS-ANN. INSP/RPLC CTRL BRD	*	572.29		
9/19/23		407270	202309	300-13100-10100					HS-ANN. INSP/RPLC CTRL BRD	*	449.66		
9/19/23		407271	202309	320-53800-46200					HS-INSP/RPLC 5RETURN GRTE	*	152.46		
9/19/23		407271	202309	300-13100-10100					HS-INSP/RPLC 5RETURN GRTE	*	119.79		
9/21/23		407350	202309	320-53800-46200					HC A-ANN. INSP/RPLC HEATER	*	299.60		
9/21/23		407350	202309	300-13100-10100					HC A-ANN. INSP/RPLC HEATER	*	235.40		
SPIES POOL LLC											4,745.00	005811	
10/11/23	00074	9/30/23	214677	202309	320-53800-47000				AQUATIC MGMT 11POND SEP23	*	624.40		
		9/30/23	214677	202309	300-13100-10100				AQUATIC MGMT 11POND SEP23	*	490.60		
APPLIED AQUATIC MANAGEMENT, INC.											1,115.00	005812	
10/11/23	00095	9/30/23	S100593	202309	320-53800-57400				RPLC LOOP DETECTOR/ARM	*	513.79		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/30/23	S100593	202309 300-13100-10100		403.69	
				RPLC LOOP DETECTOR/ARM	*		
		9/30/23	S100634	202309 320-53800-57400		126.00	
				PERFORM 15MIN POWER CYCLE	*		
		9/30/23	S100634	202309 300-13100-10100		99.00	
				PERFORM 15MIN POWER CYCLE	*		
		9/30/23	S100679	202309 320-53800-57400		287.66	
				RPLC EXCITE/OLD LAKE ARM	*		
		9/30/23	S100679	202309 300-13100-10100		226.02	
				RPLC EXCITE/OLD LAKE ARM	*		
				ACCESS CONTROL SYSTEMS, LLC			1,656.16 005813
10/11/23	00129	9/30/23	5381	202309 320-53800-57400	*	148.40	
				RPR DOOR ROLLER/TOP RACK	*		
		9/30/23	5381	202309 300-13100-10100		116.60	
				RPR DOOR ROLLER/TOP RACK	*		
		9/30/23	5382	202309 320-53800-57400		159.60	
				SINCLAIR GH-RPR HOLE-DOOR	*		
		9/30/23	5382	202309 300-13100-10100		125.40	
				SINCLAIR GH-RPR HOLE-DOOR	*		
		9/30/23	5383	202309 320-53800-46200		204.40	
				CP-RMV BLOCKAGE/CLEAR LNS	*		
		9/30/23	5383	202309 300-13100-10100		160.60	
				CP-RMV BLOCKAGE/CLEAR LNS	*		
				BERRY CONSTRUCTION INC.			915.00 005814
10/11/23	00134	10/04/23	3815	202309 310-51300-31100	*	1,103.75	
				FDOT BRDGE OWN/IRRG INSUR			
				BOYD CIVIL ENGINEERING			1,103.75 005815
10/11/23	00176	9/28/23	27534	202309 320-53800-48200	*	168.00	
				PREVENTATIVE MAINT SEP23	*		
		9/28/23	27534	202309 300-13100-10100		132.00	
				PREVENTATIVE MAINT SEP23	*		
				FITNESS SERVICES OF FLORIDA INC			300.00 005816
10/11/23	00042	10/04/23	2550795	202310 320-53800-46200	*	280.00	
				SEVEN EAG-DIALER/INTERFAC	*		
		10/04/23	2550795	202310 300-13100-10100		220.00	
				SEVEN EAG-DIALER/INTERFAC	*		
				KINGS III OF AMERICA, INC.			500.00 005817
10/11/23	00103	10/05/23	10052023	202310 300-20700-10800	*	125,013.42	
				FY23 EHOF II SERIES.2021			
				REUNION EAST CDD C/O USBANK			125,013.42 005818
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/23	00175	9/29/23 9163	202309 320-53800-46200	RPLC KIDDIE POOL/SPA FLTR	*	1,061.20	
		9/29/23 9163	202309 300-13100-10100	RPLC KIDDIE POOL/SPA FLTR	*	833.80	
ROBERTS POOL SERVICE AND REPAIR INC							1,895.00 005819
10/11/23	00060	9/25/23 407490	202309 320-53800-46200	HC B-INSP/RMV DEBRIS/BRKR	*	159.60	
		9/25/23 407490	202309 300-13100-10100	HC B-INSP/RMV DEBRIS/BRKR	*	125.40	
		9/26/23 407500	202309 320-53800-46200	CP-INSP/RPLC GRATE/VACUUM	*	341.52	
		9/26/23 407500	202309 300-13100-10100	CP-INSP/RPLC GRATE/VACUUM	*	268.33	
		10/01/23 407687	202310 320-53800-46200	CHEMICAL CONTROLLER OCT23	*	784.00	
		10/01/23 407687	202310 300-13100-10100	CHEMICAL CONTROLLER OCT23	*	616.00	
SPIES POOL LLC							2,294.85 005820
10/11/23	00117	9/25/23 7068975	202309 310-51300-32300	TRUASTEE FEE SER.2021	*	4,000.00	
		9/25/23 7068975	202309 310-51300-32300	INCIDENTAL EXP SER.2021	*	310.00	
USBANK							4,310.00 005821
10/11/23	00142	9/29/23 IV001486	202309 320-53800-48100	SVC CALL-LOOP DOWN/TRBLSH	*	697.20	
		9/29/23 IV001486	202309 300-13100-10100	SVC CALL-LOOP DOWN/TRBLSH	*	547.80	
UNITED FIRE PROTECTION, INC.							1,245.00 005822
10/11/23	00030	9/22/23 OS 59336	202309 320-53800-47400	INST.3 RED MAPLE TREES	*	2,704.76	
		9/22/23 OS 59336	202309 300-13100-10100	INST.3 RED MAPLE TREES	*	2,125.17	
		9/29/23 OS 59741	202309 320-53800-47400	INST.PODOCARPUS/TRINETTE	*	4,660.09	
		9/29/23 OS 59741	202309 300-13100-10100	INST.PODOCARPUS/TRINETTE	*	3,661.50	
		10/03/23 OS 60212	202309 320-53800-46500	MAINLINE RPR-COUPILING/90	*	533.83	
		10/03/23 OS 60212	202309 300-13100-10100	MAINLINE RPR-COUPILING/90	*	419.43	
YELLOWSTONE LANDSCAPE							14,104.78 005823

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/12/23	00049	10/01/23	602	202310	310-51300-34000		MANAGEMENT FEES OCT23	*	4,106.50		
10/01/23	602	10/01/23	602	202310	310-51300-35200		WEBSITE ADMIN OCT23	*	100.00		
10/01/23	602	10/01/23	602	202310	310-51300-35100		INFORMATION TECH OCT23	*	150.00		
10/01/23	602	10/01/23	602	202310	310-51300-31300		DISSEMINATION FEE OCT23	*	833.33		
10/01/23	602	10/01/23	602	202310	310-51300-51000		OFFICE SUPPLIES	*	.90		
10/01/23	602	10/01/23	602	202310	310-51300-42000		POSTAGE	*	37.07		
10/01/23	603	10/01/23	603	202310	320-53800-12000		FIELD MANAGEMENT OCT23	*	3,591.58		
GOVERNMENTAL MANAGEMENT SERVICES										8,819.38	005824
10/17/23	00074	10/15/23	215023	202310	320-53800-47000		AQUATIC PLANT MGMGT OCT23	*	74.48		
10/15/23	215023	10/15/23	215023	202310	300-13100-10100		AQUATIC PLANT MGMGT OCT23	*	58.52		
APPLIED AQUATIC MANAGEMENT, INC.										133.00	005825
10/17/23	00129	10/09/23	5387	202309	320-53800-57400		INST.CEILINGTILE/RPR LEAK	*	383.60		
10/09/23	5387	10/09/23	5387	202309	300-13100-10100		INST.CEILINGTILE/RPR LEAK	*	301.40		
10/09/23	5388	10/09/23	5388	202309	320-53800-48100		SE-RPR WTR LEAK-MANSARD	*	406.00		
10/09/23	5388	10/09/23	5388	202309	300-13100-10100		SE-RPR WTR LEAK-MANSARD	*	319.00		
10/09/23	5389	10/09/23	5389	202310	320-53800-46200		RPLC POOL FURN/RMV TRASH	*	428.40		
10/09/23	5389	10/09/23	5389	202310	300-13100-10100		RPLC POOL FURN/RMV TRASH	*	336.60		
10/09/23	5390	10/09/23	5390	202310	320-53800-53000		RMV/RPLC BRKEN PAVER/TRSH	*	484.40		
10/09/23	5390	10/09/23	5390	202310	300-13100-10100		RMV/RPLC BRKEN PAVER/TRSH	*	380.60		
BERRY CONSTRUCTION INC.										3,040.00	005826
10/17/23	00130	10/02/23	88580	202310	310-51300-54000		SPECIAL DISTRICT FEE-FY24	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY										175.00	005827
10/17/23	00186	10/02/23	733177	202310	300-15500-10000		ALARM MONITOR SRVC NOV23	*	710.68		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/23	733177	202310	300-13100-10100	ALARM MONITOR SRVC NOV23	*	558.40		
							HIDDEN EYES LLC DBA ENVERA SYSTEMS	1,269.08 005828
10/17/23	00049	8/31/23	601 202308 320-53800-48100	RPR WALL/WASH/PAINT GRDHS	*	3,317.00		
		9/30/23	604 202310 310-51300-31700	FY24 ASSESSMENT ROLL CERT	*	7,500.00		
							GOVERNMENTAL MANAGEMENT SERVICES	10,817.00 005829
10/17/23	00002	9/18/23	80135075 202309 310-51300-48000	NOT.OF FY24 MEETING DATES	*	264.43		
							ORLANDO SENTINEL COMMUNICATION	264.43 005830
10/17/23	00092	9/30/23	1088 202309 320-53800-48200	MID-FL LOCKSMITH-RPLC LCK	*	264.88		
		9/30/23	1088 202309 300-13100-10100	MID-FL LOCKSMITH-RPLC LCK	*	208.12		
		9/30/23	1092 202309 320-53800-12100	MANAGEMENT FEES SEP23	*	758.33		
		9/30/23	1092 202309 300-13100-10100	MANAGEMENT FEES SEP23	*	595.83		
		9/30/23	1093 202309 320-53800-46200	POOL CLEANING SEP23	*	1,848.00		
		9/30/23	1093 202309 300-13100-10100	POOL CLEANING SEP23	*	1,452.00		
		9/30/23	1094 202309 320-53800-43300	SE CONTRACT CLEAN SEP23	*	2,419.20		
		9/30/23	1094 202309 300-13100-10100	SE CONTRACT CLEAN SEP23	*	1,900.80		
		9/30/23	1094 202309 320-53800-43300	SE CLEANING SUPPLY SEP23	*	753.32		
		9/30/23	1094 202309 300-13100-10100	SE CLEANING SUPPLY SEP23	*	591.89		
		9/30/23	1135 202309 320-53800-43100	TOHO METER#62644090 SEP23	*	114.73		
		9/30/23	1136 202309 320-53800-43000	DUKEENERGY#9100 8323 9862	*	115.96		
		9/30/23	1137 202309 320-53800-43000	DUKEENERGY#9100 8324 0443	*	1,006.56		
							REUNION RESORT	12,029.62 005831
10/17/23	00175	10/01/23	9132 202310 320-53800-46200	POOL MAINTENANCE OCT23	*	4,760.00		
		10/01/23	9132 202310 300-13100-10100	POOL MAINTENANCE OCT23	*	3,740.00		
							ROBERTS POOL SERVICE AND REPAIR INC	8,500.00 005832
REUE REUNION EAST TVISCARRA								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/17/23	00030	10/06/23	OS 60566 202309 320-53800-47400 PLANT RMV/SOD INST.CR 532		*	3,580.14		
		10/06/23	OS 60566 202309 300-13100-10100 PLANT RMV/SOD INST.CR 532		*	2,812.97		
		10/10/23	OS 60642 202309 320-53800-46500 HC MAINLINE RPR-2-KNOCKON		*	499.80		
		10/10/23	OS 60642 202309 300-13100-10100 HC MAINLINE RPR-2-KNOCKON		*	392.70		
							YELLOWSTONE LANDSCAPE	7,285.61 005833
10/25/23	00129	10/19/23	5391 202310 320-53800-53000 RPR 2SECT.CONCRETE-ROOTS		*	840.00		
		10/19/23	5391 202310 300-13100-10100 RPR 2SECT.CONCRETE-ROOTS		*	660.00		
		10/19/23	5392 202310 320-53800-46200 TER-RPR DOOR LOCK MEN BTH		*	103.60		
		10/19/23	5392 202310 300-13100-10100 TER-RPR DOOR LOCK MEN BTH		*	81.40		
		10/19/23	5393 202310 320-53800-53200 RPR/RESET SIGN/RPR FIXTUR		*	383.60		
		10/19/23	5393 202310 300-13100-10100 RPR/RESET SIGN/RPR FIXTUR		*	301.40		
							BERRY CONSTRUCTION INC.	2,370.00 005834
10/25/23	00119	10/05/23	121744 202310 310-51300-31500 MTG/LIC.AGR/NEW UNIT ASMT		*	2,667.49		
							LATHAM,LUNA,EDEN & BEAUDINE,LLP	2,667.49 005835
10/25/23	00060	10/01/23	407983 202310 320-53800-46200 TER-330 BLEACH/2SLFR ACID		*	617.40		
		10/01/23	407983 202310 300-13100-10100 TER-330 BLEACH/2SLFR ACID		*	485.10		
		10/01/23	407984 202310 320-53800-46200 SE-180 BLEACH/4 SLFR ACID		*	467.60		
		10/01/23	407984 202310 300-13100-10100 SE-180 BLEACH/4 SLFR ACID		*	367.40		
		10/01/23	407985 202310 320-53800-46200 HS-180 BLEACH/5 SLFR ACID		*	515.20		
		10/01/23	407985 202310 300-13100-10100 HS-180 BLEACH/5 SLFR ACID		*	404.80		
		10/02/23	407921 202310 320-53800-46200 SE-CLN EXCHG/TRAY/ADJ.VLV		*	299.60		
		10/02/23	407921 202310 300-13100-10100 SE-CLN EXCHG/TRAY/ADJ.VLV		*	235.40		
		10/03/23	407956 202310 320-53800-46200 CP-TRBLSHT/DESOOT/PILOT A		*	239.12		

REUE REUNION EAST TVISCARRA

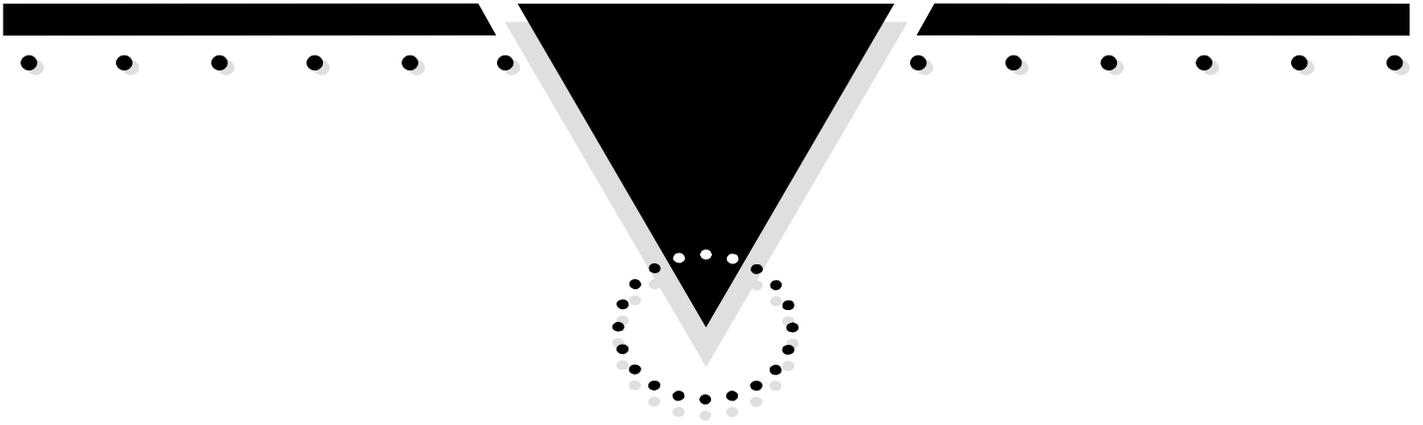
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/03/23		407956	202310 300-13100-10100	CP-TRBLSHT/DESOOT/PILOT A	*	187.88	
10/11/23		408312	202310 320-53800-46200	CP-INST.RULE SIGN/HOOKS	*	262.89	
10/11/23		408312	202310 300-13100-10100	CP-INST.RULE SIGN/HOOKS	*	206.56	
10/12/23		407826	202310 320-53800-46200	CP-3SLFR ACID/4 DEGREASER	*	224.42	
10/12/23		407826	202310 300-13100-10100	CP-3SLFR ACID/4 DEGREASER	*	176.33	
10/12/23		407827	202310 320-53800-46200	HC B-SLFR ACID/DEGREASER	*	224.42	
10/12/23		407827	202310 300-13100-10100	HC B-SLFR ACID/DEGREASER	*	176.33	
10/12/23		407829	202310 320-53800-46200	SE-4GAL DEGREASER SOLUTIO	*	44.69	
10/12/23		407829	202310 300-13100-10100	SE-4GAL DEGREASER SOLUTIO	*	35.11	
10/12/23		407830	202310 320-53800-46200	HS-SLULFUR ACID/DEGREASER	*	176.82	
10/12/23		407830	202310 300-13100-10100	HS-SLULFUR ACID/DEGREASER	*	138.93	
10/12/23		407831	202310 320-53800-46200	TER-4GAL DEGREASER/POWDER	*	81.62	
10/12/23		407831	202310 300-13100-10100	TER-4GAL DEGREASER/POWDER	*	64.13	
10/12/23		407997	202310 320-53800-46200	CP-270 BULK BLEACH	*	415.80	
10/12/23		407997	202310 300-13100-10100	CP-270 BULK BLEACH	*	326.70	
10/12/23		407998	202310 320-53800-46200	HC B-300 BULK BLEACH/DLVR	*	476.00	
10/12/23		407998	202310 300-13100-10100	HC B-300 BULK BLEACH/DLVR	*	374.00	
10/12/23		407999	202310 320-53800-46200	TER-330 BULK BLEACH	*	508.20	
10/12/23		407999	202310 300-13100-10100	TER-330 BULK BLEACH	*	399.30	
SPIES POOL LLC							8,131.75 005838
10/25/23	00142	10/20/23	IV001497 202308 320-53800-47800	QTRLY SPRINKLR INSP AUG23	*	36.40	
		10/20/23	IV001497 202308 300-13100-10100	QTRLY SPRINKLR INSP AUG23	*	28.60	
UNITED FIRE PROTECTION, INC.							65.00 005839
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/25/23	00030	10/16/23 OS 60771	202310 320-53800-46500	SE-RPLC RAINBIRD/ADPT/SF	*	425.16		
		10/16/23 OS 60771	202310 300-13100-10100	SE-RPLC RAINBIRD/ADPT/SF	*	334.06		
							YELLOWSTONE LANDSCAPE	759.22 005840

						TOTAL FOR BANK A	240,851.46	
						TOTAL FOR REGISTER	240,851.46	

REUE REUNION EAST TVISCARRA

SECTION III



Reunion East
Community Development District

Unaudited Financial Reporting

September 30, 2023



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$462,828	\$968,322	---	---	\$1,431,150
CUSTODY ACCOUNT	\$477,672	---	---	---	\$477,672
STATE BOARD OF ADMINISTRATION	\$1,326,621	\$2,275,849	---	---	\$3,602,470
ASSESSMENT RECEIVABLE	\$15,666	---	---	---	\$15,666
DUE FROM GENERAL FUND	---	---	\$156,179	---	\$156,179
DUE FROM REUNION WEST	\$681,591	\$186,171	---	---	\$867,762
PREPAID EXPENSES	\$74,037	---	---	---	\$74,037
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$104,875	---	\$104,875
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$201,947	---	\$201,947
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$1,007,465	---	\$1,007,465
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	---	---	\$291,909	---	\$291,909
Construction	---	---	---	\$600,663	\$600,663
TOTAL ASSETS	\$3,038,415	\$3,430,342	\$3,053,573	\$600,673	\$10,123,002
LIABILITIES:					
ACCOUNTS PAYABLE	\$60,799	\$6,372	---	---	\$67,171
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	\$201,100	\$13,143	---	---	\$214,244
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	\$3,410,826	---	---	\$3,653,578
UNASSIGNED	\$2,402,427	---	---	---	\$2,402,427
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$7,421,635)	---	(\$7,421,635)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$6,163,043)	---	(\$6,163,043)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,208,596	---	\$1,208,596
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,538,148	---	\$1,538,148
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$600,663	\$600,663
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$3,038,415	\$3,430,342	\$3,053,573	\$600,673	\$10,123,002

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,899,342	\$1,899,342	\$1,942,774	\$43,433
Special Assessments - Direct	\$102,593	\$102,593	\$103,473	\$880
Interest	\$1,250	\$1,250	\$80,029	\$78,779
Miscellaneous Income	\$0	\$0	\$1,113	\$1,113
Rental Income	\$2,240	\$2,240	\$10,360	\$8,120
TOTAL REVENUES	\$2,005,425	\$2,005,425	\$2,137,749	\$132,324
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$12,000	\$10,800	\$1,200
FICA	\$918	\$918	\$826	\$92
Engineering	\$15,000	\$15,000	\$23,955	(\$8,955)
Attorney	\$35,000	\$35,000	\$49,401	(\$14,401)
Trustee Fees	\$8,620	\$8,620	\$8,620	\$0
Arbitrage	\$2,400	\$2,400	\$600	\$1,800
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$10,000	\$10,100	(\$100)
Property Appraiser Fee	\$1,000	\$1,000	\$979	\$21
Property Taxes	\$400	\$400	\$124	\$276
Annual Audit	\$7,800	\$7,800	\$7,800	\$0
District Management Fees	\$46,489	\$46,489	\$46,489	\$0
Information Technology	\$1,600	\$1,600	\$1,600	\$0
Website Maintenance	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$300	\$300	\$0	\$300
Postage	\$1,500	\$1,500	\$457	\$1,043
Printing & Binding	\$500	\$500	\$551	(\$51)
Insurance	\$18,000	\$18,000	\$16,110	\$1,890
Legal Advertising	\$5,000	\$5,000	\$1,805	\$3,195
Other Current Charges	\$600	\$600	\$105	\$495
Office Supplies	\$500	\$500	\$14	\$486
Travel Per Diem	\$250	\$250	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$174,052	\$174,052	\$186,510	(\$12,458)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$41,844	\$41,844	\$41,844	\$0
Management Services Agreement	\$18,200	\$18,200	\$9,100	\$9,100
Telephone	\$8,400	\$8,400	\$7,230	\$1,170
Electric	\$330,204	\$330,204	\$352,748	(\$22,544)
Water & Sewer	\$40,538	\$40,538	\$35,491	\$5,047
Gas	\$45,808	\$45,808	\$46,781	(\$973)
Pool & Fountain Maintenance	\$165,200	\$165,200	\$210,374	(\$45,174)
Environmental	\$8,960	\$8,960	\$12,868	(\$3,908)
Property Insurance	\$41,454	\$41,454	\$43,281	(\$1,827)
Irrigation Repairs	\$9,100	\$9,100	\$17,249	(\$8,149)
Landscape Contract	\$656,079	\$656,079	\$578,290	\$77,789
Landscape Contingency	\$28,000	\$28,000	\$22,292	\$5,708
Gate and Gatehouse Expenses	\$28,000	\$28,000	\$36,622	(\$8,622)
Roadways/Sidewalks	\$14,000	\$14,000	\$8,142	\$5,858
Lighting	\$5,600	\$5,600	\$6,900	(\$1,300)
MSA Building Repairs	\$11,200	\$11,200	\$860	\$10,340
Pressure Washing	\$19,600	\$19,600	\$26,149	(\$6,549)
Maintenance (Inspections)	\$280	\$280	\$36	\$244
Repairs & Maintenance	\$14,000	\$14,000	\$25,071	(\$11,071)
Contract Cleaning	\$36,400	\$36,400	\$36,407	(\$7)
Fitness Center Repairs & Maintenance	\$2,800	\$2,800	\$7,600	(\$4,800)
Operating Supplies	\$2,800	\$2,800	\$0	\$2,800
Signage	\$5,600	\$5,600	\$15,710	(\$10,110)
Security	\$110,992	\$110,992	\$95,613	\$15,379
Parking Violation Tags	\$280	\$280	\$187	\$93
TOTAL MAINTENANCE	\$1,831,373	\$1,831,373	\$1,747,881	\$83,492
TOTAL EXPENDITURES	\$2,005,425	\$2,005,425	\$1,934,391	\$71,034
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$203,358	\$203,358
FUND BALANCE - Beginning	\$0	\$0	\$2,441,821	\$2,441,821
FUND BALANCE - Ending	\$0	\$0	\$2,645,179	\$2,645,179

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

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

	ADOPTED BUDGET	PRORATED THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Transfer In	\$111,034	\$111,034	\$111,034	\$0
Interest	\$12,000	\$12,000	\$130,840	\$118,840
TOTAL REVENUES	\$123,034	\$123,034	\$241,874	\$118,840
EXPENDITURES:				
Contingency	\$500	\$500	\$4,392	(\$3,892)
Building Improvements	\$176,145	\$176,145	\$60,140	\$116,005
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$251,705	\$21,650	\$230,055
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	\$8,400	\$10,923	(\$2,523)
Pool Repair & Replacements	\$0	\$0	\$15,800	(\$15,800)
Roadways/Sidewalks Improvement	\$62,328	\$62,328	\$89,011	(\$26,683)
Signage	\$28,000	\$28,000	\$14,851	\$13,149
Stormwater Improvement	\$28,000	\$28,000	\$11,916	\$16,084
Capital Outlay	\$5,600	\$5,600	\$134,782	(\$129,182)
TOTAL EXPENDITURES	\$560,678	\$560,678	\$369,921	\$190,757
EXCESS REVENUES (EXPENDITURES)	(\$437,644)		(\$128,047)	
FUND BALANCE - Beginning	\$3,392,439		\$3,538,873	
FUND BALANCE - Ending	\$2,954,795		\$3,410,826	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

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

	ADOPTED BUDGET	PRORATED THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$3,763	\$3,763
TOTAL REVENUES	\$0	\$0	\$3,763	\$3,763
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		\$3,763	
FUND BALANCE - Beginning	\$0		(\$7,425,398)	
FUND BALANCE - Ending	\$0		(\$7,421,635)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

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

	ADOPTED BUDGET	PRORATED THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$7,247	\$7,247
TOTAL REVENUES	\$0	\$0	\$7,247	\$7,247
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		\$7,247	
FUND BALANCE - Beginning	\$0		(\$6,170,290)	
FUND BALANCE - Ending	\$0		(\$6,163,043)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$2,568,595	\$2,615,867	\$47,272
Interest	\$450	\$450	\$64,169	\$63,719
TOTAL REVENUES	\$2,569,045	\$2,569,045	\$2,680,037	\$110,992
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	\$543,875	\$543,625	\$250
TOTAL EXPENDITURES	\$2,612,750	\$2,612,750	\$2,622,500	(\$9,750)
EXCESS REVENUES (EXPENDITURES)	(\$43,705)		\$57,537	
FUND BALANCE - Beginning	\$942,874		\$1,151,059	
FUND BALANCE - Ending	\$899,169		\$1,208,596	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Special Assessments	\$1,116,155	\$1,116,155	\$1,128,967	\$12,812
Interest	\$500	\$500	\$60,851	\$60,351
TOTAL REVENUES	\$1,116,655	\$1,116,655	\$1,189,818	\$73,163
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)		\$70,056	
FUND BALANCE - Beginning	\$344,177		\$1,468,093	
FUND BALANCE - Ending	\$341,070		\$1,538,148	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021

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

	ADOPTED BUDGET	PRORATED THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$74,904	\$74,904
TOTAL REVENUES	\$0	\$0	\$74,904	\$74,904
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$8,277,109	\$8,277,109
TOTAL EXPENDITURES	\$0	\$0	\$8,277,109	\$8,277,109
EXCESS REVENUES (EXPENDITURES)	\$0		(\$8,202,206)	
FUND BALANCE - Beginning	\$0		\$8,802,868	
FUND BALANCE - Ending	\$0		\$600,663	

**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	\$15,666	\$1,942,774
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	\$8,225	\$80,029
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	\$560	\$10,360
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	\$24,451	\$2,137,749
Expenditures													
Administrative													
Supervisor Fees	\$800	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$10,800
FICA	\$61	\$0	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$826
Engineering	\$1,505	\$3,764	\$565	\$669	\$538	\$4,980	\$4,151	\$2,197	\$2,146	\$677	\$1,660	\$1,104	\$23,955
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	\$4,310	\$8,620
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	\$833	\$10,100
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	\$3,874	\$46,489
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$1,600
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
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	\$18	\$457
Printing & Binding	\$8	\$11	\$0	\$29	\$8	\$9	\$5	\$4	\$473	\$2	\$0	\$2	\$551
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	\$264	\$1,805
Other Current Charges	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$35	\$105
Office Supplies	\$1	\$1	\$1	\$3	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$14
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	\$11,735	\$186,510

**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	\$3,487	\$41,844
Management Services Agreement	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$758	\$9,100
Telephone	\$595	\$595	\$562	\$748	\$470	\$599	\$599	\$727	\$471	\$669	\$725	\$469	\$7,230
Electric	\$27,176	\$30,866	\$27,035	\$27,678	\$28,562	\$31,701	\$30,134	\$24,585	\$30,651	\$29,914	\$40,849	\$23,599	\$352,748
Water & Sewer	\$3,988	\$2,510	\$1,950	\$3,070	\$2,979	\$2,325	\$3,157	\$2,658	\$4,511	\$3,191	\$2,692	\$2,460	\$35,491
Gas	\$1,069	\$2,109	\$2,886	\$6,497	\$9,693	\$7,196	\$4,126	\$7,096	\$2,966	\$1,531	\$969	\$645	\$46,781
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	\$17,359	\$210,374
Environmental	\$2,468	\$2,440	\$480	\$480	\$889	\$889	\$889	\$889	\$889	\$889	\$889	\$889	\$12,868
Property Insurance	\$37,437	\$408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,437	\$43,281
Irrigation	\$1,030	\$2,489	\$1,009	\$1,249	\$182	\$1,613	\$785	\$629	\$2,285	\$4,276	\$668	\$1,034	\$17,249
Landscape Contract	\$35,867	\$73,071	\$58,759	\$40,919	\$40,919	\$52,638	\$40,919	\$40,919	\$58,759	\$40,919	\$40,919	\$53,682	\$578,290
Landscape Contingency	\$3,730	\$1,216	\$0	\$269	\$718	\$0	\$0	\$1,915	\$2,996	\$0	\$504	\$10,945	\$22,292
Gatehouse and Gatehouse Expenses	\$3,353	\$2,689	\$3,274	\$477	\$8,894	\$1,388	\$2,547	\$2,927	\$1,325	\$3,465	\$2,746	\$3,536	\$36,622
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	\$552	\$6,900
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	\$36	\$0	\$36
Repairs & Maintenance	\$10,681	\$5,459	\$255	\$132	\$182	\$0	\$514	\$0	\$462	\$1,602	\$3,968	\$1,817	\$25,071
Contract Cleaning	\$2,854	\$2,854	\$2,930	\$3,114	\$2,886	\$3,114	\$3,038	\$3,038	\$3,038	\$3,114	\$3,253	\$3,173	\$36,407
Fitness Center Repairs & Maintenance	\$0	\$634	\$0	\$0	\$0	\$168	\$1,838	\$239	\$3,588	\$336	\$168	\$629	\$7,600
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	\$7,807	\$95,613
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	\$146,447	\$123,025	\$130,799	\$138,168	\$1,747,881
Total Expenditures	\$195,102	\$175,356	\$157,583	\$136,711	\$258,619	\$146,539	\$133,182	\$134,462	\$159,943	\$138,592	\$148,398	\$149,903	\$1,934,391
Excess Revenues (Expenditures)	(\$185,856)	\$103,404	\$1,072,032	(\$70,463)	(\$185,907)	(\$61,695)	(\$4,208)	(\$47,440)	(\$48,511)	(\$103,143)	(\$139,404)	(\$125,451)	\$203,358

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			Total 100%
							General Fund 37.45%	Debt Svc Fund 50.43%	Debt Svc Fund 12.12%	
11/18/22	ACH	\$ 34,961.54	\$ 1,852.14	\$ 662.19	\$ -	\$ 32,447.21	\$ 12,151.70	\$ 16,361.77	\$ 3,933.74	\$ 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
10/31/23	ACH	\$ 39,794.29	\$ -	\$ -	\$ 2,037.08	\$ 41,831.37	\$ 15,666.13	\$ 21,093.81	\$ 5,071.43	\$ 41,831.37
Totals		\$ 5,459,957.01	\$ 173,943.34	\$ 104,924.39	\$ 6,465.50	\$ 5,187,554.78	\$ 1,942,774.24	\$ 2,615,867.40	\$ 628,913.15	\$ 5,187,554.78

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

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		

Items Deferred from FY2023

Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00	Deferred	\$ -
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Signs Completed & Speed Cushions Deferred	\$ 8,302.00
Upgrade Sign Posts	\$ 47,000.00			In Process (FY24)	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			DEFER	\$ -
Access Control System at Reunion Village Gate	\$ 20,000.00			In Process (FY24)	\$ 20,000.00
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	October (FY24)	\$ 45,000.00
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	October (FY24)	\$ 160,000.00